Crawley Borough Council

DSP19682 – Crawley BC Local Plan & CIL Study

Final Appendix IIb: Emerging Findings Stage 2: Sample Matrix Testing Results



					Appendix IIb - Emer ix Sensitivity Testing					AH				
Scheme Size / typology:	35	Mixed												
Density: Net Land Area (ha):	55 0.64	dph												
Gross Land Area (ha):	0.73	Re	sidual Land Valu	e (f)						Resid	dual Land Value (f/ha)		
	1													
Policy Ref	M4(2) 95% (ST2)	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)		Policy Ref	M4(2) 95% (ST2)	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)
CIL (ST1)		£1,21	7,316 £	1,117,590			L	CIL (ST1)		£1,66	53,413 £1,52	27,142		
Policy Ref	Education (FC) (ST6)	Open Space (FC) (ST5)	Sustainability 5% (ST4)	Skills (FC) (ST7)	M4(3) 5% (ST3)	M4(2) 95% (ST2)		Policy Ref	M4(2) 95% (ST2)	Open Space (FC) (ST5)	Sustainability 5% (ST4)	Skills (FC) (ST7)	M4(3) 5% (ST3)	M4(2) 95% (ST2)
CIL (ST1)		£1,12	3,838	£	1,295,389			CIL (ST1)		£1,53	35,679	£1,77	70,096	
	I													
Policy Ref	Skills (FC) (ST7)	Open Space (FC) (ST5)	M4(3) 5% (ST3)	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Education (FC) (ST6)		Policy Ref	Skills (FC) (ST7)	Open Space (FC) (ST5)	M4(3) 5% (ST3)	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Education (FC) (ST6)
CIL (ST1)		£1,34	7,426	£	1,166,300			CIL (ST1)		£1,84	41,204	£1,59	93,702	
Policy Ref	M4(2) 95% (ST2)	M4(3) 5% (ST3)	Education (FC) (ST6)	Open Space (FC) (STS)	Skills (FC) (ST7)	Sustainability 5% (ST4)		Policy Ref	M4(2) 95% (ST2)	M4(3) 5% (ST3)	Education (FC) (ST6)	Open Space (FC) (STS)	Skills (FC) (ST7)	Sustainability 5% (ST4)
CIL (ST1)		£1,21	9,208 f	1,249,039				CIL (ST1)		£1,66		06,762		
	-								-					
Policy Ref	M4(2) 95% (ST2)	Education (FC) (ST6)	M4(3) 5% (ST3)	Skills (FC) (ST7)	Sustainability 5% (ST4)	Open Space (FC) (ST5)		Policy Ref	M4(2) 95% (ST2)	Education (FC) (ST6)	M4(3) 5% (ST3)	Skills (FC) (ST7)	Sustainability 5% (ST4)	Open Space (FC) (ST5)
CIL (ST1)		£1,29	6,411 f	1,196,132	1,247,147			CIL (ST1)		£1,77	/1,493 £1,63	44,466)4,176	
				E	1,247,147							£1,/(44,170	
Policy Ref	Sustainability 5% (ST4)	M4(2) 95% (ST2)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)	M4(3) 5% (ST3)		Policy Ref	Sustainability 5% (ST4)	M4(2) 95% (ST2)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)	M4(3) 5% (ST3)
CIL (ST1)		£1,09	3,055 £	1,225,262				CIL (ST1)		£1,49	93,616 £1,67	14,272		
					1								1	
Policy Ref	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)				Policy Ref	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)		
CIL (ST1)		£1,17	2,355					CIL (ST1)		£1,60	01,975			
Policy Ref	M4(2) 95%	Sustainability 5%	Open Space (FC)	Skills (FC)				Policy Ref	M4(2) 95%	Sustainability 5% (ST4)	Open Space (FC)	Skills (FC)	1	
CIL (ST1)	(ST2)	(ST4) £1,22	(ST5) 3,370	(ST7)			E	CIL (ST1)	(ST2)	(314) £1,67	(ST5) 71,686	(ST7)		
Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)]		Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)	
M4(2) 95% (ST2)		£1,22	6,117 £	1,232,171				M4(2) 95% (ST2)		£1,67	75,439 £1,68	33,712		
Policy Ref	Sustainability 5% (ST4)	M4(3) 5% (ST3)	Open Space (FC) (ST5)	Skills (FC) (ST7)	Education (FC) (ST6)			Policy Ref	Sustainability 5% (ST4)	M4(3) 5% (ST3)	Open Space (FC) (ST5)	Skills (FC) (ST7)	Education (FC) (ST6)	
M4(2) 95% (ST2)		£1,35	4,335 £	1,303,320				M4(2) 95% (ST2)		£1,85	50,644 £1,78	30,934		
					n								1	
Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)				Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)		
M4(2) 95% (ST2)		£1,30	3,320					M4(2) 95% (ST2)		£1,78	30,934			
Policy Ref	Sustainability 5%	Open Space (FC)	Education (FC)	Skills (FC)]			Policy Ref	Sustainability 5%	Open Space (FC)	Education (FC)	Skills (FC)		
M4(3) 5%	(ST4)	(ST5) £1.25	(ST6) 5,948	(ST7)				M4(3) 5%	(ST4)	(ST5) £1.71	(ST6) 16,203	(ST7)		
(ST3) BLV Key - Greenfield		1,23	-,- 10		l			(ST3)		1,/1			I	
Sav key - Greenheid	<£250,000/h	a - Non-Viable		EUV+ £/ha	Notes									
	£250,000 - £499,0	00/ha - Likely Viable		£250,000	Greenfield enhancement base/minimum									
>£500,000/ha - Viable				Greenfield enhancement]									

