

Spelthorne Borough Council

Local Plan & potential CIL review -

Viability Assessment

Appendix IIb:

Residential Results - Specific Sites

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2a: AT3/016 - 23-31 Woodthorpe Road, Ashford

Development Scenario	120
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.24
Gross Land Area (ha)	0.24
Site Density (dph)	500
EUV /hectare	£9,791,667

120 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,170,909	£5,170,093	£6,169,685	£7,169,277	£8,168,867	£9,168,457	£10,170,847	£11,170,438	£13,169,621
1,531.40 (-5%)	£2,424,414	£4,423,598	£5,423,190	£6,422,782	£7,422,374	£8,421,966	£9,424,355	£10,423,944	£12,423,127
1,612.00 (0%)	£1,677,920	£3,677,104	£4,676,696	£5,676,288	£6,675,880	£7,675,472	£8,677,870	£9,677,453	£11,676,633
1,692.60 (+5%)	£931,426	£2,930,610	£3,930,202	£4,929,794	£5,929,386	£6,928,978	£7,931,370	£8,930,974	£10,930,140
1,773.20 (+10%)	£183,059	£2,184,116	£3,183,707	£4,183,299	£5,182,891	£6,182,483	£7,184,875	£8,184,467	£10,183,649
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£13,212,120	£21,542,053	£25,707,020	£29,871,986	£34,036,947	£38,201,903	£42,378,529	£46,543,493	£54,873,422
1,531.40 (-5%)	£10,101,727	£18,431,660	£22,596,627	£26,761,593	£30,926,560	£35,091,523	£39,268,147	£43,433,102	£51,763,030
1,612.00 (0%)	£6,991,334	£15,321,267	£19,486,233	£23,651,200	£27,816,167	£31,981,134	£36,157,791	£40,322,720	£48,652,639
1,692.60 (+5%)	£3,880,941	£12,210,874	£16,375,840	£20,540,807	£24,705,774	£28,870,740	£33,047,374	£37,212,392	£45,542,248
1,773.20 (+10%)	£762,747	£9,100,481	£13,265,448	£17,430,414	£21,595,380	£25,760,347	£29,936,980	£34,101,947	£42,431,870

120 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,467,432	£4,382,289	£5,339,718	£6,297,147	£7,254,575	£8,212,002	£9,172,109	£10,129,535	£12,044,391
1,531.40 (-5%)	£1,722,007	£3,636,864	£4,594,293	£5,551,722	£6,509,150	£7,466,578	£8,426,688	£9,384,114	£11,298,966
1,612.00 (0%)	£976,582	£2,891,439	£3,848,867	£4,806,296	£5,763,725	£6,721,154	£7,681,264	£8,638,692	£10,553,542
1,692.60 (+5%)	£230,615	£2,146,014	£3,103,443	£4,060,871	£5,018,300	£5,975,729	£6,935,839	£7,893,268	£9,808,123
1,773.20 (+10%)	-£576,733	£1,400,589	£2,358,018	£3,315,446	£4,272,875	£5,230,304	£6,190,415	£7,147,844	£9,062,700
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£10,280,965	£18,259,537	£22,248,825	£26,238,111	£30,227,394	£34,216,676	£38,217,120	£42,206,396	£50,184,962
1,531.40 (-5%)	£7,175,028	£15,153,599	£19,142,886	£23,132,173	£27,121,459	£31,110,743	£35,111,199	£39,100,474	£47,079,027
1,612.00 (0%)	£4,069,091	£12,047,662	£16,036,948	£20,026,235	£24,015,522	£28,004,808	£32,005,267	£35,994,551	£43,973,092
1,692.60 (+5%)	£960,895	£8,941,725	£12,931,011	£16,920,296	£20,909,583	£24,898,871	£28,899,331	£32,888,615	£40,867,179
1,773.20 (+10%)	-£2,403,056	£5,835,789	£9,825,074	£13,814,360	£17,803,645	£21,792,932	£25,793,394	£29,782,681	£37,761,248

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£8,812,500		
	Results between 10% less and 10% higher than EUV/ha	£8,812,500	to	£10,770,834
	Results above 10% higher than EUV/ha	£10,770,834		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2b: ST3/004 - 34-36 (OAST House)/Car Park , Kingston Road

Development Scenario	180
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.93
Gross Land Area (ha)	0.93
Site Density (dph)	194
EUV /hectare	£2,834,839

180 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,159,566	£7,102,863	£8,574,509	£10,046,154	£11,517,800	£12,989,436	£14,465,225	£15,936,873	£18,880,169
1,531.40 (-5%)	£3,051,374	£5,994,670	£7,466,318	£8,937,964	£10,409,609	£11,881,255	£13,357,018	£14,828,680	£17,771,976
1,612.00 (0%)	£1,943,181	£4,886,477	£6,358,126	£7,829,774	£9,301,419	£10,773,065	£12,248,832	£13,720,477	£16,663,783
1,692.60 (+5%)	£834,989	£3,778,274	£5,249,933	£6,721,581	£8,193,229	£9,664,876	£11,140,642	£12,612,287	£15,555,591
1,773.20 (+10%)	-£304,970	£2,670,092	£4,141,740	£5,613,375	£7,085,036	£8,556,684	£10,032,453	£11,504,097	£14,447,390
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£4,472,652	£7,637,487	£9,219,902	£10,802,316	£12,384,731	£13,967,136	£15,554,005	£17,136,422	£20,301,257
1,531.40 (-5%)	£3,281,047	£6,445,882	£8,028,299	£9,610,714	£11,193,128	£12,775,543	£14,362,385	£15,944,817	£19,109,652
1,612.00 (0%)	£2,089,442	£5,254,277	£6,836,694	£8,419,111	£10,001,526	£11,583,940	£13,170,787	£14,753,201	£17,918,047
1,692.60 (+5%)	£897,838	£4,062,661	£5,645,089	£7,227,506	£8,809,924	£10,392,340	£11,979,185	£13,561,599	£16,726,442
1,773.20 (+10%)	-£327,925	£2,871,067	£4,453,484	£6,035,887	£7,618,319	£9,200,736	£10,787,584	£12,369,997	£15,534,828

180 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,079,679	£5,894,095	£7,301,304	£8,708,509	£10,115,713	£11,522,919	£12,934,069	£14,341,285	£17,155,702
1,531.40 (-5%)	£1,972,914	£4,787,331	£6,194,539	£7,601,748	£9,008,954	£10,416,157	£11,827,304	£13,234,513	£16,048,938
1,612.00 (0%)	£866,150	£3,680,568	£5,087,775	£6,494,984	£7,902,192	£9,309,398	£10,720,543	£12,127,752	£14,942,165
1,692.60 (+5%)	-£269,449	£2,573,803	£3,981,012	£5,388,220	£6,795,428	£8,202,636	£9,613,784	£11,020,987	£13,835,401
1,773.20 (+10%)	-£1,494,713	£1,467,039	£2,874,248	£4,281,456	£5,688,664	£7,095,872	£8,507,023	£9,914,228	£12,728,640
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,311,482	£6,337,736	£7,850,864	£9,363,988	£10,877,111	£12,390,235	£13,907,601	£15,420,737	£18,446,991
1,531.40 (-5%)	£2,121,413	£5,147,668	£6,660,795	£8,173,922	£9,687,047	£11,200,169	£12,717,532	£14,230,659	£17,256,923
1,612.00 (0%)	£931,345	£3,957,600	£5,470,726	£6,983,853	£8,496,981	£10,010,106	£11,527,466	£13,040,593	£16,066,844
1,692.60 (+5%)	-£289,731	£2,767,530	£4,280,658	£5,793,785	£7,306,912	£8,820,039	£10,337,402	£11,850,524	£14,876,775
1,773.20 (+10%)	-£1,607,218	£1,577,461	£3,090,589	£4,603,716	£6,116,843	£7,629,970	£9,147,336	£10,660,461	£13,686,709

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£2,551,355		
	Results between 10% less and 10% higher than EUV/ha	£2,551,355	to	£3,118,323
	Results above 10% higher than EUV/ha	£3,118,323		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2c: AT3/007 - Ashford Multi-Storey Car Park, Church Road

Development Scenario	55
	Flats (3-5 storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.27
Gross Land Area (ha)	0.27
Site Density (dph)	204
EUV /hectare	£3,166,111

55 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,116,809	£2,012,138	£2,459,803	£2,907,468	£3,355,133	£3,802,797	£4,251,716	£4,699,381	£5,594,710
1,531.40 (-5%)	£771,087	£1,666,416	£2,114,081	£2,561,745	£3,009,410	£3,457,075	£3,905,994	£4,353,658	£5,248,988
1,612.00 (0%)	£425,364	£1,320,694	£1,768,358	£2,216,023	£2,663,688	£3,111,353	£3,560,271	£4,007,936	£4,903,265
1,692.60 (+5%)	£74,010	£974,971	£1,422,636	£1,870,301	£2,317,965	£2,765,630	£3,214,549	£3,662,213	£4,557,543
1,773.20 (+10%)	-£301,559	£629,249	£1,076,913	£1,524,578	£1,972,243	£2,419,908	£2,868,826	£3,316,491	£4,211,820
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£4,136,330	£7,452,365	£9,110,382	£10,768,400	£12,426,417	£14,084,435	£15,747,097	£17,405,114	£20,721,149
1,531.40 (-5%)	£2,855,876	£6,171,911	£7,829,929	£9,487,946	£11,145,964	£12,803,981	£14,466,643	£16,124,661	£19,440,696
1,612.00 (0%)	£1,575,423	£4,891,458	£6,549,475	£8,207,493	£9,865,510	£11,523,528	£13,186,190	£14,844,207	£18,160,242
1,692.60 (+5%)	£274,112	£3,611,004	£5,269,022	£6,927,039	£8,585,057	£10,243,074	£11,905,736	£13,563,754	£16,879,789
1,773.20 (+10%)	-£1,116,884	£2,330,551	£3,988,568	£5,646,586	£7,304,603	£8,962,621	£10,625,283	£12,283,300	£15,599,335

55 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£863,519	£1,727,599	£2,159,639	£2,591,679	£3,023,719	£3,455,759	£3,889,009	£4,321,049	£5,185,129
1,531.40 (-5%)	£518,510	£1,382,590	£1,814,630	£2,246,670	£2,678,710	£3,110,750	£3,544,000	£3,976,040	£4,840,120
1,612.00 (0%)	£171,300	£1,037,582	£1,469,622	£1,901,662	£2,333,702	£2,765,742	£3,198,992	£3,631,032	£4,495,112
1,692.60 (+5%)	-£196,805	£692,573	£1,124,613	£1,556,653	£1,988,693	£2,420,733	£2,853,983	£3,286,023	£4,150,103
1,773.20 (+10%)	-£579,920	£347,564	£779,604	£1,211,644	£1,643,684	£2,075,724	£2,508,975	£2,941,015	£3,805,095
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,198,218	£6,398,514	£7,998,662	£9,598,810	£11,198,959	£12,799,107	£14,403,737	£16,003,885	£19,204,182
1,531.40 (-5%)	£1,920,408	£5,120,704	£6,720,853	£8,321,001	£9,921,149	£11,521,297	£13,125,928	£14,726,076	£17,926,372
1,612.00 (0%)	£634,445	£3,842,895	£5,443,043	£7,043,191	£8,643,339	£10,243,487	£11,848,118	£13,448,266	£16,648,563
1,692.60 (+5%)	-£728,908	£2,565,085	£4,165,233	£5,765,381	£7,365,530	£8,965,678	£10,570,308	£12,170,456	£15,370,753
1,773.20 (+10%)	-£2,147,851	£1,287,275	£2,887,423	£4,487,572	£6,087,720	£7,687,868	£9,292,499	£10,892,647	£14,092,943

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£2,849,500		
	Results between 10% less and 10% higher than EUV/ha		£2,849,500	to	£3,482,722
	Results above 10% higher than EUV/ha		£3,482,722		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2d: AT3/009 - Ashford Telephone Exchange

Development Scenario	20
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.27
Gross Land Area (ha)	0.27
Site Density (dph)	74
EUV /hectare	£1,937,520

20 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£408,999	£746,866	£915,799	£1,084,733	£1,253,666	£1,422,599	£1,592,005	£1,760,939	£2,098,805
1,531.40 (-5%)	£282,312	£620,179	£789,112	£958,045	£1,126,978	£1,295,912	£1,465,318	£1,634,251	£1,972,118
1,612.00 (0%)	£152,909	£493,491	£662,424	£831,358	£1,000,291	£1,169,224	£1,338,631	£1,507,564	£1,845,430
1,692.60 (+5%)	£21,342	£366,804	£535,737	£704,670	£873,603	£1,042,537	£1,211,943	£1,380,876	£1,718,743
1,773.20 (+10%)	-£115,238	£239,832	£409,050	£577,983	£746,916	£915,849	£1,085,256	£1,254,189	£1,592,056
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,514,813	£2,766,170	£3,391,849	£4,017,528	£4,643,207	£5,268,885	£5,896,317	£6,521,995	£7,773,353
1,531.40 (-5%)	£1,045,600	£2,296,958	£2,922,636	£3,548,315	£4,173,994	£4,799,673	£5,427,104	£6,052,783	£7,304,140
1,612.00 (0%)	£566,329	£1,827,745	£2,453,424	£3,079,102	£3,704,781	£4,330,460	£4,957,891	£5,583,570	£6,834,927
1,692.60 (+5%)	£79,043	£1,358,532	£1,984,211	£2,609,890	£3,235,569	£3,861,247	£4,488,679	£5,114,357	£6,365,715
1,773.20 (+10%)	-£426,809	£888,266	£1,514,998	£2,140,677	£2,766,356	£3,392,035	£4,019,466	£4,645,145	£5,896,502

