



Crawley Borough Council
DSP19682 – Crawley BC Local Plan & CIL Study

Final Appendix IIc:

**Emerging Findings Stage 3:
Policy Development Sensitivity Surplus Analysis**

Appendix IIc - Emerging Findings Stage 3: Policy Development Sensitivity Surplus Analysis
Table 1 - Surplus Analysis - 35 Mixed (Base Test)

Gross Site Area (ha)	0.73
GF BLV £500,000/ha	£365,000
PDL BLV £1.5M/ha	£1,095,000
PDL BLV £2M/ha	£1,460,000
PDL BLV £2.5M/ha	£1,825,000

35 Mixed	Greenfield BLV @ £500,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,000,000/ha			PDL BLV @ £2,500,000/ha		
Base Test Only (Fixed costs only)	Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6
	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.
20% AH	£1,620,778	£1,961,542	£2,302,307	£890,778	£1,231,542	£1,572,307	£525,778	£866,542	£1,207,307	£160,778	£501,542	£842,307
30% AH	£1,355,086	£1,652,249	£1,949,412	£625,086	£922,249	£1,219,412	£260,086	£557,249	£854,412	-£104,914	£192,249	£489,412
40% AH	£1,114,412	£1,378,804	£1,643,196	£384,412	£648,804	£913,196	£19,412	£283,804	£548,196	-£345,588	-£81,196	£183,196
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
20% AH	£46,308	£56,044	£65,780	£25,451	£35,187	£44,923	£15,022	£24,758	£34,494	£4,594	£14,330	£24,066
30% AH	£38,717	£47,207	£55,697	£17,860	£26,350	£34,840	£7,431	£15,921	£24,412	-£2,998	£5,493	£13,983
40% AH	£31,840	£39,394	£46,948	£10,983	£18,537	£26,091	£555	£8,109	£15,663	-£9,874	-£2,320	£5,234

35 Mixed Key Policy Costs (over base fixed costs)	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
CIL (Indexed Rate @ £123.25)	20% AH	£287,057
	30% AH	£246,435
	40% AH	£216,391
Sustainable Design/Construction 5% of build (Policy SD1/SD2)	£207,099	£5,917
Education Contribution	£204,554	£5,844
Open Space (Financial Contribution only)	£135,942	£3,884
M4(2) Accessible and adaptable dwellings (Policy DD2) - 95% of total dwellings	£72,231	£2,064
M4(3) Wheelchair user dwellings (Policy DD2) - 5% of total dwellings	£40,253	£1,150
Skills Contribution (Policy EC4)	£32,110	£917
Tree Planting (Policy DD4)	£24,500	£700
Sustainable Transport	£16,450	£470

Appendix IIc - Emerging Findings Stage 3: Policy Development Sensitivity Surplus Analysis
Table 2 - Surplus Analysis - 100 Flats 3-5 Storey Borough-wide (Base Test)

Gross Site Area (ha)	0.87
GF BLV £500,000/ha	£435,000
PDL BLV £1.5/ha	£1,305,000
PDL BLV £2m/ha	£1,740,000
PDL BLV £2.5m/ha	£2,175,000

100 Flats 3-5 Storey	Greenfield BLV @ £500,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,000,000/ha			PDL BLV @ £2,500,000/ha		
Base Test Only (Fixed costs only)	Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6
	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.
20% AH	£2,632,261	£3,373,551	£4,114,841	£1,762,261	£2,503,551	£3,244,841	£1,327,261	£2,068,551	£2,809,841	£892,261	£1,633,551	£2,374,841
30% AH	£2,161,765	£2,725,897	£3,384,724	£1,291,765	£1,855,897	£2,514,724	£856,765	£1,420,897	£2,079,724	£421,765	£985,897	£1,644,724
40% AH	£1,698,662	£2,180,791	£2,757,616	£828,662	£1,310,791	£1,887,616	£393,662	£875,791	£1,452,616	-£41,338	£440,791	£1,017,616
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
20% AH	£26,323	£33,736	£41,148	£17,623	£25,036	£32,448	£13,273	£20,686	£28,098	£8,923	£16,336	£23,748
30% AH	£21,618	£27,259	£33,847	£12,918	£18,559	£25,147	£8,568	£14,209	£20,797	£4,218	£9,859	£16,447
40% AH	£16,987	£21,808	£27,576	£8,287	£13,108	£18,876	£3,937	£8,758	£14,526	-£413	£4,408	£10,176

100 Flats (3-5 Storey) Key Policy Costs (over base fixed costs)	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
CIL (Indexed Rate @ £123.25)	20% AH	£664,535
	30% AH	£584,060
	40% AH	£505,180
Sustainable Design/Construction 5% of build (Policy SD1/SD2)	£553,636	£5,536
Education Contribution	£356,292	£3,563
Open Space (Financial Contribution only)	£326,000	£3,260
M4(2) Accessible and adaptable dwellings (Policy DD2) - 95% of total dwellings	£156,400	£1,564
M4(3) Wheelchair user dwellings (Policy DD2) - 5% of total dwellings	£78,500	£785
Skills Contribution (Policy EC4)	£76,570	£766
Tree Planting (Policy DD4)	£70,000	£700
Sustainable Transport	£47,000	£470

Appendix IIc - Emerging Findings Stage 3: Policy Development Sensitivity Surplus Analysis

Table 3 - Surplus Analysis - 100 Flats 6+ Storey Town Centre (Base Test)

Gross Site Area (ha)	0.65
PDL BLV £1.5/ha	£975,000
PDL BLV £2m/ha	£1,300,000
PDL BLV £2.5m/ha	£1,625,000

100 Flats 6+ Storey	PDL BLV @ £1,500,000/ha			PDL BLV @ £2,000,000/ha			PDL BLV @ £2,500,000/ha		
Base Test Only (Fixed costs only)	Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6
	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.
20% AH	£318,742	£987,491	£1,750,936	-£6,258	£662,491	£1,425,936	-£331,258	£337,491	£1,100,936
30% AH	-£164,392	£422,355	£757,003	-£489,392	£97,355	£432,003	-£814,392	-£227,645	£107,003
40% AH	-£662,312	-£63,782	£534,737	-£987,312	-£388,782	£209,737	-£1,312,312	-£713,782	-£115,263
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
20% AH	£3,187	£9,875	£17,509	-£63	£6,625	£14,259	-£3,313	£3,375	£11,009
30% AH	-£1,644	£4,224	£7,570	-£4,894	£974	£4,320	-£8,144	-£2,276	£1,070
40% AH	-£6,623	-£638	£5,347	-£9,873	-£3,888	£2,097	-£13,123	-£7,138	-£1,153

100 Flats (6+ Storey) Key Policy Costs (over base fixed costs)	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
CIL (Indexed Rate @ £123.25)	20% AH	£687,307
	30% AH	£608,427
	40% AH	£526,357
Sustainable Design/Construction 5% of build (Policy SD1/SD2)	£663,995	£6,640
Education Contribution	£390,245	£3,902
Open Space (Financial Contribution only)	£350,450	£3,505
M4(2) Accessible and adaptable dwellings (Policy DD2) - 95% of total dwellings	£156,400	£1,564
M4(3) Wheelchair user dwellings (Policy DD2) - 5% of total dwellings	£78,500	£785
Skills Contribution (Policy EC4)	£81,510	£815
Tree Planting (Policy DD4)	£70,000	£700
Sustainable Transport	£14,000	£140