£250,000 - £500,000 Greenfield enhancement range

DSP 2020

>£500,000/ha - Viable

FINAL Appendix IIb EF Stage 2 - Sample Matrix Testing Results v1

MM Em Em<								e 2: Sample Matrix T cy Costs - 35 Mixed V)% AH				
	ne Size / typology:	35	Mixed	7										
	Land Area (ha):	0.64	dph	-										
	ss Land Area (ha):	0.73	D	esidual Land Value (£)						Rosi	dual Land Value (f/ha)		
add			K							nesi				
	Policy Ref							Policy Ref						Skil (
NH NH <th< td=""><td>CIL (ST1)</td><td></td><td></td><td></td><td>90</td><td></td><td></td><td>CIL (ST1)</td><td></td><td>£1,6</td><td></td><td>27,142</td><td></td><td></td></th<>	CIL (ST1)				90			CIL (ST1)		£1,6		27,142		
0.001 0.021 0.021 0.020	Policy Ref							Policy Ref						M4
	CIL (ST1)							CIL (ST1)	()					
MMM MMMM MMM MMMM MMM MMM <t< td=""><td></td><td></td><td></td><td></td><td>£1,293,:</td><td>65</td><td></td><td></td><td></td><td></td><td></td><td>E1,7</td><td>0,096</td><td></td></t<>					£1,293,:	65						E1,7	0,096	
	Policy Ref							Policy Ref						Educa (!
	CIL (ST1)			£1,347,426	£1.166.3	00		CIL (ST1)		£1,8	41,204	f1.59	3.702	
MARM (071														
0.0.0 0.0000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.000000 0.000000 0.000000 0.000000 0.000000 0.0000000 0.0000000 0.0000000 $0.00000000000000000000000000000000000$	Policy Ref							Policy Ref						Sustain (S
No.	CIL (ST1)				39			CIL (ST1)		£1,6		06,762		
No.									_					
GL [171] LUXLU Pridig def Setting in the setti	Policy Ref		(ST6)	(ST3)				Policy Ref		(ST6)	(ST3)			Open S (!
	CIL (ST1)							CIL (ST1)		£1,7				
result 014 012 013 013 017 013 <					£1,247,1	47						£1,7	14,176	
0, 0, 0'' $0, 0, 0''$ $0, 0, 0''$ $0, 0, 0''$ $0, 0, 0''$ $0, 0, 0''$ $0, 0, 0''$ $0, 0, 0''$ Pedry Mel M0(1) 0% 0.00, 0''' 0.00, 0''' 0.00, 0''' 0.00, 0''' 0.00, 0''' 0.00, 0''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0'''' 0.00, 0''''' 0.00, 0''''' 0.00, 0'''''' 0.00, 0'''''' 0.00, 0'''''' 0.00, 0'''''''''''''''''''''''''''''''''	Policy Ref							Policy Ref						M4 (:
$ \begin{array}{ c c c c } \hline rescale resc$	CIL (ST1)				62			CIL (ST1)		£1,4		74,272		
$ \begin{array}{ c c c c } \hline rescale resc$														
NACCO DSN 1 Substantiality SS OpenSpecif (C) Substantiality SS Op	Policy Ref							Policy Ref						
$ \begin{array}{ c c c c c c } \hline \begin{tabular}{ c c c c } \hline \begin{tabular}{ c c c c c } \hline \begin{tabular}{ c c c c c } \hline \begin{tabular}{ c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	CIL (ST1)			£1,172,355		1		CIL (ST1)		£1,6	01,975		1	