20 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£266,755	£588,147	£748,843	£909,539	£1,070,235	£1,230,931	£1,392,077	£1,552,773	£1,874,165
1,531.40 (-5%)	£136,777	£461,459	£622,155	£782,851	£943,547	£1,104,243	£1,265,390	£1,426,086	£1,747,478
1,612.00 (0%)	£5,182	£334,772	£495,468	£656,164	£816,860	£977,556	£1,138,702	£1,299,398	£1,620,790
1,692.60 (+5%)	-£132,354	£206,878	£368,781	£529,477	£690,173	£850,869	£1,012,015	£1,172,711	£1,494,103
1,773.20 (+10%)	-£272,816	£75,834	£241,866	£402,789	£563,485	£724,181	£885,327	£1,046,023	£1,367,415
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£987,981	£2,178,321	£2,773,492	£3,368,662	£3,963,833	£4,559,003	£5,155,841	£5,751,011	£6,941,352
1,531.40 (-5%)	£506,581	£1,709,109	£2,304,279	£2,899,450	£3,494,620	£4,089,791	£4,686,628	£5,281,799	£6,472,140
1,612.00 (0%)	£19,191	£1,239,896	£1,835,067	£2,430,237	£3,025,407	£3,620,578	£4,217,416	£4,812,586	£6,002,927
1,692.60 (+5%)	-£490,198	£766,216	£1,365,854	£1,961,024	£2,556,195	£3,151,365	£3,748,203	£4,343,373	£5,533,714
1,773.20 (+10%)	-£1,010,431	£280,866	£895,798	£1,491,812	£2,086,982	£2,682,153	£3,278,990	£3,874,161	£5,064,501

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,743,768		
	Results between 10% less and 10% higher than EUV/ha	£1,743,768	to	£2,131,272
	Results above 10% higher than EUV/ha	£2,131,272		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2e: ST2/006 - Builders Yard, Gresham Road

Development Scenario	343
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	1.37
Gross Land Area (ha)	1.37
Site Density (dph)	250
EUV /hectare	£2,158,566

343 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£5,664,683	£10,998,992	£13,666,141	£16,333,314	£19,000,472	£21,667,631	£24,342,261	£27,009,420	£32,343,740
1,531.40 (-5%)	£3,552,709	£8,887,039	£11,554,192	£14,221,341	£16,888,515	£19,555,673	£22,230,303	£24,897,462	£30,231,780
1,612.00 (0%)	£1,440,768	£6,775,084	£9,442,240	£12,109,393	£14,776,541	£17,443,716	£20,118,345	£22,785,504	£28,119,821
1,692.60 (+5%)	-£740,259	£4,663,127	£7,330,285	£9,997,441	£12,664,593	£15,331,741	£18,006,387	£20,673,546	£26,007,863
1,773.20 (+10%)	-£3,085,019	£2,551,169	£5,218,328	£7,885,485	£10,552,642	£13,219,793	£15,894,419	£18,561,588	£23,895,905
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£4,134,805	£8,028,461	£9,975,285	£11,922,127	£13,868,958	£15,815,789	£17,768,074	£19,714,905	£23,608,569
1,531.40 (-5%)	£2,593,218	£6,486,890	£8,433,717	£10,380,541	£12,327,383	£14,274,214	£16,226,498	£18,173,330	£22,066,993
1,612.00 (0%)	£1,051,655	£4,945,317	£6,892,146	£8,838,973	£10,785,796	£12,732,639	£14,684,923	£16,631,754	£20,525,417
1,692.60 (+5%)	-£540,335	£3,403,742	£5,350,573	£7,297,402	£9,244,228	£11,191,052	£13,143,348	£15,090,179	£18,983,842
1,773.20 (+10%)	-£2,251,838	£1,862,167	£3,808,998	£5,755,829	£7,702,658	£9,649,484	£11,601,766	£13,548,604	£17,442,266

343 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,284,449	£8,337,149	£10,863,490	£13,389,842	£15,916,202	£18,442,553	£20,975,981	£23,502,332	£28,555,035
1,531.40 (-5%)	£1,175,374	£6,228,076	£8,754,424	£11,280,764	£13,807,116	£16,333,477	£18,866,905	£21,393,256	£26,445,959
1,612.00 (0%)	-£1,031,028	£4,119,000	£6,645,351	£9,171,699	£11,698,043	£14,224,391	£16,757,803	£19,284,180	£24,336,882
1,692.60 (+5%)	-£3,376,140	£2,009,924	£4,536,275	£7,062,626	£9,588,974	£12,115,318	£14,648,742	£17,175,076	£22,227,806
1,773.20 (+10%)	-£5,744,480	-£115,692	£2,427,200	£4,953,551	£7,479,901	£10,006,249	£12,539,669	£15,066,016	£20,118,730
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,397,408	£6,085,510	£7,929,554	£9,773,607	£11,617,666	£13,461,717	£15,310,935	£17,154,987	£20,843,091
1,531.40 (-5%)	£857,937	£4,546,041	£6,390,090	£8,234,134	£10,078,187	£11,922,246	£13,771,463	£15,615,515	£19,303,619
1,612.00 (0%)	-£752,575	£3,006,569	£4,850,621	£6,694,671	£8,538,718	£10,382,767	£12,231,973	£14,076,044	£17,764,148
1,692.60 (+5%)	-£2,464,336	£1,467,098	£3,311,150	£5,155,201	£6,999,251	£8,843,298	£10,692,512	£12,536,552	£16,224,676
1,773.20 (+10%)	-£4,193,051	-£84,447	£1,771,678	£3,615,730	£5,459,782	£7,303,832	£9,153,043	£10,997,092	£14,685,204

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,942,709		
	Results between 10% less and 10% higher than EUV/ha	£1,942,709	to	£2,374,423
	Results above 10% higher than EUV/ha	£2,374,423		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2f: ST4/026 - Communications House, South Street, Staines

Development Scenario	120
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.35
Gross Land Area (ha)	0.35
Site Density (dph)	343
EUV /hectare	£17,500,000

120 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,081,806	£5,080,990	£6,080,582	£7,080,174	£8,079,766	£9,079,356	£10,081,745	£11,081,335	£13,080,518
1,531.40 (-5%)	£2,333,780	£4,332,963	£5,332,555	£6,332,147	£7,331,740	£8,331,331	£9,333,723	£10,333,312	£12,332,491
1,612.00 (0%)	£1,585,753	£3,584,937	£4,584,529	£5,584,121	£6,583,713	£7,583,305	£8,585,697	£9,585,288	£11,584,466
1,692.60 (+5%)	£837,727	£2,836,911	£3,836,503	£4,836,094	£5,835,687	£6,835,265	£7,837,671	£8,837,262	£10,836,444
1,773.20 (+10%)	£84,459	£2,088,884	£3,088,476	£4,088,068	£5,087,660	£6,087,252	£7,089,632	£8,089,236	£10,088,428
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£8,805,160	£14,517,114	£17,373,091	£20,229,069	£23,085,045	£25,941,018	£28,804,986	£31,660,956	£37,372,907
1,531.40 (-5%)	£6,667,942	£12,379,895	£15,235,873	£18,091,850	£20,947,827	£23,803,804	£26,667,779	£29,523,748	£35,235,690
1,612.00 (0%)	£4,530,723	£10,242,677	£13,098,654	£15,954,631	£18,810,608	£21,666,586	£24,530,562	£27,386,537	£33,098,473
1,692.60 (+5%)	£2,393,505	£8,105,459	£10,961,436	£13,817,413	£16,673,390	£19,529,328	£22,393,345	£25,249,321	£30,961,268
1,773.20 (+10%)	£241,311	£5,968,241	£8,824,218	£11,680,195	£14,536,171	£17,392,149	£20,256,091	£23,112,103	£28,824,079

120 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,378,333	£4,293,191	£5,250,620	£6,208,049	£7,165,477	£8,122,905	£9,083,014	£10,040,440	£11,955,292
1,531.40 (-5%)	£1,631,377	£3,546,234	£4,503,663	£5,461,092	£6,418,521	£7,375,949	£8,336,059	£9,293,481	£11,208,336
1,612.00 (0%)	£884,420	£2,799,277	£3,756,706	£4,714,134	£5,671,563	£6,628,992	£7,589,103	£8,546,531	£10,461,385
1,692.60 (+5%)	£134,072	£2,052,320	£3,009,749	£3,967,178	£4,924,606	£5,882,035	£6,842,146	£7,799,575	£9,714,431
1,773.20 (+10%)	-£681,208	£1,305,364	£2,262,792	£3,220,221	£4,177,649	£5,135,078	£6,095,189	£7,052,618	£8,967,475
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£6,795,239	£12,266,259	£15,001,771	£17,737,282	£20,472,792	£23,208,300	£25,951,468	£28,686,972	£34,157,977
1,531.40 (-5%)	£4,661,077	£10,132,097	£12,867,607	£15,603,119	£18,338,630	£21,074,140	£23,817,311	£26,552,802	£32,023,816
1,612.00 (0%)	£2,526,915	£7,997,935	£10,733,445	£13,468,956	£16,204,467	£18,939,978	£21,683,152	£24,418,659	£29,889,671
1,692.60 (+5%)	£383,063	£5,863,773	£8,599,283	£11,334,793	£14,070,304	£16,805,815	£19,548,989	£22,284,500	£27,755,517
1,773.20 (+10%)	-£1,946,307	£3,729,611	£6,465,121	£9,200,631	£11,936,141	£14,671,652	£17,414,826	£20,150,337	£25,621,356

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£15,750,000		
	Results between 10% less and 10% higher than EUV/ha		£15,750,000	to	£19,250,000
	Results above 10% higher than EUV/ha		£19,250,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2g: AS1/011 - Former Bulldog Nurseries Site, Town Lane

Development Scenario	24
	Flats (3-5 storey) - CIL Zone 1 @ £0
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	0.30
Gross Land Area (ha)	0.30
Site Density (dph)	80
EUV /hectare	£500,000

24 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£588,370	£991,105	£1,192,472	£1,393,839	£1,595,206	£1,796,574	£1,998,505	£2,199,872	£2,602,606
1,531.40 (-5%)	£438,968	£841,702	£1,043,069	£1,244,437	£1,445,804	£1,647,171	£1,849,102	£2,050,469	£2,453,204
1,612.00 (0%)	£289,565	£692,299	£893,667	£1,095,034	£1,296,401	£1,497,768	£1,699,699	£1,901,067	£2,303,801
1,692.60 (+5%)	£136,876	£542,897	£744,264	£945,631	£1,146,998	£1,348,366	£1,550,297	£1,751,664	£2,154,398
1,773.20 (+10%)	-£18,953	£393,494	£594,861	£796,228	£997,596	£1,198,963	£1,400,894	£1,602,261	£2,004,996
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,961,235	£3,303,683	£3,974,907	£4,646,131	£5,317,355	£5,988,579	£6,661,683	£7,332,907	£8,675,354
1,531.40 (-5%)	£1,463,226	£2,805,674	£3,476,898	£4,148,122	£4,819,346	£5,490,570	£6,163,674	£6,834,898	£8,177,346
1,612.00 (0%)	£965,217	£2,307,665	£2,978,889	£3,650,113	£4,321,337	£4,992,561	£5,665,665	£6,336,889	£7,679,337
1,692.60 (+5%)	£456,252	£1,809,656	£2,480,880	£3,152,104	£3,823,328	£4,494,552	£5,167,656	£5,838,880	£7,181,328
1,773.20 (+10%)	-£63,178	£1,311,647	£1,982,871	£2,654,095	£3,325,319	£3,996,543	£4,669,647	£5,340,871	£6,683,319

