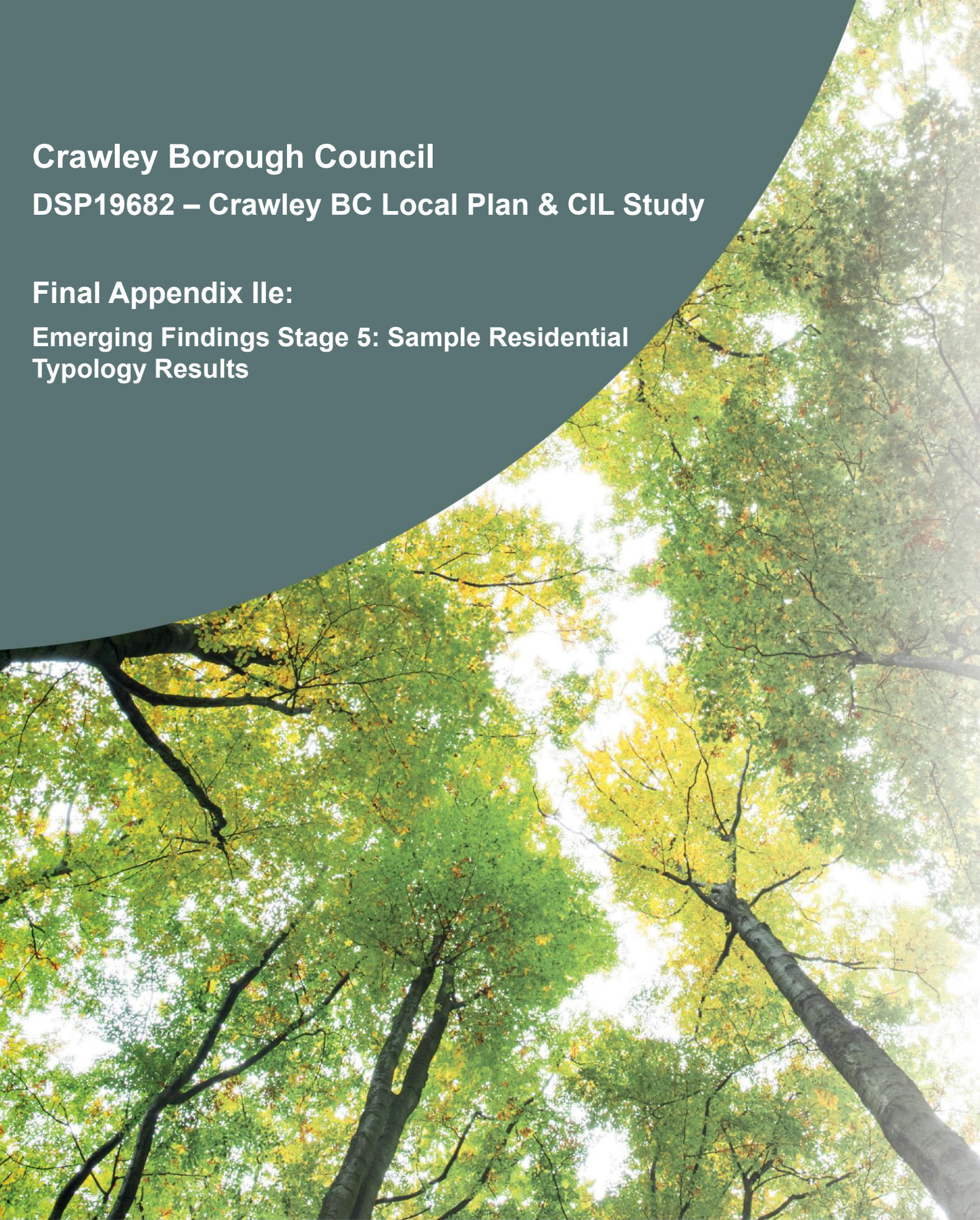


**Crawley Borough Council**

**DSP19682 – Crawley BC Local Plan & CIL Study**

**Final Appendix IIe:**

**Emerging Findings Stage 5: Sample Residential  
Typology Results**





## Appendix IIe - Emerging Findings Stage 5: Sample Residential Typology Results

### Table 2h - 35 Mixed- Borough Wide - 40% AH

Development Scenario	35 Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	0.64
Gross Land Area (ha)	0.73
Site Density (dph)	55
CIL (Indexed Rate)	£123.25

40% AH 35 Mixed Value Levels £/m <sup>2</sup>	Residual Land Value (£)	Residual Land Value (£/Ha)
VL1 £3,250	£513,603	£701,818
VL2 £3,500	£873,655	£1,193,814
VL3 £3,750	£1,233,707	£1,685,810
VL4 £4,000	£1,593,758	£2,177,807
VL5 £4,250	£1,953,810	£2,669,802
VL6 £4,500	£2,314,329	£3,162,438
VL7 £4,750	£2,674,381	£3,654,434
VL8 £5,000	£3,034,432	£4,146,429
VL9 £5,500	£3,755,004	£5,131,061

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial/commercial OOTC land values.
£1,500,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£2,000,000	
£2,500,000	Upper PDL benchmark/Residential land values

Source: Dixon Searle Partnership (2020)

**Appendix IIe - Emerging Findings Stage 5: Sample Residential Typology Results**  
**Table 2g - 35 Flats - Borough Wide - 40% AH**

Development Scenario	35 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.23
Gross Land Area (ha)	0.23
Site Density (dph)	150
CIL (Indexed Rate)	£123.25

40% AH 35 Flats	Residual Land Value (£)	Residual Land Value (£/Ha)
Value Levels £/m <sup>2</sup>		
VL1 £3,250	-£757,475	-£3,246,320
VL2 £3,500	-£407,451	-£1,746,217
VL3 £3,750	-£63,049	-£270,212
VL4 £4,000	£262,817	£1,126,359
VL5 £4,250	£585,340	£2,508,599
VL6 £4,500	£908,282	£3,892,638
VL7 £4,750	£1,230,805	£5,274,879
VL8 £5,000	£1,553,328	£6,657,120
VL9 £5,500	£2,198,797	£9,423,414

**Key:**

	RLV beneath Viability Test 1 (RLV <£850,000/ha)
	Viability Test 2 (RLV £850,000 to £1,500,000/ha)
	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 5 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£850,000	Low-grade industrial/commercial OOTC land values.
£1,500,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£2,000,000	
£2,500,000	Upper PDL benchmark/Residential land values

Source: Dixon Searle Partnership (2020)