$ \begin{array}{ c c c c c c } \hline \begin{tabular}{ c c c c } \hline \begin{tabular}{ c c c c c } \hline \begin{tabular}{ c c c c c } \hline \begin{tabular}{ c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c } \hline \begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		M4(2) 95%	Sustainability 5%	Open Space (FC)	Skills (FC)	1			M4(2) 95%	Sustainability 5%	Open Space (FC)	Skills (FC)	1	
Null 135% Suttiniability 5% Open Spece (FC) Statis (FC) Statis (FC) Null 255% 1.226,117 1.222,171 1.222,171 Null 255% 1.226,117 1.222,171 1.222,171 Null 255% 1.126,135 0pen Spece (FC) Statis (FC) (1.62,100 FC) Null 255% 1.126,135 0pen Spece (FC) Statis (FC) (1.62,100 FC) Null 255% 1.136,130 Statis (FC) Statis (FC) (1.62,100 FC) Null 255% 1.136,120 Statis (FC) Statis (FC) (1.62,100 FC) Null 255% 1.136,120 Statis (FC) Statis (FC) Statis (FC) Null 255% 1.136,120 Statis (FC) Statis (FC) Statis (FC) Null 255% 1.126,120 Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Null 255% 1.126,120 Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC) Statis (FC			(ST4)	(ST5)						(ST4)	(ST5)			
Net (173) <td>012 (012)</td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>_</td>	012 (012)					4								_
M4(2) 95% L1,226,137 M4(3) 5% Suttainability 5% Suttainability 5% M4(3) 5% Suttainability 5%	Policy Ref							Policy Ref						
Policy RefSustainability 5% (ST4)Md(3) 5% (ST4)Open Space (FC) (ST3)Skills (FC) (ST4)Education (FC) (ST4)Md(2) 5% (ST2) $-1,354,35$ $-1,301,320$ $-1,354,35$ $-1,301,320$ $-1,354,35$ $-1,301,320$ $-1,354,354$ $-1,301,320$ $-1,354,354$ $-1,301,320$ Policy RefMd(3) 5% (ST3)Sustainability 5% (ST3)Sustainability 5% (ST3)Education (FC) (ST3)Skills (FC) (ST3)Md(2) 5% (ST3) $-1,352,348$ Education (FC) (ST3)Skills (FC) 				£1,226,117		,			()		75,439		()	
And (a) find (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	(312)			£1,232,1	/1		1	(312)			E1,00	55,712		
M4[2] 55%, (572) L1,354,33 M4[2] 55%, (1,303,120 L1,353,434 L1,353,644 L1,350,644 Policy Ref M4[3] 5%, (573) Sustainability 5%, (573) Education (FC) (577) Skills (FC) (577) M4[2] 55%, (573) Sustainability 5%, (574) Education (FC) (577) Skills (FC) (577) M4[2] 55%, (573) Sustainability 5%, (574) Education (FC) (577) Skills (FC) (577) M4[3] 5%, (573) Sustainability 5%, (573) Education (FC) (577) Skills (FC) (577) M4[3] 5%, (573) Sustainability 5%, (573) Education (FC) (577) Skills (FC) (577) M4[3] 5%, (573) Sustainability 5%, (574) Education (FC) (577) Skills (FC) (577) M4[3] 5%, (573) Sustainability 5%, (574) Education (FC) (577) Skills (FC) (573) M4[3] 5%, (573) Sustainability 5%, (574) Education (FC) (577) Skills (FC) (573) Ster - FOL Ange Sustainability 5%, (574) Non-Viable Sustainability 5%, (574) Sustainability 5%, (574) Ster - FOL Ange Sustainability 5%, (1,29m)/ha Lower value POL - Potential value value POL - Potential	Policy Ref	Sustainability 5%						Policy Ref	Sustainability 5%					
