

**Crawley Borough Council**

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

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

Appendix IIB - Emerging Findings Stage 2: Sample Matrix Testing Results  
 Matrix Sensitivity Testing Results - 5 No. Policy Costs - 35 Mixed VL5 (GF) - 40% AH

Scheme Size / typology:	35	Mixed
Density:	55	dph
Net Land Area (ha):	0.64	
Gross Land Area (ha):	0.73	

Residual Land Value (£)						
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)	£1,217,316		£1,117,590			
Policy Ref	Education (FC) (ST6)	Open Space (FC) (ST5)	Sustainability 5% (ST4)	Skills (FC) (ST7)	M4(3) 5% (ST3)	M4(2) 95% (ST2)
CIL (ST1)	£1,123,838		£1,295,389			
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)	£1,347,426		£1,166,300			
Policy Ref	M4(2) 95% (ST2)	M4(3) 5% (ST3)	Education (FC) (ST6)	Open Space (FC) (ST5)	Skills (FC) (ST7)	Sustainability 5% (ST4)
CIL (ST1)	£1,219,208		£1,249,039			
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)	£1,296,411		£1,196,132			
CIL (ST1)	£1,247,147					
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)	£1,093,055		£1,225,262			
Policy Ref	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)		
CIL (ST1)	£1,172,355					
Policy Ref	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Skills (FC) (ST7)		
CIL (ST1)	£1,223,370					
Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)	
M4(2) 95% (ST2)	£1,226,117		£1,232,171			
Policy Ref	Sustainability 5% (ST4)	M4(3) 5% (ST3)	Open Space (FC) (ST5)	Skills (FC) (ST7)	Education (FC) (ST6)	
M4(2) 95% (ST2)	£1,354,335		£1,303,320			
Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)		
M4(2) 95% (ST2)	£1,303,320					
Policy Ref	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)		
M4(3) 5% (ST3)	£1,255,948					

BLV Key - Greenfield

	<£250,000/ha - Non-Viable
	£250,000 - £499,000/ha - Likely Viable
	>£500,000/ha - Viable

EUVA £/ha	Notes
£250,000	Greenfield enhancement base/minimum
£250,000 - £500,000	Greenfield enhancement range

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Residual Land Value (£/ha)						
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)	£1,663,413		£1,527,142			
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)	£1,535,679		£1,770,096			
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)	£1,841,204		£1,593,702			
Policy Ref	M4(2) 95% (ST2)	M4(3) 5% (ST3)	Education (FC) (ST6)	Open Space (FC) (ST5)	Skills (FC) (ST7)	Sustainability 5% (ST4)
CIL (ST1)	£1,665,998		£1,706,762			
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)	£1,771,493		£1,634,466			
CIL (ST1)	£1,704,176					
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)	£1,493,616		£1,674,272			
Policy Ref	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)		
CIL (ST1)	£1,601,975					
Policy Ref	M4(2) 95% (ST2)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Skills (FC) (ST7)		
CIL (ST1)	£1,671,686					
Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)	
M4(2) 95% (ST2)	£1,675,439		£1,683,712			
Policy Ref	Sustainability 5% (ST4)	M4(3) 5% (ST3)	Open Space (FC) (ST5)	Skills (FC) (ST7)	Education (FC) (ST6)	
M4(2) 95% (ST2)	£1,850,644		£1,780,934			
Policy Ref	M4(3) 5% (ST3)	Sustainability 5% (ST4)	Education (FC) (ST6)	Skills (FC) (ST7)		
M4(2) 95% (ST2)	£1,780,934					
Policy Ref	Sustainability 5% (ST4)	Open Space (FC) (ST5)	Education (FC) (ST6)	Skills (FC) (ST7)		
M4(3) 5% (ST3)	£1,716,203					

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BLVs Key - PDL Range

	<£850k/ha	Non-Viable
	£850k - £1.499m/ha	Lower value PDL - Potential viability in limited circumstances
	£1.5m - £1.99m/ha	Likely viability and increasing prospects - greater confidence in results with increasing BLV reached
	£2m - £2.499m/ha	
	>£2.5m/ha	

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