24 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£428,714	£813,010	£1,005,158	£1,197,306	£1,389,454	£1,581,602	£1,774,288	£1,966,436	£2,350,732
1,531.40 (-5%)	£279,665	£663,961	£856,109	£1,048,257	£1,240,405	£1,432,553	£1,625,239	£1,817,387	£2,201,683
1,612.00 (0%)	£126,960	£514,912	£707,060	£899,208	£1,091,356	£1,283,504	£1,476,190	£1,668,338	£2,052,634
1,692.60 (+5%)	-£28,866	£365,863	£558,011	£750,159	£942,307	£1,134,455	£1,327,141	£1,519,289	£1,903,585
1,773.20 (+10%)	-£192,073	£215,859	£408,961	£601,110	£793,258	£985,406	£1,178,092	£1,370,240	£1,754,536
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,429,047	£2,710,034	£3,350,527	£3,991,020	£4,631,514	£5,272,007	£5,914,295	£6,554,788	£7,835,775
1,531.40 (-5%)	£932,217	£2,213,204	£2,853,697	£3,494,190	£4,134,684	£4,775,177	£5,417,465	£6,057,958	£7,338,945
1,612.00 (0%)	£423,198	£1,716,374	£2,356,867	£2,997,360	£3,637,854	£4,278,347	£4,920,635	£5,561,128	£6,842,115
1,692.60 (+5%)	-£96,218	£1,219,544	£1,860,037	£2,500,530	£3,141,024	£3,781,517	£4,423,805	£5,064,298	£6,345,285
1,773.20 (+10%)	-£640,245	£719,530	£1,363,203	£2,003,700	£2,644,194	£3,284,687	£3,926,975	£4,567,468	£5,848,455

24 Flats	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£281,576	£649,531	£833,509	£1,017,486	£1,201,464	£1,385,441	£1,569,934	£1,753,911	£2,121,866
1,531.40 (-5%)	£128,945	£500,482	£684,460	£868,437	£1,052,415	£1,236,392	£1,420,885	£1,604,862	£1,972,817
1,612.00 (0%)	-£26,805	£351,433	£535,411	£719,388	£903,366	£1,087,343	£1,271,836	£1,455,813	£1,823,768
1,692.60 (+5%)	-£189,957	£201,014	£386,362	£570,339	£754,317	£938,294	£1,122,787	£1,306,764	£1,674,719
1,773.20 (+10%)	-£355,479	£46,685	£236,948	£421,290	£605,268	£789,245	£973,738	£1,157,715	£1,525,670
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£938,587	£2,165,104	£2,778,362	£3,391,620	£4,004,879	£4,618,137	£5,233,113	£5,846,372	£7,072,888
1,531.40 (-5%)	£429,816	£1,668,274	£2,281,532	£2,894,790	£3,508,049	£4,121,307	£4,736,283	£5,349,542	£6,576,058
1,612.00 (0%)	-£89,350	£1,171,444	£1,784,702	£2,397,961	£3,011,219	£3,624,477	£4,239,453	£4,852,712	£6,079,228
1,692.60 (+5%)	-£633,189	£670,046	£1,287,872	£1,901,131	£2,514,389	£3,127,647	£3,742,623	£4,355,882	£5,582,398
1,773.20 (+10%)	-£1,184,931	£155,616	£789,825	£1,404,301	£2,017,559	£2,630,817	£3,245,793	£3,859,052	£5,085,568

Key:

£/ha BLV Key (based on EUV+)		Results beneath EUV/ha less 10%		£450,000	
		Results between 10% less and 10% higher than EUV/ha		£450,000	£550,000
		Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2h: ST4/024 - Frankie & Benny's/Travelodge, Two Rivers, Hale Street, Staines

Development Scenario	55
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.30
Gross Land Area (ha)	0.30
Site Density (dph)	183
EUV /hectare	£18,200,000

55 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,100,416	£1,995,746	£2,443,411	£2,891,075	£3,338,740	£3,786,405	£4,235,324	£4,682,988	£5,578,318
1,531.40 (-5%)	£754,694	£1,650,023	£2,097,688	£2,545,353	£2,993,018	£3,440,682	£3,889,601	£4,337,266	£5,232,595
1,612.00 (0%)	£408,972	£1,304,301	£1,751,966	£2,199,630	£2,647,295	£3,094,960	£3,543,879	£3,991,543	£4,886,873
1,692.60 (+5%)	£56,983	£958,579	£1,406,243	£1,853,908	£2,301,573	£2,749,237	£3,198,156	£3,645,821	£4,541,150
1,773.20 (+10%)	-£319,443	£612,856	£1,060,521	£1,508,186	£1,955,850	£2,403,515	£2,852,434	£3,300,098	£4,195,428
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,668,055	£6,652,486	£8,144,702	£9,636,918	£11,129,134	£12,621,349	£14,117,745	£15,609,961	£18,594,392
1,531.40 (-5%)	£2,515,647	£5,500,078	£6,992,294	£8,484,510	£9,976,725	£11,468,941	£12,965,337	£14,457,553	£17,441,984
1,612.00 (0%)	£1,363,238	£4,347,670	£5,839,886	£7,332,102	£8,824,317	£10,316,533	£11,812,929	£13,305,144	£16,289,576
1,692.60 (+5%)	£189,942	£3,195,262	£4,687,478	£6,179,693	£7,671,909	£9,164,125	£10,660,521	£12,152,736	£15,137,168
1,773.20 (+10%)	-£1,064,809	£2,042,854	£3,535,069	£5,027,285	£6,519,501	£8,011,717	£9,508,112	£11,000,328	£13,984,760

55 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£847,126	£1,711,206	£2,143,246	£2,575,286	£3,007,326	£3,439,366	£3,872,616	£4,304,656	£5,168,737
1,531.40 (-5%)	£502,118	£1,366,198	£1,798,238	£2,230,278	£2,662,318	£3,094,358	£3,527,608	£3,959,648	£4,823,728
1,612.00 (0%)	£154,436	£1,021,189	£1,453,229	£1,885,269	£2,317,309	£2,749,349	£3,182,599	£3,614,639	£4,478,719
1,692.60 (+5%)	-£214,689	£676,180	£1,108,220	£1,540,260	£1,972,300	£2,404,340	£2,837,591	£3,269,631	£4,133,711
1,773.20 (+10%)	-£597,819	£331,172	£763,212	£1,195,252	£1,627,292	£2,059,332	£2,492,582	£2,924,622	£3,788,702
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,823,754	£5,704,021	£7,144,154	£8,584,287	£10,024,421	£11,464,554	£12,908,722	£14,348,855	£17,229,122
1,531.40 (-5%)	£1,673,725	£4,553,992	£5,994,125	£7,434,259	£8,874,392	£10,314,526	£11,758,693	£13,198,826	£16,079,093
1,612.00 (0%)	£514,786	£3,403,963	£4,844,097	£6,284,230	£7,724,363	£9,164,497	£10,608,664	£12,048,798	£14,929,064
1,692.60 (+5%)	-£715,630	£2,253,934	£3,694,068	£5,134,201	£6,574,335	£8,014,468	£9,458,635	£10,898,769	£13,779,036
1,773.20 (+10%)	-£1,992,731	£1,103,906	£2,544,039	£3,984,173	£5,424,306	£6,864,439	£8,308,607	£9,748,740	£12,629,007

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£16,380,000		
	Results between 10% less and 10% higher than EUV/ha		£16,380,000	to	£20,020,000
	Results above 10% higher than EUV/ha		£20,020,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2i: ST1/028 - Leacroft Centre, Leacroft

Development Scenario	17
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.16
Gross Land Area (ha)	0.16
Site Density (dph)	106
EUV /hectare	£1,155,450

17 Flats	30% Affordable Housing									
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£)									
1,450.80 (-10%)	£389,219	£677,732	£821,989	£966,246	£1,110,503	£1,254,759	£1,399,420	£1,543,677	£1,832,190	
1,531.40 (-5%)	£281,032	£569,546	£713,802	£858,059	£1,002,316	£1,146,573	£1,291,233	£1,435,490	£1,724,003	
1,612.00 (0%)	£170,625	£461,359	£605,616	£749,872	£894,129	£1,038,386	£1,183,047	£1,327,303	£1,615,817	
1,692.60 (+5%)	£58,447	£353,172	£497,429	£641,686	£785,942	£930,199	£1,074,860	£1,219,116	£1,507,630	
1,773.20 (+10%)	-£56,258	£244,841	£389,242	£533,499	£677,756	£822,012	£966,673	£1,110,930	£1,399,443	
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£/ha)									
1,450.80 (-10%)	£2,432,619	£4,235,828	£5,137,432	£6,039,037	£6,940,641	£7,842,245	£8,746,375	£9,647,980	£11,451,188	
1,531.40 (-5%)	£1,756,452	£3,559,661	£4,461,265	£5,362,869	£6,264,474	£7,166,078	£8,070,208	£8,971,812	£10,775,021	
1,612.00 (0%)	£1,066,408	£2,883,494	£3,785,098	£4,686,702	£5,588,307	£6,489,911	£7,394,041	£8,295,645	£10,098,854	
1,692.60 (+5%)	£365,294	£2,207,326	£3,108,931	£4,010,535	£4,912,139	£5,813,744	£6,717,874	£7,619,478	£9,422,687	
1,773.20 (+10%)	-£351,614	£1,530,257	£2,432,764	£3,334,368	£4,235,972	£5,137,577	£6,041,706	£6,943,311	£8,746,520	

17 Flats	40% Affordable Housing									
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£)									
1,450.80 (-10%)	£276,443	£551,033	£688,328	£825,623	£962,918	£1,100,213	£1,237,893	£1,375,188	£1,649,777	
1,531.40 (-5%)	£166,276	£443,208	£580,502	£717,797	£855,092	£992,387	£1,130,067	£1,267,362	£1,541,952	
1,612.00 (0%)	£54,430	£335,382	£472,677	£609,972	£747,267	£884,562	£1,022,241	£1,159,536	£1,434,126	
1,692.60 (+5%)	-£60,099	£226,910	£364,851	£502,146	£639,441	£776,736	£914,416	£1,051,711	£1,326,300	
1,773.20 (+10%)	-£179,378	£115,652	£257,025	£394,320	£531,615	£668,910	£806,590	£943,885	£1,218,475	
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£/ha)									
1,450.80 (-10%)	£1,727,770	£3,443,957	£4,302,051	£5,160,145	£6,018,238	£6,876,332	£7,736,829	£8,594,922	£10,311,109	
1,531.40 (-5%)	£1,039,223	£2,770,047	£3,628,140	£4,486,234	£5,344,328	£6,202,421	£7,062,918	£7,921,012	£9,637,199	
1,612.00 (0%)	£340,189	£2,096,136	£2,954,230	£3,812,323	£4,670,417	£5,528,511	£6,389,008	£7,247,101	£8,963,288	
1,692.60 (+5%)	-£375,618	£1,418,189	£2,280,319	£3,138,413	£3,996,507	£4,854,600	£5,715,097	£6,573,191	£8,289,378	
1,773.20 (+10%)	-£1,121,112	£722,826	£1,606,409	£2,464,502	£3,322,596	£4,180,690	£5,041,187	£5,899,280	£7,615,467	

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,039,905		
	Results between 10% less and 10% higher than EUV/ha	£1,039,905	to	£1,270,995
	Results above 10% higher than EUV/ha	£1,270,995		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2j: ST4/010 - Riverside Surface Car Park, Thames street

Development Scenario	35
	Flats (3-5 storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.25
Site Density (dph)	140
EUV /hectare	£2,990,400

35 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£733,520	£1,311,982	£1,601,212	£1,890,443	£2,179,673	£2,468,904	£2,758,945	£3,048,175	£3,626,637
1,531.40 (-5%)	£512,661	£1,091,122	£1,380,353	£1,669,583	£1,958,814	£2,248,044	£2,538,085	£2,827,316	£3,405,777
1,612.00 (0%)	£291,801	£870,262	£1,159,493	£1,448,724	£1,737,954	£2,027,185	£2,317,226	£2,606,456	£3,184,917
1,692.60 (+5%)	£64,973	£649,403	£938,633	£1,227,864	£1,517,095	£1,806,325	£2,096,366	£2,385,597	£2,964,058
1,773.20 (+10%)	-£173,074	£428,543	£717,774	£1,007,004	£1,296,235	£1,585,466	£1,875,506	£2,164,737	£2,743,198
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,934,082	£5,247,927	£6,404,849	£7,561,771	£8,718,694	£9,875,616	£11,035,779	£12,192,702	£14,506,547
1,531.40 (-5%)	£2,050,643	£4,364,488	£5,521,410	£6,678,333	£7,835,255	£8,992,178	£10,152,341	£11,309,263	£13,623,108
1,612.00 (0%)	£1,167,205	£3,481,049	£4,637,972	£5,794,894	£6,951,817	£8,108,739	£9,268,902	£10,425,825	£12,739,670
1,692.60 (+5%)	£259,892	£2,597,611	£3,754,533	£4,911,456	£6,068,378	£7,225,301	£8,385,464	£9,542,386	£11,856,231
1,773.20 (+10%)	-£692,297	£1,714,172	£2,871,095	£4,028,017	£5,184,940	£6,341,862	£7,502,025	£8,658,948	£10,972,793

