

Crawley Borough Council

DSP19682 – Crawley BC Local Plan & CIL Study

Final Appendix IId:

**Emerging Findings Stage 4: Updated Policy
Development Sensitivity Surplus Analysis**

Appendix IId - Emerging Findings Stage 4: Updated Policy Development Sensitivity Surplus Analysis
Table 1 - AH Tenure Sensitivity - 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

AH Tenure Sensitivity Analysis

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	£2,954,050	£3,715,452	£4,476,854	£2,084,050	£2,845,452	£3,606,854	£1,649,050	£2,410,452	£3,171,854	£1,214,050	£1,975,452	£2,736,854
25% AH	£2,609,611	£3,330,599	£4,051,586	£1,739,611	£2,460,599	£3,181,586	£1,304,611	£2,025,599	£2,746,586	£1,739,611	£2,460,599	£3,181,586
30% AH	£2,388,859	£3,067,798	£3,746,736	£1,518,859	£2,197,798	£2,876,736	£1,083,859	£1,762,798	£2,441,736	£648,859	£1,327,798	£2,006,736
40% AH	£1,919,502	£2,516,049	£3,112,596	£1,049,502	£1,646,049	£2,242,596	£614,502	£1,211,049	£1,807,596	£179,502	£776,049	£1,372,596
	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	£29,541	£37,155	£44,769	£20,841	£28,455	£36,069	£16,491	£24,105	£31,719	£12,141	£19,755	£27,369
25% AH	£26,096	£33,306	£40,516	£17,396	£24,606	£31,816	£13,046	£20,256	£27,466	£17,396	£24,606	£31,816
30% AH	£23,889	£30,678	£37,467	£15,189	£21,978	£28,767	£10,839	£17,628	£24,417	£6,489	£13,278	£20,067
40% AH	£19,195	£25,160	£31,126	£10,495	£16,460	£22,426	£6,145	£12,110	£18,076	£1,795	£7,760	£13,726

Original Surplus Analysis

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	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
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			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
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
	25% AH	£625,095
	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

DSP 2020

Appendix IId - Emerging Findings Stage 4: Updated Policy Development Sensitivity Surplus Analysis
Table 2 - AH Tenure Sensitivity - 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

AH Tenure Sensitivity Analysis

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	£634,279	£1,417,446	£2,200,612	£309,279	£1,092,446	£1,875,612	-£15,721	£767,446	£1,550,612
25% AH	£275,233	£1,018,057	£1,760,880	-£49,767	£693,057	£1,435,880	-£374,767	£368,057	£1,110,880
30% AH	£50,196	£750,971	£1,451,745	-£274,804	£425,971	£1,126,745	-£599,804	£100,971	£801,745
40% AH	-£441,460	£176,779	£795,019	-£766,460	-£148,221	£470,019	-£1,091,460	-£473,221	£145,019
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
20% AH	£6,343	£14,174	£22,006	£3,093	£10,924	£18,756	-£157	£7,674	£15,506
25% AH	£2,752	£10,181	£17,609	-£498	£6,931	£14,359	-£3,748	£3,681	£11,109
30% AH	£502	£7,510	£14,517	-£2,748	£4,260	£11,267	-£5,998	£1,010	£8,017
40% AH	-£4,415	£1,768	£7,950	-£7,665	-£1,482	£4,700	-£10,915	-£4,732	£1,450

Original Surplus Analysis

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	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
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			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
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
	25% AH	£649,462
	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