Policy RefM4(3) 5% (ST3)Sustainability 5% (ST4)Education (FC) (ST6)Skills (FC) (ST7)M4(2) 95% \cdot <		(314)		£1,354,335		(310)			(514)		50,644		(310)	
Policy Ref (ST3) (ST4) (ST6) (ST7) M4(2) 95%, (ST2) C £1,303,320 M4(2) 95%, (ST2) C £1,780,934 St Policy Ref Sustainability 5%, (ST4) Open Space (FC), (ST5) Education (FC), (ST6) Skills (FC), (ST7) Skills (FC), (ST7) <td>(ST2)</td> <td></td> <td></td> <td>£1,303,3</td> <td>20</td> <td></td> <td>J</td> <td>(ST2)</td> <td></td> <td></td> <td>£1,78</td> <td>80,934</td> <td></td> <td></td>	(ST2)			£1,303,3	20		J	(ST2)			£1,78	80,934		
(513) (514) (514) (515) (517) M4(2) 95% (572) 5.1,303,320 (513) (513) (514) (516) (517) Policy Ref (573) Sustainability 5% (574) Open Space (FC) (575) Éducation (FC) (576) Skills (FC) (577) Folicy Ref (573) Sustainability 5% (574) Open Space (FC) (575) Éducation (FC) (577) Skills (FC) (577) M4(3) 5% (573) C 5.1,255,948 M4(3) 5% (573) Open Space (FC) (575) Éducation (FC) (577) Skills (FC) (577) 3 Key - PDL Range	Policy Ref							Policy Ref						
(S12) (S12) (S12) (S12) Policy Ref Sustainability 5% (S14) Open Space (FC) (S15) Education (FC) (S16) Skills (FC) (S17) M4(3) 5% (S13) C E1,255,948 M4(3) 5% (S13) C E1,716,203 s Key - PDL Range Skills (FL) (S16) Non-Viable Image: Sign (S13) Image: Sign		(ST3)			(ST7)				(ST3)			(ST7)		
Policy Pell (ST4) (ST5) (ST6) (ST7) M4(3) 5% (ST3) ::::::::::::::::::::::::::::::::::::	(ST2)			1,303,320]		(ST2)		11,/	00,534			
Policy Pell (ST4) (ST5) (ST6) (ST7) M4(3) 5% (ST3) ::::::::::::::::::::::::::::::::::::	Delley Def	Sustainability 5%	Open Space (FC)	Education (FC)	Skills (FC)	1		Pellou Pef	Sustainability 5%	Open Space (FC)	Education (FC)	Skills (FC)]	
(ST3) EL/26,003 's Key - PDL Range (ST3) EL/26,003 's Key - PDL Range Iower value PDL - Potential viability in limited (ST3)			(ST5)	(ST6)		l				(ST5)	(ST6)			
<e850k ha<="" td=""> Non-Viable E850k - £1.499m/ha Lower value PDL-Potential viability in limited</e850k>				£1,255,948		J				£1,7	16,203			
E850k - £1.499m/ha Lower value PDL - Potential viability in limited	Vs Key - PDL Range	<£8	50k/ha	Non-Viable]									
£850k - £1.499m/ha viability in limited					-									
		£850k - £	1.499m/ha	viability in limited										
				1										

FINAL Appendix IIb EF Stage 2 - Sample Matrix Testing Results v1