35 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£536,546	£1,090,323	£1,367,212	£1,644,100	£1,920,989	£2,197,878	£2,475,542	£2,752,430	£3,306,208
1,531.40 (-5%)	£316,553	£870,331	£1,147,219	£1,424,108	£1,700,996	£1,977,885	£2,255,549	£2,532,438	£3,086,215
1,612.00 (0%)	£91,585	£650,338	£927,227	£1,204,115	£1,481,004	£1,757,892	£2,035,557	£2,312,445	£2,866,222
1,692.60 (+5%)	-£143,737	£430,345	£707,234	£984,123	£1,261,011	£1,537,900	£1,815,564	£2,092,453	£2,646,230
1,773.20 (+10%)	-£387,894	£209,212	£487,241	£764,130	£1,041,018	£1,317,907	£1,595,571	£1,872,460	£2,426,237
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,146,184	£4,361,293	£5,468,847	£6,576,402	£7,683,956	£8,791,511	£9,902,168	£11,009,722	£13,224,831
1,531.40 (-5%)	£1,266,213	£3,481,322	£4,588,877	£5,696,431	£6,803,986	£7,911,540	£9,022,197	£10,129,751	£12,344,860
1,612.00 (0%)	£366,339	£2,601,352	£3,708,906	£4,816,461	£5,924,015	£7,031,570	£8,142,226	£9,249,781	£11,464,890
1,692.60 (+5%)	-£574,949	£1,721,381	£2,828,936	£3,936,490	£5,044,045	£6,151,599	£7,262,256	£8,369,810	£10,584,919
1,773.20 (+10%)	-£1,551,575	£836,847	£1,948,965	£3,056,519	£4,164,074	£5,271,628	£6,382,285	£7,489,840	£9,704,948

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£2,691,360		
	Results between 10% less and 10% higher than EUV/ha		£2,691,360	to	£3,289,440
	Results above 10% higher than EUV/ha		£3,289,440		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2k: SC1/013 - RMG Warehouse & Delivery Office, Staines Road West

Development Scenario	22
	Flats (3-5 storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.25
Site Density (dph)	88
EUV /hectare	£4,800,000

22 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£435,339	£804,424	£988,967	£1,173,510	£1,358,053	£1,542,596	£1,727,656	£1,912,199	£2,281,284
1,531.40 (-5%)	£296,259	£665,345	£849,887	£1,034,430	£1,218,973	£1,403,516	£1,588,576	£1,773,119	£2,142,204
1,612.00 (0%)	£154,508	£526,265	£710,808	£895,350	£1,079,893	£1,264,436	£1,449,496	£1,634,039	£2,003,125
1,692.60 (+5%)	£10,084	£387,185	£571,728	£756,271	£940,813	£1,125,356	£1,310,416	£1,494,959	£1,864,045
1,773.20 (+10%)	-£141,022	£248,050	£432,648	£617,191	£801,734	£986,276	£1,171,336	£1,355,879	£1,724,965
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,741,355	£3,217,698	£3,955,869	£4,694,041	£5,432,212	£6,170,384	£6,910,623	£7,648,795	£9,125,137
1,531.40 (-5%)	£1,185,035	£2,661,378	£3,399,550	£4,137,721	£4,875,893	£5,614,064	£6,354,303	£7,092,475	£8,568,818
1,612.00 (0%)	£618,032	£2,105,059	£2,843,230	£3,581,402	£4,319,573	£5,057,745	£5,797,984	£6,536,155	£8,012,498
1,692.60 (+5%)	£40,334	£1,548,739	£2,286,911	£3,025,082	£3,763,254	£4,501,425	£5,241,664	£5,979,836	£7,456,179
1,773.20 (+10%)	-£564,088	£992,202	£1,730,591	£2,468,763	£3,206,934	£3,945,106	£4,685,345	£5,423,516	£6,899,859

22 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£327,740	£683,621	£861,561	£1,039,501	£1,217,442	£1,395,382	£1,573,821	£1,751,761	£2,107,642
1,531.40 (-5%)	£187,018	£544,661	£722,601	£900,541	£1,078,482	£1,256,422	£1,434,861	£1,612,801	£1,968,682
1,612.00 (0%)	£43,033	£405,701	£583,641	£761,581	£939,522	£1,117,462	£1,295,901	£1,473,841	£1,829,722
1,692.60 (+5%)	-£105,883	£266,740	£444,681	£622,622	£800,562	£978,502	£1,156,941	£1,334,881	£1,690,762
1,773.20 (+10%)	-£259,764	£124,015	£305,721	£483,662	£661,602	£839,542	£1,017,981	£1,195,921	£1,551,802
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,310,960	£2,734,482	£3,446,244	£4,158,005	£4,869,766	£5,581,528	£6,295,283	£7,007,044	£8,430,566
1,531.40 (-5%)	£748,073	£2,178,643	£2,890,404	£3,602,165	£4,313,927	£5,025,688	£5,739,443	£6,451,204	£7,874,727
1,612.00 (0%)	£172,134	£1,622,803	£2,334,564	£3,046,326	£3,758,087	£4,469,848	£5,183,603	£5,895,365	£7,318,887
1,692.60 (+5%)	-£423,530	£1,066,959	£1,778,725	£2,490,486	£3,202,247	£3,914,009	£4,627,764	£5,339,525	£6,763,048
1,773.20 (+10%)	-£1,039,055	£496,058	£1,222,885	£1,934,646	£2,646,408	£3,358,169	£4,071,924	£4,783,685	£6,207,208

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£4,320,000		
	Results between 10% less and 10% higher than EUV/ha		£4,320,000	to	£5,280,000
	Results above 10% higher than EUV/ha		£5,280,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2I: SH1/015 - Shepperton Youth Centre, Laleham Road

Development Scenario	24
	Flats (3-5 storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.32
Gross Land Area (ha)	0.32
Site Density (dph)	75
EUV /hectare	£921,429

24 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£457,356	£862,258	£1,064,710	£1,267,161	£1,469,613	£1,672,064	£1,875,082	£2,077,534	£2,482,437
1,531.40 (-5%)	£305,187	£710,089	£912,541	£1,114,992	£1,317,444	£1,519,895	£1,722,913	£1,925,365	£2,330,268
1,612.00 (0%)	£150,227	£557,920	£760,372	£962,823	£1,165,275	£1,367,726	£1,570,744	£1,773,196	£2,178,099
1,692.60 (+5%)	-£8,090	£405,751	£608,203	£810,654	£1,013,106	£1,215,557	£1,418,575	£1,621,027	£2,025,930
1,773.20 (+10%)	-£173,990	£253,582	£456,034	£658,485	£860,937	£1,063,388	£1,266,406	£1,468,858	£1,873,761
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,429,236	£2,694,557	£3,327,218	£3,959,879	£4,592,539	£5,225,200	£5,859,633	£6,492,293	£7,757,615
1,531.40 (-5%)	£953,708	£2,219,029	£2,851,690	£3,484,351	£4,117,011	£4,749,672	£5,384,105	£6,016,765	£7,282,086
1,612.00 (0%)	£469,459	£1,743,501	£2,376,162	£3,008,822	£3,641,483	£4,274,144	£4,908,576	£5,541,237	£6,806,558
1,692.60 (+5%)	-£25,281	£1,267,973	£1,900,634	£2,533,294	£3,165,955	£3,798,615	£4,433,048	£5,065,709	£6,331,030
1,773.20 (+10%)	-£543,720	£792,445	£1,425,105	£2,057,766	£2,690,427	£3,323,087	£3,957,520	£4,590,181	£5,855,502

24 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£310,630	£696,995	£890,177	£1,083,359	£1,276,541	£1,469,723	£1,663,447	£1,856,629	£2,242,993
1,531.40 (-5%)	£156,198	£545,186	£738,368	£931,550	£1,124,732	£1,317,915	£1,511,638	£1,704,820	£2,091,184
1,612.00 (0%)	-£1,479	£393,377	£586,559	£779,741	£972,924	£1,166,106	£1,359,829	£1,553,011	£1,939,376
1,692.60 (+5%)	-£166,764	£241,324	£434,751	£627,933	£821,115	£1,014,297	£1,208,020	£1,401,202	£1,787,567
1,773.20 (+10%)	-£335,147	£84,520	£282,942	£476,124	£669,306	£862,488	£1,056,212	£1,249,394	£1,635,758
Construction Rate £/m²	Value Levels £/m²								
	1	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£970,720	£2,178,108	£2,781,803	£3,385,497	£3,989,191	£4,592,885	£5,198,271	£5,801,965	£7,009,353
1,531.40 (-5%)	£488,118	£1,703,706	£2,307,400	£2,911,095	£3,514,789	£4,118,483	£4,723,868	£5,327,563	£6,534,951
1,612.00 (0%)	-£4,621	£1,229,304	£1,832,998	£2,436,692	£3,040,386	£3,644,081	£4,249,466	£4,853,160	£6,060,549
1,692.60 (+5%)	-£521,136	£754,138	£1,358,595	£1,962,290	£2,565,984	£3,169,678	£3,775,063	£4,378,758	£5,586,146
1,773.20 (+10%)	-£1,047,335	£264,126	£884,193	£1,487,887	£2,091,582	£2,695,276	£3,300,661	£3,904,355	£5,111,744

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£829,286		
	Results between 10% less and 10% higher than EUV/ha		£829,286	to	£1,013,572
	Results above 10% higher than EUV/ha		£1,013,572		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2m: AS1/003 - Staines Fire Station, Town Lane

Development Scenario	50
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.32
Gross Land Area (ha)	0.32
Site Density (dph)	156
EUV /hectare	£1,937,520

50 flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,032,947	£1,853,179	£2,263,295	£2,673,410	£3,083,526	£3,493,642	£3,904,906	£4,315,022	£5,135,253
1,531.40 (-5%)	£718,784	£1,539,016	£1,949,131	£2,359,247	£2,769,363	£3,179,478	£3,590,743	£4,000,858	£4,821,090
1,612.00 (0%)	£404,621	£1,224,852	£1,634,968	£2,045,083	£2,455,199	£2,865,315	£3,276,579	£3,686,695	£4,506,926
1,692.60 (+5%)	£85,245	£910,689	£1,320,804	£1,730,920	£2,141,036	£2,551,151	£2,962,416	£3,372,532	£4,192,763
1,773.20 (+10%)	-£254,167	£596,525	£1,006,641	£1,416,757	£1,826,872	£2,236,988	£2,648,253	£3,058,368	£3,878,600
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,227,961	£5,791,184	£7,072,795	£8,354,407	£9,636,018	£10,917,630	£12,202,831	£13,484,443	£16,047,666
1,531.40 (-5%)	£2,246,200	£4,809,423	£6,091,035	£7,372,646	£8,654,258	£9,935,869	£11,221,071	£12,502,682	£15,065,905
1,612.00 (0%)	£1,264,440	£3,827,663	£5,109,274	£6,390,886	£7,672,497	£8,954,109	£10,239,310	£11,520,922	£14,084,145
1,692.60 (+5%)	£266,391	£2,845,903	£4,127,514	£5,409,125	£6,690,737	£7,972,348	£9,257,550	£10,539,161	£13,102,384
1,773.20 (+10%)	-£794,273	£1,864,142	£3,145,754	£4,427,365	£5,708,976	£6,990,588	£8,275,789	£9,557,401	£12,120,624

50 flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£751,122	£1,537,649	£1,930,912	£2,324,175	£2,717,438	£3,110,701	£3,505,066	£3,898,329	£4,684,856
1,531.40 (-5%)	£437,316	£1,223,842	£1,617,105	£2,010,369	£2,403,632	£2,796,895	£3,191,260	£3,584,523	£4,371,049
1,612.00 (0%)	£119,578	£910,036	£1,303,299	£1,696,562	£2,089,825	£2,483,089	£2,877,453	£3,270,716	£4,057,243
1,692.60 (+5%)	-£217,162	£596,229	£989,493	£1,382,756	£1,776,019	£2,169,282	£2,563,647	£2,956,906	£3,743,436
1,773.20 (+10%)	-£565,634	£282,423	£675,686	£1,068,949	£1,462,212	£1,855,476	£2,249,840	£2,643,104	£3,429,630
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,347,257	£4,805,152	£6,034,100	£7,263,047	£8,491,994	£9,720,942	£10,953,332	£12,182,279	£14,640,174
1,531.40 (-5%)	£1,366,612	£3,824,507	£5,053,454	£6,282,402	£7,511,349	£8,740,297	£9,972,687	£11,201,634	£13,659,529
1,612.00 (0%)	£373,680	£2,843,862	£4,072,809	£5,301,757	£6,530,704	£7,759,652	£8,992,042	£10,220,989	£12,678,884
1,692.60 (+5%)	-£678,632	£1,863,217	£3,092,164	£4,321,112	£5,550,059	£6,779,007	£8,011,396	£9,240,332	£11,698,239
1,773.20 (+10%)	-£1,767,605	£882,572	£2,111,519	£3,340,467	£4,569,414	£5,798,361	£7,030,751	£8,259,699	£10,717,594

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,743,768		
	Results between 10% less and 10% higher than EUV/ha	£1,743,768	to	£2,131,272
	Results above 10% higher than EUV/ha	£2,131,272		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2n: ST3/012 - Staines Telephone Exchange, Fairfield Avenue

Development Scenario	180
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.60
Gross Land Area (ha)	0.60
Site Density (dph)	300
EUV /hectare	£1,937,520

180 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,407,614	£7,239,709	£8,655,756	£10,071,801	£11,487,847	£12,903,892	£14,323,893	£15,739,960	£18,572,055
1,531.40 (-5%)	£3,354,476	£6,186,572	£7,602,619	£9,018,666	£10,434,711	£11,850,757	£13,270,768	£14,686,807	£17,518,918
1,612.00 (0%)	£2,301,339	£5,133,434	£6,549,482	£7,965,529	£9,381,576	£10,797,621	£12,217,633	£13,633,678	£16,465,780
1,692.60 (+5%)	£1,248,202	£4,080,296	£5,496,344	£6,912,392	£8,328,439	£9,744,486	£11,164,499	£12,580,543	£15,412,631
1,773.20 (+10%)	£193,483	£3,027,159	£4,443,207	£5,859,254	£7,275,302	£8,691,350	£10,111,363	£11,527,409	£14,359,500
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£7,346,023	£12,066,182	£14,426,260	£16,786,335	£19,146,411	£21,506,486	£23,873,155	£26,233,267	£30,953,425
1,531.40 (-5%)	£5,590,794	£10,310,953	£12,671,032	£15,031,110	£17,391,185	£19,751,261	£22,117,947	£24,478,012	£29,198,196
1,612.00 (0%)	£3,835,565	£8,555,723	£10,915,803	£13,275,882	£15,635,961	£17,996,035	£20,362,722	£22,722,796	£27,442,967
1,692.60 (+5%)	£2,080,336	£6,800,494	£9,160,574	£11,520,653	£13,880,732	£16,240,811	£18,607,498	£20,967,571	£25,687,718
1,773.20 (+10%)	£322,472	£5,045,265	£7,405,344	£9,765,424	£12,125,503	£14,485,583	£16,852,272	£19,212,348	£23,932,501

180 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,131,286	£5,945,702	£7,352,910	£8,760,119	£10,167,326	£11,574,528	£12,985,678	£14,392,883	£17,207,309
1,531.40 (-5%)	£2,017,721	£4,832,138	£6,239,346	£7,646,555	£9,053,762	£10,460,969	£11,872,113	£13,279,321	£16,093,735
1,612.00 (0%)	£904,156	£3,718,573	£5,125,781	£6,532,989	£7,940,198	£9,347,406	£10,758,555	£12,165,756	£14,980,173
1,692.60 (+5%)	-£236,283	£2,605,008	£4,012,217	£5,419,425	£6,826,633	£8,233,842	£9,644,991	£11,052,199	£13,866,608
1,773.20 (+10%)	-£1,471,334	£1,491,443	£2,898,652	£4,305,860	£5,713,069	£7,120,277	£8,531,427	£9,938,634	£12,753,046
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£5,218,810	£9,909,504	£12,254,851	£14,600,198	£16,945,543	£19,290,880	£21,642,797	£23,988,138	£28,678,848
1,531.40 (-5%)	£3,362,868	£8,053,563	£10,398,910	£12,744,258	£15,089,604	£17,434,948	£19,786,855	£22,132,202	£26,822,891
1,612.00 (0%)	£1,506,927	£6,197,622	£8,542,969	£10,888,316	£13,233,663	£15,579,009	£17,930,926	£20,276,260	£24,966,955
1,692.60 (+5%)	-£393,806	£4,341,680	£6,687,028	£9,032,375	£11,377,722	£13,723,069	£16,074,985	£18,420,331	£23,111,013
1,773.20 (+10%)	-£2,452,223	£2,485,739	£4,831,086	£7,176,434	£9,521,781	£11,867,128	£14,219,045	£16,564,391	£21,255,076

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,743,768		
	Results between 10% less and 10% higher than EUV/ha	£1,743,768	to	£2,131,272
	Results above 10% higher than EUV/ha	£2,131,272		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2o: SC1/019 - Sunbury Social Services Centre

Development Scenario	11
	Flats (3-5 storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.15
Gross Land Area (ha)	0.15
Site Density (dph)	73
EUV /hectare	£4,125,000

11 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£300,356	£493,331	£589,819	£686,306	£782,794	£879,281	£976,039	£1,072,526	£1,265,501
1,531.40 (-5%)	£231,383	£424,879	£521,366	£617,854	£714,341	£810,829	£907,587	£1,004,074	£1,197,049
1,612.00 (0%)	£160,960	£356,427	£452,914	£549,402	£645,889	£742,377	£839,134	£935,622	£1,128,597
1,692.60 (+5%)	£89,963	£287,974	£384,462	£480,949	£577,437	£673,924	£770,682	£867,170	£1,060,145
1,773.20 (+10%)	£18,859	£218,645	£316,010	£412,497	£508,985	£605,472	£702,230	£798,717	£991,692
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,002,374	£3,288,874	£3,932,124	£4,575,374	£5,218,624	£5,861,874	£6,506,926	£7,150,176	£8,436,676
1,531.40 (-5%)	£1,542,554	£2,832,526	£3,475,776	£4,119,026	£4,762,276	£5,405,526	£6,050,578	£6,693,828	£7,980,327
1,612.00 (0%)	£1,073,067	£2,376,178	£3,019,428	£3,662,678	£4,305,928	£4,949,178	£5,594,229	£6,237,479	£7,523,979
1,692.60 (+5%)	£599,754	£1,919,830	£2,563,080	£3,206,330	£3,849,580	£4,492,830	£5,137,881	£5,781,131	£7,067,631
1,773.20 (+10%)	£125,727	£1,457,634	£2,106,732	£2,749,982	£3,393,232	£4,036,481	£4,681,533	£5,324,783	£6,611,283

11 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£228,907	£414,095	£506,394	£598,693	£690,992	£783,291	£875,848	£968,147	£1,152,745
1,531.40 (-5%)	£158,485	£345,643	£437,942	£530,241	£622,540	£714,838	£807,396	£899,695	£1,084,293
1,612.00 (0%)	£87,463	£277,191	£369,490	£461,789	£554,087	£646,386	£738,944	£831,243	£1,015,840
1,692.60 (+5%)	£16,359	£207,551	£301,037	£393,336	£485,635	£577,934	£670,491	£762,790	£947,388
1,773.20 (+10%)	-£57,089	£137,004	£232,084	£324,884	£417,183	£509,482	£602,039	£694,338	£878,936
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,526,050	£2,760,635	£3,375,961	£3,991,286	£4,606,612	£5,221,938	£5,838,988	£6,454,313	£7,684,965
1,531.40 (-5%)	£1,056,570	£2,304,287	£2,919,613	£3,534,938	£4,150,264	£4,765,590	£5,382,639	£5,997,965	£7,228,617
1,612.00 (0%)	£583,090	£1,847,939	£2,463,264	£3,078,590	£3,693,916	£4,309,242	£4,926,291	£5,541,617	£6,772,269
1,692.60 (+5%)	£109,062	£1,383,674	£2,006,916	£2,622,242	£3,237,568	£3,852,894	£4,469,943	£5,085,269	£6,315,921
1,773.20 (+10%)	-£380,594	£913,363	£1,547,227	£2,165,894	£2,781,220	£3,396,546	£4,013,595	£4,628,921	£5,859,572

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£3,712,500		
	Results between 10% less and 10% higher than EUV/ha		£3,712,500	to	£4,537,500
	Results above 10% higher than EUV/ha		£4,537,500		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2p: SE1/008 - Telephone Exchange, Green Street

Development Scenario	14
	Flats (3-5 storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.25
Site Density (dph)	56
EUV /hectare	£1,937,520

14 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£261,605	£501,274	£621,109	£740,945	£860,780	£980,615	£1,100,786	£1,220,621	£1,460,292
1,531.40 (-5%)	£170,344	£412,243	£532,078	£651,913	£771,749	£891,584	£1,011,755	£1,131,590	£1,371,260
1,612.00 (0%)	£78,061	£323,212	£443,047	£562,882	£682,717	£802,553	£922,723	£1,042,559	£1,282,229
1,692.60 (+5%)	-£14,919	£233,725	£354,016	£473,851	£593,686	£713,521	£833,692	£953,527	£1,193,198
1,773.20 (+10%)	-£111,786	£142,056	£264,985	£384,820	£504,655	£624,490	£744,661	£864,496	£1,104,167
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,046,418	£2,005,096	£2,484,437	£2,963,778	£3,443,119	£3,922,460	£4,403,144	£4,882,485	£5,841,167
1,531.40 (-5%)	£681,377	£1,648,971	£2,128,312	£2,607,653	£3,086,994	£3,566,335	£4,047,019	£4,526,360	£5,485,042
1,612.00 (0%)	£312,243	£1,292,846	£1,772,187	£2,251,528	£2,730,869	£3,210,210	£3,690,894	£4,170,235	£5,128,917
1,692.60 (+5%)	-£59,678	£934,900	£1,416,062	£1,895,403	£2,374,744	£2,854,085	£3,334,769	£3,814,110	£4,772,792
1,773.20 (+10%)	-£447,142	£568,222	£1,059,938	£1,539,278	£2,018,619	£2,497,960	£2,978,644	£3,457,985	£4,416,667

14 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£149,043	£377,623	£490,497	£603,370	£716,244	£829,117	£942,307	£1,055,181	£1,280,928
1,531.40 (-5%)	£56,938	£288,953	£401,827	£514,700	£627,574	£740,447	£853,637	£966,510	£1,192,257
1,612.00 (0%)	-£36,491	£198,852	£313,157	£426,030	£538,904	£651,777	£764,967	£877,840	£1,103,587
1,692.60 (+5%)	-£133,439	£107,220	£223,752	£337,360	£450,233	£563,107	£676,297	£789,170	£1,014,917
1,773.20 (+10%)	-£231,796	£15,115	£132,361	£248,652	£361,563	£474,437	£587,626	£700,500	£926,247
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£596,174	£1,510,493	£1,961,988	£2,413,482	£2,864,976	£3,316,470	£3,769,228	£4,220,722	£5,123,711
1,531.40 (-5%)	£227,752	£1,155,813	£1,607,307	£2,058,801	£2,510,295	£2,961,789	£3,414,548	£3,866,042	£4,769,030
1,612.00 (0%)	-£145,963	£795,409	£1,252,626	£1,704,120	£2,155,614	£2,607,108	£3,059,867	£3,511,361	£4,414,349
1,692.60 (+5%)	-£533,755	£428,880	£895,008	£1,349,439	£1,800,933	£2,252,427	£2,705,186	£3,156,680	£4,059,668
1,773.20 (+10%)	-£927,182	£60,459	£529,444	£994,608	£1,446,253	£1,897,747	£2,350,505	£2,801,999	£3,704,988

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,743,768		
	Results between 10% less and 10% higher than EUV/ha	£1,743,768	to	£2,131,272
	Results above 10% higher than EUV/ha	£2,131,272		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2q: ST4/011 - Thames Lodge, Thames Street

Development Scenario	40
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.32
Gross Land Area (ha)	0.32
Site Density (dph)	125
EUV /hectare	£13,012,500

40 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£809,288	£1,468,645	£1,798,324	£2,128,003	£2,457,682	£2,787,360	£3,117,963	£3,447,641	£4,106,999
1,531.40 (-5%)	£557,306	£1,216,663	£1,546,342	£1,876,021	£2,205,699	£2,535,378	£2,865,980	£3,195,659	£3,855,016
1,612.00 (0%)	£305,323	£964,681	£1,294,360	£1,624,038	£1,953,717	£2,283,396	£2,613,998	£2,943,677	£3,603,034
1,692.60 (+5%)	£46,691	£712,698	£1,042,377	£1,372,056	£1,701,735	£2,031,413	£2,362,016	£2,691,694	£3,351,052
1,773.20 (+10%)	-£226,405	£460,716	£790,395	£1,120,074	£1,449,752	£1,779,431	£2,110,033	£2,439,712	£3,099,069
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,529,025	£4,589,517	£5,619,763	£6,650,009	£7,680,255	£8,710,501	£9,743,633	£10,773,879	£12,834,371
1,531.40 (-5%)	£1,741,580	£3,802,072	£4,832,318	£5,862,564	£6,892,810	£7,923,056	£8,956,188	£9,986,434	£12,046,926
1,612.00 (0%)	£954,135	£3,014,627	£4,044,873	£5,075,120	£6,105,366	£7,135,612	£8,168,743	£9,198,990	£11,259,482
1,692.60 (+5%)	£145,908	£2,227,183	£3,257,429	£4,287,675	£5,317,921	£6,348,167	£7,381,299	£8,411,545	£10,472,037
1,773.20 (+10%)	-£707,515	£1,439,738	£2,469,984	£3,500,230	£4,530,476	£5,560,722	£6,593,854	£7,624,100	£9,684,592

40 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£509,672	£1,133,685	£1,445,692	£1,757,699	£2,069,705	£2,381,712	£2,694,593	£3,006,599	£3,630,613
1,531.40 (-5%)	£258,049	£882,061	£1,194,067	£1,506,074	£1,818,081	£2,130,087	£2,442,968	£2,754,975	£3,378,988
1,612.00 (0%)	-£2,112	£630,436	£942,443	£1,254,449	£1,566,456	£1,878,463	£2,191,344	£2,503,350	£3,127,364
1,692.60 (+5%)	-£277,977	£378,811	£690,818	£1,002,825	£1,314,832	£1,626,838	£1,939,719	£2,251,726	£2,875,739
1,773.20 (+10%)	-£557,886	£123,397	£439,194	£751,200	£1,063,207	£1,375,214	£1,688,094	£2,000,101	£2,624,114
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,592,724	£3,542,766	£4,517,787	£5,492,808	£6,467,829	£7,442,850	£8,420,602	£9,395,623	£11,345,665
1,531.40 (-5%)	£806,403	£2,756,439	£3,731,460	£4,706,481	£5,681,502	£6,656,523	£7,634,275	£8,609,296	£10,559,338
1,612.00 (0%)	-£6,599	£1,970,113	£2,945,134	£3,920,154	£4,895,175	£5,870,196	£6,847,948	£7,822,969	£9,773,011
1,692.60 (+5%)	-£868,679	£1,183,786	£2,158,807	£3,133,828	£4,108,849	£5,083,870	£6,061,622	£7,036,643	£8,986,685
1,773.20 (+10%)	-£1,743,394	£385,617	£1,372,480	£2,347,501	£3,322,522	£4,297,543	£5,275,295	£6,250,316	£8,200,358

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£11,711,250		
	Results between 10% less and 10% higher than EUV/ha		£11,711,250	to	£14,313,750
	Results above 10% higher than EUV/ha		£14,313,750		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2r: ST3/031 - Thameside Arts Centre, Wyatt Road

Development Scenario	19
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.25
Site Density (dph)	76
EUV /hectare	£921,429

19 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£375,782	£694,723	£854,193	£1,013,663	£1,173,134	£1,332,604	£1,492,521	£1,651,992	£1,970,932
1,531.40 (-5%)	£255,465	£574,406	£733,876	£893,346	£1,052,817	£1,212,287	£1,372,204	£1,531,674	£1,850,615
1,612.00 (0%)	£131,667	£454,089	£613,559	£773,029	£932,500	£1,091,970	£1,251,887	£1,411,357	£1,730,298
1,692.60 (+5%)	£6,689	£333,772	£493,242	£652,712	£812,183	£971,653	£1,131,570	£1,291,040	£1,609,981
1,773.20 (+10%)	-£123,865	£212,403	£372,925	£532,395	£691,866	£851,336	£1,011,253	£1,170,723	£1,489,664
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,503,129	£2,778,891	£3,416,773	£4,054,654	£4,692,535	£5,330,417	£5,970,085	£6,607,966	£7,883,729
1,531.40 (-5%)	£1,021,860	£2,297,623	£2,935,505	£3,573,386	£4,211,267	£4,849,148	£5,488,817	£6,126,698	£7,402,461
1,612.00 (0%)	£526,668	£1,816,355	£2,454,236	£3,092,118	£3,729,999	£4,367,880	£5,007,548	£5,645,430	£6,921,192
1,692.60 (+5%)	£26,756	£1,335,087	£1,972,968	£2,610,850	£3,248,731	£3,886,612	£4,526,280	£5,164,162	£6,439,924
1,773.20 (+10%)	-£495,460	£849,612	£1,491,700	£2,129,581	£2,767,463	£3,405,344	£4,045,012	£4,682,894	£5,958,656

19 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£264,964	£570,920	£723,898	£876,876	£1,029,854	£1,182,833	£1,336,239	£1,489,217	£1,795,174
1,531.40 (-5%)	£141,534	£450,603	£603,581	£756,559	£909,537	£1,062,516	£1,215,922	£1,368,900	£1,674,857
1,612.00 (0%)	£16,555	£330,286	£483,264	£636,242	£789,220	£942,199	£1,095,605	£1,248,583	£1,554,540
1,692.60 (+5%)	-£113,401	£208,817	£362,947	£515,925	£668,903	£821,882	£975,288	£1,128,266	£1,434,223
1,773.20 (+10%)	-£246,701	£84,408	£242,418	£395,608	£548,586	£701,564	£854,971	£1,007,949	£1,313,906
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,059,855	£2,283,680	£2,895,592	£3,507,505	£4,119,418	£4,731,330	£5,344,957	£5,956,870	£7,180,695
1,531.40 (-5%)	£566,134	£1,802,411	£2,414,324	£3,026,237	£3,638,150	£4,250,062	£4,863,689	£5,475,602	£6,699,427
1,612.00 (0%)	£66,221	£1,321,143	£1,933,056	£2,544,969	£3,156,881	£3,768,794	£4,382,421	£4,994,334	£6,218,159
1,692.60 (+5%)	-£453,603	£835,267	£1,451,788	£2,063,701	£2,675,613	£3,287,526	£3,901,153	£4,513,065	£5,736,891
1,773.20 (+10%)	-£986,804	£337,633	£969,671	£1,582,432	£2,194,345	£2,806,258	£3,419,885	£4,031,797	£5,255,623

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£829,286		
	Results between 10% less and 10% higher than EUV/ha	£829,286	to	£1,013,572
	Results above 10% higher than EUV/ha	£1,013,572		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2s: ST1/037 - Thameside House, South Street,

Development Scenario	140
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.23
Gross Land Area (ha)	0.23
Site Density (dph)	609
EUV /hectare	£23,739,130

140 Flats	30% Affordable Housing									
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£)									
1,450.80 (-10%)	£3,579,342	£5,891,416	£7,047,453	£8,203,491	£9,359,527	£10,515,562	£11,674,833	£12,830,876	£15,142,951	
1,531.40 (-5%)	£2,710,389	£5,022,463	£6,178,500	£7,334,537	£8,490,575	£9,646,611	£10,805,885	£11,961,916	£14,273,998	
1,612.00 (0%)	£1,841,436	£4,153,510	£5,309,547	£6,465,584	£7,621,621	£8,777,659	£9,936,933	£11,092,969	£13,405,032	
1,692.60 (+5%)	£972,482	£3,284,557	£4,440,594	£5,596,631	£6,752,668	£7,908,705	£9,067,981	£10,224,017	£12,536,088	
1,773.20 (+10%)	£98,824	£2,415,604	£3,571,641	£4,727,678	£5,883,713	£7,039,752	£8,199,027	£9,355,065	£11,667,138	
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£/ha)									
1,450.80 (-10%)	£15,562,355	£25,614,852	£30,641,101	£35,667,350	£40,693,594	£45,719,835	£50,760,141	£55,786,419	£65,838,916	
1,531.40 (-5%)	£11,784,298	£21,836,794	£26,863,043	£31,889,292	£36,915,542	£41,941,788	£46,982,110	£52,008,332	£62,060,859	
1,612.00 (0%)	£8,006,241	£18,058,738	£23,084,986	£28,111,235	£33,137,484	£38,163,733	£43,204,058	£48,230,301	£58,282,748	
1,692.60 (+5%)	£4,228,185	£14,280,681	£19,306,929	£24,333,177	£29,359,426	£34,385,675	£39,426,004	£44,452,250	£54,504,728	
1,773.20 (+10%)	£429,668	£10,502,624	£15,528,872	£20,555,121	£25,581,363	£30,607,618	£35,647,946	£40,674,195	£50,726,687	

140 Flats	40% Affordable Housing									
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£)									
1,450.80 (-10%)	£2,708,059	£4,916,488	£6,020,702	£7,124,916	£8,229,130	£9,333,344	£10,440,651	£11,544,865	£13,753,293	
1,531.40 (-5%)	£1,840,179	£4,048,607	£5,152,821	£6,257,035	£7,361,249	£8,465,463	£9,572,770	£10,676,984	£12,885,413	
1,612.00 (0%)	£972,298	£3,180,727	£4,284,940	£5,389,155	£6,493,369	£7,597,583	£8,704,890	£9,809,104	£12,017,532	
1,692.60 (+5%)	£99,746	£2,312,846	£3,417,060	£4,521,274	£5,625,488	£6,729,702	£7,837,009	£8,941,223	£11,149,651	
1,773.20 (+10%)	-£853,536	£1,444,965	£2,549,179	£3,653,394	£4,757,607	£5,861,822	£6,969,129	£8,073,343	£10,281,771	
Construction Rate £/m²	Value Levels £/m²									
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000	
	Residual Land Value (£/ha)									
1,450.80 (-10%)	£11,774,171	£21,376,033	£26,176,963	£30,977,894	£35,778,825	£40,579,756	£45,394,134	£50,195,065	£59,796,926	
1,531.40 (-5%)	£8,000,777	£17,602,639	£22,403,570	£27,204,500	£32,005,431	£36,806,362	£41,620,740	£46,421,671	£56,023,533	
1,612.00 (0%)	£4,227,383	£13,829,246	£18,630,176	£23,431,107	£28,232,037	£33,032,968	£37,847,347	£42,648,279	£52,250,139	
1,692.60 (+5%)	£433,679	£10,055,851	£14,856,783	£19,657,713	£24,458,644	£29,259,574	£34,073,953	£38,874,883	£48,476,745	
1,773.20 (+10%)	-£3,711,027	£6,282,457	£11,083,388	£15,884,320	£20,685,250	£25,486,181	£30,300,559	£35,101,490	£44,703,352	

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£21,365,217		
	Results between 10% less and 10% higher than EUV/ha	£21,365,217	to	£26,113,043
	Results above 10% higher than EUV/ha	£26,113,043		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2t: ST4/028 - Willam Hill/Vodafone, 91, High Street

Development Scenario	14
	Flats (3-5 storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.10
Gross Land Area (ha)	0.10
Site Density (dph)	140
EUV /hectare	£2,421,900

14 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£358,809	£598,480	£718,315	£838,150	£957,985	£1,077,821	£1,197,992	£1,317,827	£1,557,497
1,531.40 (-5%)	£269,778	£509,448	£629,284	£749,119	£868,954	£988,789	£1,108,960	£1,228,796	£1,468,466
1,612.00 (0%)	£178,754	£420,417	£540,252	£660,088	£779,923	£899,758	£1,019,929	£1,139,764	£1,379,435
1,692.60 (+5%)	£86,552	£331,386	£451,221	£571,056	£690,892	£810,727	£930,898	£1,050,733	£1,290,404
1,773.20 (+10%)	-£6,135	£242,135	£362,190	£482,025	£601,860	£721,696	£841,867	£961,702	£1,201,372
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,588,092	£5,984,797	£7,183,150	£8,381,502	£9,579,855	£10,778,207	£11,979,916	£13,178,269	£15,574,974
1,531.40 (-5%)	£2,697,780	£5,094,485	£6,292,837	£7,491,190	£8,689,542	£9,887,895	£11,089,604	£12,287,956	£14,684,661
1,612.00 (0%)	£1,787,538	£4,204,172	£5,402,525	£6,600,877	£7,799,230	£8,997,582	£10,199,291	£11,397,644	£13,794,349
1,692.60 (+5%)	£865,519	£3,313,860	£4,512,212	£5,710,565	£6,908,917	£8,107,269	£9,308,979	£10,507,331	£12,904,036
1,773.20 (+10%)	-£61,346	£2,421,347	£3,621,900	£4,820,252	£6,018,604	£7,216,957	£8,418,666	£9,617,019	£12,013,724

14 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£245,919	£471,780	£584,654	£697,527	£810,401	£923,275	£1,036,464	£1,149,338	£1,375,085
1,531.40 (-5%)	£154,698	£383,110	£495,984	£608,857	£721,731	£834,604	£947,794	£1,060,668	£1,286,415
1,612.00 (0%)	£62,638	£294,440	£407,314	£520,187	£633,061	£745,934	£859,124	£971,997	£1,197,744
1,692.60 (+5%)	-£30,710	£204,497	£318,643	£431,517	£544,390	£657,264	£770,454	£883,327	£1,109,074
1,773.20 (+10%)	-£128,727	£112,920	£229,397	£342,847	£455,720	£568,594	£681,783	£794,657	£1,020,404
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,459,193	£4,717,805	£5,846,540	£6,975,275	£8,104,010	£9,232,745	£10,364,642	£11,493,377	£13,750,847
1,531.40 (-5%)	£1,546,975	£3,831,103	£4,959,838	£6,088,573	£7,217,308	£8,346,043	£9,477,940	£10,606,675	£12,864,145
1,612.00 (0%)	£626,375	£2,944,401	£4,073,136	£5,201,871	£6,330,606	£7,459,341	£8,591,238	£9,719,973	£11,977,444
1,692.60 (+5%)	-£307,104	£2,044,971	£3,186,434	£4,315,169	£5,443,904	£6,572,639	£7,704,536	£8,833,271	£11,090,742
1,773.20 (+10%)	-£1,287,266	£1,129,195	£2,293,969	£3,428,467	£4,557,202	£5,685,938	£6,817,834	£7,946,570	£10,204,040

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£2,179,710		
	Results between 10% less and 10% higher than EUV/ha		£2,179,710	to	£2,664,090
	Results above 10% higher than EUV/ha		£2,664,090		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2u: ST1/030 - Fairways Day Centre, Knowle Green

Development Scenario	30
	Flats (3-5 storey) + GF Retail - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.63
Gross Land Area (ha)	0.63
Site Density (dph)	48
EUV /hectare	£1,390,476

30 Flats + 3,500ft² GF Retail	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£704,505	£1,209,443	£1,461,913	£1,714,382	£1,966,851	£2,219,320	£2,472,497	£2,724,966	£3,229,904
1,531.40 (-5%)	£495,408	£1,000,347	£1,252,816	£1,505,285	£1,757,754	£2,010,224	£2,263,400	£2,515,869	£3,020,808
1,612.00 (0%)	£286,311	£791,250	£1,043,719	£1,296,188	£1,548,658	£1,801,127	£2,054,303	£2,306,772	£2,811,711
1,692.60 (+5%)	£71,489	£582,153	£834,622	£1,087,092	£1,339,561	£1,592,027	£1,845,206	£2,097,676	£2,602,614
1,773.20 (+10%)	-£151,569	£373,056	£625,526	£877,995	£1,130,464	£1,382,933	£1,636,110	£1,888,579	£2,393,517
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,118,262	£1,919,751	£2,320,496	£2,721,241	£3,121,986	£3,522,731	£3,924,598	£4,325,343	£5,126,832
1,531.40 (-5%)	£786,362	£1,587,852	£1,988,597	£2,389,341	£2,790,086	£3,190,831	£3,592,698	£3,993,443	£4,794,933
1,612.00 (0%)	£454,463	£1,255,952	£1,656,697	£2,057,442	£2,458,187	£2,858,931	£3,260,799	£3,661,544	£4,463,033
1,692.60 (+5%)	£113,475	£924,052	£1,324,797	£1,725,542	£2,126,287	£2,527,027	£2,928,899	£3,329,644	£4,131,133
1,773.20 (+10%)	-£240,585	£592,153	£992,898	£1,393,642	£1,794,387	£2,195,132	£2,596,999	£2,997,744	£3,799,234

30 Flats + 3,500ft² GF Retail	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£523,533	£1,006,637	£1,248,190	£1,489,742	£1,731,294	£1,972,847	£2,215,076	£2,456,628	£2,939,733
1,531.40 (-5%)	£314,796	£797,901	£1,039,453	£1,281,005	£1,522,558	£1,764,110	£2,006,339	£2,247,891	£2,730,996
1,612.00 (0%)	£101,451	£589,164	£830,716	£1,072,269	£1,313,821	£1,555,373	£1,797,602	£2,039,155	£2,522,259
1,692.60 (+5%)	-£119,876	£380,427	£621,980	£863,532	£1,105,084	£1,346,637	£1,588,866	£1,830,418	£2,313,523
1,773.20 (+10%)	-£348,495	£169,437	£413,243	£654,795	£896,348	£1,137,900	£1,380,129	£1,621,681	£2,104,786
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£831,004	£1,597,837	£1,981,253	£2,364,670	£2,748,086	£3,131,503	£3,515,993	£3,899,410	£4,666,242
1,531.40 (-5%)	£499,676	£1,266,509	£1,649,925	£2,033,342	£2,416,758	£2,800,175	£3,184,665	£3,568,081	£4,334,914
1,612.00 (0%)	£161,034	£935,181	£1,318,597	£1,702,014	£2,085,430	£2,468,846	£2,853,337	£3,236,753	£4,003,586
1,692.60 (+5%)	-£190,279	£603,853	£987,269	£1,370,686	£1,754,102	£2,137,518	£2,522,009	£2,905,425	£3,672,258
1,773.20 (+10%)	-£553,166	£268,947	£655,941	£1,039,357	£1,422,774	£1,806,190	£2,190,681	£2,574,097	£3,340,930

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,251,428		
	Results between 10% less and 10% higher than EUV/ha	£1,251,428	to	£1,529,524
	Results above 10% higher than EUV/ha	£1,529,524		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2v: SH2/003 - Shepperton Delivery Office, 47, High Street

Development Scenario	20
	Flats (3-5 storey) + GF Retail - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.16
Gross Land Area (ha)	0.16
Site Density (dph)	125
EUV /hectare	£2,578,125

20 Flats + 2,000ft² GF Retail	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£641,124	£979,974	£1,149,399	£1,318,823	£1,488,248	£1,657,673	£1,827,573	£1,996,998	£2,335,847
1,531.40 (-5%)	£506,398	£845,247	£1,014,672	£1,184,097	£1,353,522	£1,522,947	£1,692,847	£1,862,271	£2,201,121
1,612.00 (0%)	£371,635	£710,521	£879,946	£1,049,371	£1,218,796	£1,388,221	£1,558,120	£1,727,545	£2,066,395
1,692.60 (+5%)	£236,289	£575,795	£745,220	£914,645	£1,084,070	£1,253,495	£1,423,394	£1,592,819	£1,931,669
1,773.20 (+10%)	£96,933	£441,069	£610,494	£779,919	£949,344	£1,118,769	£1,288,668	£1,458,093	£1,796,943
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£4,007,024	£6,124,836	£7,183,741	£8,242,647	£9,301,552	£10,360,458	£11,422,330	£12,481,235	£14,599,046
1,531.40 (-5%)	£3,164,986	£5,282,797	£6,341,702	£7,400,608	£8,459,514	£9,518,419	£10,580,291	£11,639,197	£13,757,008
1,612.00 (0%)	£2,322,717	£4,440,758	£5,499,664	£6,558,569	£7,617,475	£8,676,381	£9,738,252	£10,797,158	£12,914,969
1,692.60 (+5%)	£1,476,804	£3,598,720	£4,657,625	£5,716,531	£6,775,436	£7,834,342	£8,896,214	£9,955,119	£12,072,930
1,773.20 (+10%)	£605,833	£2,756,682	£3,815,586	£4,874,492	£5,933,398	£6,992,303	£8,054,175	£9,113,081	£11,230,892

20 Flats + 2,000ft² GF Retail	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£494,296	£816,650	£977,827	£1,139,004	£1,300,182	£1,461,359	£1,622,987	£1,784,164	£2,106,518
1,531.40 (-5%)	£359,157	£681,511	£842,688	£1,003,865	£1,165,042	£1,326,219	£1,487,848	£1,649,025	£1,971,379
1,612.00 (0%)	£223,188	£546,371	£707,548	£868,725	£1,029,902	£1,191,079	£1,352,708	£1,513,885	£1,836,239
1,692.60 (+5%)	£83,312	£411,232	£572,409	£733,586	£894,763	£1,055,940	£1,217,568	£1,378,746	£1,701,100
1,773.20 (+10%)	-£59,783	£276,093	£437,269	£598,446	£759,623	£920,800	£1,082,429	£1,243,606	£1,565,960
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,089,352	£5,104,065	£6,111,421	£7,118,778	£8,126,134	£9,133,491	£10,143,669	£11,151,026	£13,165,739
1,531.40 (-5%)	£2,244,730	£4,259,443	£5,266,799	£6,274,156	£7,281,512	£8,288,869	£9,299,047	£10,306,404	£12,321,117
1,612.00 (0%)	£1,394,927	£3,414,821	£4,422,177	£5,429,534	£6,436,890	£7,444,247	£8,454,425	£9,461,782	£11,476,495
1,692.60 (+5%)	£520,699	£2,570,199	£3,577,555	£4,584,912	£5,592,268	£6,599,625	£7,609,803	£8,617,159	£10,631,872
1,773.20 (+10%)	-£373,646	£1,725,578	£2,732,933	£3,740,290	£4,747,646	£5,755,003	£6,765,181	£7,772,537	£9,787,250

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£2,320,313		
	Results between 10% less and 10% higher than EUV/ha	£2,320,313	to	£2,835,938
	Results above 10% higher than EUV/ha	£2,835,938		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2w: SH1/010 - Shepperton Library, High Street

Development Scenario	10
	Flats (3-5 storey) + GF Retail - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.14
Gross Land Area (ha)	0.14
Site Density (dph)	71
EUV /hectare	£921,429

10 Flats + 1,000ft² GF Retail	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£336,211	£509,102	£595,548	£681,994	£768,440	£854,886	£941,574	£1,028,020	£1,200,911
1,531.40 (-5%)	£268,846	£441,737	£528,183	£614,629	£701,075	£787,521	£874,209	£960,655	£1,133,546
1,612.00 (0%)	£200,084	£374,372	£460,818	£547,264	£633,710	£720,156	£806,844	£893,290	£1,066,182
1,692.60 (+5%)	£130,595	£307,008	£393,453	£479,899	£566,345	£652,791	£739,479	£825,925	£998,817
1,773.20 (+10%)	£60,490	£239,344	£326,088	£412,534	£498,980	£585,426	£672,114	£758,560	£931,452
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,401,504	£3,636,445	£4,253,916	£4,871,386	£5,488,857	£6,106,327	£6,725,527	£7,342,998	£8,577,939
1,531.40 (-5%)	£1,920,326	£3,155,267	£3,772,738	£4,390,208	£5,007,679	£5,625,149	£6,244,349	£6,861,820	£8,096,761
1,612.00 (0%)	£1,429,175	£2,674,089	£3,291,559	£3,909,030	£4,526,500	£5,143,971	£5,763,171	£6,380,642	£7,615,583
1,692.60 (+5%)	£932,820	£2,192,911	£2,810,381	£3,427,852	£4,045,322	£4,662,793	£5,281,993	£5,899,463	£7,134,404
1,773.20 (+10%)	£432,071	£1,709,604	£2,329,203	£2,946,674	£3,564,144	£4,181,615	£4,800,815	£5,418,285	£6,653,226

10 Flats + 1,000ft² GF Retail	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£262,502	£427,056	£509,334	£591,611	£673,889	£756,166	£838,674	£920,951	£1,085,506
1,531.40 (-5%)	£193,374	£359,513	£441,790	£524,068	£606,345	£688,623	£771,130	£853,408	£1,017,963
1,612.00 (0%)	£123,634	£291,969	£374,247	£456,524	£538,802	£621,079	£703,587	£785,864	£950,419
1,692.60 (+5%)	£53,446	£223,690	£306,703	£388,981	£471,258	£553,536	£636,044	£718,321	£882,876
1,773.20 (+10%)	-£17,487	£154,203	£238,848	£321,437	£403,715	£485,992	£568,500	£650,777	£815,332
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,875,016	£3,050,403	£3,638,098	£4,225,794	£4,813,490	£5,401,186	£5,990,528	£6,578,224	£7,753,615
1,531.40 (-5%)	£1,381,244	£2,567,949	£3,155,645	£3,743,341	£4,331,037	£4,918,733	£5,508,075	£6,095,771	£7,271,162
1,612.00 (0%)	£883,100	£2,085,496	£2,673,192	£3,260,888	£3,848,583	£4,436,279	£5,025,621	£5,613,317	£6,788,709
1,692.60 (+5%)	£381,760	£1,597,786	£2,190,739	£2,778,434	£3,366,130	£3,953,826	£4,543,168	£5,130,864	£6,306,256
1,773.20 (+10%)	-£124,908	£1,101,450	£1,706,057	£2,295,981	£2,883,677	£3,471,373	£4,060,715	£4,648,411	£5,823,802

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£829,286		
	Results between 10% less and 10% higher than EUV/ha	£829,286	to	£1,013,572
	Results above 10% higher than EUV/ha	£1,013,572		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2x: ST1/029 - Surrey CC Buildings, Burges Way

Development Scenario	30
	Flats (3-5 storey) + GF Retail - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.50
Site Density (dph)	60
EUV /hectare	£921,429

30 Flats + 3,000ft² GF Retail	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£792,342	£1,297,280	£1,549,749	£1,802,219	£2,054,688	£2,307,157	£2,560,334	£2,812,803	£3,317,741
1,531.40 (-5%)	£586,406	£1,091,344	£1,343,814	£1,596,283	£1,848,752	£2,101,221	£2,354,398	£2,606,867	£3,111,805
1,612.00 (0%)	£380,470	£885,409	£1,137,878	£1,390,347	£1,642,816	£1,895,286	£2,148,462	£2,400,931	£2,905,870
1,692.60 (+5%)	£172,363	£679,473	£931,942	£1,184,411	£1,436,881	£1,689,350	£1,942,526	£2,194,996	£2,699,934
1,773.20 (+10%)	-£42,810	£473,537	£726,006	£978,476	£1,230,945	£1,483,414	£1,736,591	£1,989,060	£2,493,998
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,584,683	£2,594,560	£3,099,499	£3,604,437	£4,109,376	£4,614,314	£5,120,667	£5,625,606	£6,635,482
1,531.40 (-5%)	£1,172,812	£2,182,689	£2,687,627	£3,192,566	£3,697,504	£4,202,443	£4,708,796	£5,213,734	£6,223,611
1,612.00 (0%)	£760,940	£1,770,817	£2,275,756	£2,780,694	£3,285,633	£3,790,571	£4,296,924	£4,801,863	£5,811,739
1,692.60 (+5%)	£344,726	£1,358,946	£1,863,884	£2,368,823	£2,873,761	£3,378,700	£3,885,053	£4,389,991	£5,399,868
1,773.20 (+10%)	-£85,620	£947,074	£1,452,013	£1,956,951	£2,461,890	£2,966,828	£3,473,181	£3,978,120	£4,987,996

30 Flats + 3,000ft² GF Retail	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£612,217	£1,095,321	£1,336,874	£1,578,426	£1,819,979	£2,061,531	£2,303,760	£2,545,312	£3,028,417
1,531.40 (-5%)	£406,641	£889,746	£1,131,298	£1,372,850	£1,614,403	£1,855,955	£2,098,184	£2,339,736	£2,822,841
1,612.00 (0%)	£199,657	£684,170	£925,722	£1,167,275	£1,408,827	£1,650,379	£1,892,608	£2,134,161	£2,617,266
1,692.60 (+5%)	-£13,837	£478,594	£720,147	£961,699	£1,203,251	£1,444,803	£1,687,033	£1,928,585	£2,411,690
1,773.20 (+10%)	-£237,510	£273,019	£514,571	£756,123	£997,676	£1,239,228	£1,481,457	£1,723,009	£2,206,114
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,224,434	£2,190,643	£2,673,748	£3,156,852	£3,639,957	£4,123,062	£4,607,520	£5,090,624	£6,056,834
1,531.40 (-5%)	£813,282	£1,779,492	£2,262,596	£2,745,701	£3,228,806	£3,711,910	£4,196,368	£4,679,473	£5,645,682
1,612.00 (0%)	£399,314	£1,368,340	£1,851,445	£2,334,550	£2,817,654	£3,300,759	£3,785,217	£4,268,322	£5,234,531
1,692.60 (+5%)	-£27,675	£957,189	£1,440,293	£1,923,398	£2,406,503	£2,889,605	£3,374,066	£3,857,170	£4,823,380
1,773.20 (+10%)	-£475,019	£546,037	£1,029,142	£1,512,247	£1,995,352	£2,478,456	£2,962,914	£3,446,019	£4,412,228

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£829,286		
	Results between 10% less and 10% higher than EUV/ha	£829,286	to	£1,013,572
	Results above 10% higher than EUV/ha	£1,013,572		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2y: SE1/024 Annandale House, 1, Hanworth Road

Development Scenario	295
	Flats (6+ storey) - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.97
Gross Land Area (ha)	0.97
Site Density (dph)	304
EUV /hectare	£12,371,134

295 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£592,652	£5,485,492	£7,931,896	£10,378,331	£12,824,750	£15,271,164	£17,724,435	£20,170,854	£25,063,691
1,531.40 (-5%)	-£1,771,782	£3,294,133	£5,740,553	£8,186,961	£10,633,392	£13,079,812	£15,533,077	£17,979,496	£22,872,333
1,612.00 (0%)	-£4,226,323	£1,102,774	£3,549,194	£5,995,613	£8,442,026	£10,888,453	£13,341,725	£15,788,138	£20,680,976
1,692.60 (+5%)	-£6,704,483	-£1,206,224	£1,357,835	£3,804,255	£6,250,674	£8,697,090	£11,150,367	£13,596,786	£18,489,618
1,773.20 (+10%)	-£9,197,498	-£3,650,364	-£923,709	£1,612,896	£4,059,316	£6,505,735	£8,959,007	£11,405,428	£16,298,261
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£610,982	£5,655,146	£8,177,212	£10,699,311	£13,221,392	£15,743,468	£18,272,614	£20,794,695	£25,838,857
1,531.40 (-5%)	-£1,826,579	£3,396,013	£5,918,095	£8,440,166	£10,962,260	£13,484,342	£16,013,482	£18,535,563	£23,579,725
1,612.00 (0%)	-£4,357,034	£1,136,880	£3,658,963	£6,181,045	£8,703,119	£11,225,209	£13,754,356	£16,276,431	£21,320,593
1,692.60 (+5%)	-£6,911,839	-£1,243,530	£1,399,830	£3,921,912	£6,443,994	£8,966,072	£11,495,223	£14,017,306	£19,061,462
1,773.20 (+10%)	-£9,481,957	-£3,763,262	-£952,277	£1,662,779	£4,184,861	£6,706,944	£9,236,090	£11,758,173	£16,802,331

295 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£1,188,384	£3,612,548	£5,955,061	£8,297,574	£10,640,087	£12,982,600	£15,331,670	£17,674,176	£22,359,199
1,531.40 (-5%)	-£3,630,288	£1,425,272	£3,767,785	£6,110,298	£8,452,811	£10,795,302	£13,144,399	£15,486,909	£20,171,924
1,612.00 (0%)	-£6,098,801	-£844,491	£1,580,508	£3,923,021	£6,265,534	£8,608,047	£10,957,108	£13,299,635	£17,984,649
1,692.60 (+5%)	-£8,585,630	-£3,280,242	-£672,545	£1,735,745	£4,078,258	£6,420,771	£8,769,846	£11,112,352	£15,797,362
1,773.20 (+10%)	-£11,090,014	-£5,743,940	-£3,106,087	-£500,598	£1,890,982	£4,233,495	£6,582,570	£8,925,083	£13,610,109
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£1,225,138	£3,724,276	£6,139,238	£8,554,200	£10,969,162	£13,384,124	£15,805,846	£18,220,800	£23,050,720
1,531.40 (-5%)	-£3,742,565	£1,469,352	£3,884,314	£6,299,276	£8,714,238	£11,129,177	£13,550,926	£15,965,886	£20,795,798
1,612.00 (0%)	-£6,287,423	-£870,610	£1,629,390	£4,044,352	£6,459,314	£8,874,276	£11,295,988	£13,710,964	£18,540,875
1,692.60 (+5%)	-£8,851,165	-£3,381,692	-£693,345	£1,789,428	£4,204,390	£6,619,352	£9,041,078	£11,456,033	£16,285,940
1,773.20 (+10%)	-£11,433,004	-£5,921,588	-£3,202,152	-£516,081	£1,949,466	£4,364,428	£6,786,154	£9,201,116	£14,031,040

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£11,134,021		
	Results between 10% less and 10% higher than EUV/ha		£11,134,021	to	£13,608,247
	Results above 10% higher than EUV/ha		£13,608,247		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2z: ST3/014 Birch House/London Road, Fairfield Avenue, Staines

Development Scenario	400
	Flats (6+ storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	1.20
Gross Land Area (ha)	1.20
Site Density (dph)	333
EUV /hectare	£22,500,000

400 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£730,477	£7,302,893	£10,589,101	£13,875,309	£17,161,517	£20,447,724	£23,743,137	£27,029,345	£33,601,761
1,531.40 (-5%)	-£2,481,968	£4,331,482	£7,617,690	£10,903,898	£14,190,106	£17,476,314	£20,771,727	£24,057,935	£30,630,351
1,612.00 (0%)	-£5,811,734	£1,360,072	£4,646,280	£7,932,450	£11,218,696	£14,504,904	£17,800,317	£21,086,525	£27,658,940
1,692.60 (+5%)	-£9,175,911	-£1,783,153	£1,674,870	£4,961,077	£8,247,250	£11,533,493	£14,828,906	£18,115,114	£24,687,530
1,773.20 (+10%)	-£12,559,734	-£5,100,668	-£1,434,471	£1,989,667	£5,275,875	£8,562,049	£11,857,496	£15,143,704	£21,716,120
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£608,731	£6,085,744	£8,824,251	£11,562,757	£14,301,264	£17,039,770	£19,785,948	£22,524,454	£28,001,468
1,531.40 (-5%)	-£2,068,306	£3,609,569	£6,348,075	£9,086,582	£11,825,088	£14,563,595	£17,309,773	£20,048,279	£25,525,292
1,612.00 (0%)	-£4,843,111	£1,133,393	£3,871,900	£6,610,375	£9,348,913	£12,087,420	£14,833,597	£17,572,104	£23,049,117
1,692.60 (+5%)	-£7,646,592	-£1,485,961	£1,395,725	£4,134,231	£6,872,708	£9,611,244	£12,357,422	£15,095,929	£20,572,942
1,773.20 (+10%)	-£10,466,445	-£4,250,557	-£1,195,392	£1,658,056	£4,396,563	£7,135,041	£9,881,247	£12,619,753	£18,096,766

400 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£2,097,465	£4,361,483	£7,489,777	£10,618,071	£13,746,366	£16,874,661	£20,011,723	£23,140,002	£29,396,600
1,531.40 (-5%)	-£5,417,659	£1,395,422	£4,523,716	£7,652,011	£10,780,306	£13,908,600	£17,045,657	£20,173,952	£26,430,510
1,612.00 (0%)	-£8,768,075	-£1,738,072	£1,557,656	£4,685,950	£7,814,244	£10,942,539	£14,079,596	£17,207,891	£23,464,475
1,692.60 (+5%)	-£12,143,308	-£5,050,063	-£1,558,376	£1,719,889	£4,848,184	£7,976,478	£11,113,535	£14,241,803	£20,498,419
1,773.20 (+10%)	-£15,539,538	-£8,396,133	-£4,866,265	-£1,378,680	£1,882,123	£5,010,417	£8,147,474	£11,275,735	£17,532,358
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£1,747,888	£3,634,569	£6,241,481	£8,848,393	£11,455,305	£14,062,217	£16,676,436	£19,283,335	£24,497,167
1,531.40 (-5%)	-£4,514,716	£1,162,852	£3,769,764	£6,376,676	£8,983,588	£11,590,500	£14,204,714	£16,811,626	£22,025,425
1,612.00 (0%)	-£7,306,729	-£1,448,394	£1,298,046	£3,904,958	£6,511,870	£9,118,783	£11,732,997	£14,339,909	£19,553,729
1,692.60 (+5%)	-£10,119,424	-£4,208,385	-£1,298,647	£1,433,241	£4,040,153	£6,647,065	£9,261,279	£11,868,170	£17,082,015
1,773.20 (+10%)	-£12,949,615	-£6,996,778	-£4,055,221	-£1,148,900	£1,568,436	£4,175,348	£6,789,562	£9,396,446	£14,610,298

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£20,250,000		
	Results between 10% less and 10% higher than EUV/ha		£20,250,000	to	£24,750,000
	Results above 10% higher than EUV/ha		£24,750,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2aa: ST4/002 Car Park, Hanover House & Sea Cadet Building, Bridge Street

Development Scenario	158
	Flats (6+ storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.90
Gross Land Area (ha)	0.90
Site Density (dph)	176
EUV /hectare	£4,141,667

158 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£332,529	£3,012,863	£4,353,030	£5,693,197	£7,033,364	£8,373,531	£9,717,452	£11,057,619	£13,737,953
1,531.40 (-5%)	-£960,652	£1,814,032	£3,154,199	£4,494,366	£5,834,533	£7,174,700	£8,518,621	£9,858,788	£12,539,122
1,612.00 (0%)	-£2,298,832	£615,201	£1,955,368	£3,295,535	£4,635,702	£5,975,869	£7,319,790	£8,659,957	£11,340,291
1,692.60 (+5%)	-£3,649,959	-£647,554	£756,537	£2,096,704	£3,436,871	£4,777,038	£6,120,959	£7,461,126	£10,141,460
1,773.20 (+10%)	-£5,006,252	-£1,981,661	-£491,005	£897,861	£2,238,040	£3,578,207	£4,922,128	£6,262,295	£8,942,629
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£369,476	£3,347,625	£4,836,700	£6,325,774	£7,814,849	£9,303,923	£10,797,169	£12,286,243	£15,264,392
1,531.40 (-5%)	-£1,067,391	£2,015,591	£3,504,665	£4,993,740	£6,482,814	£7,971,889	£9,465,134	£10,954,209	£13,932,358
1,612.00 (0%)	-£2,554,258	£683,556	£2,172,631	£3,661,705	£5,150,780	£6,639,854	£8,133,100	£9,622,174	£12,600,323
1,692.60 (+5%)	-£4,055,510	-£719,504	£840,596	£2,329,671	£3,818,745	£5,307,820	£6,801,065	£8,290,140	£11,268,289
1,773.20 (+10%)	-£5,562,502	-£2,201,845	-£545,561	£997,624	£2,486,711	£3,975,785	£5,469,031	£6,958,105	£9,936,254

158 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£617,813	£1,983,639	£3,253,849	£4,524,058	£5,794,267	£7,064,477	£8,338,244	£9,608,453	£12,148,871
1,531.40 (-5%)	-£1,933,455	£801,724	£2,071,933	£3,342,142	£4,612,351	£5,882,561	£7,156,328	£8,426,537	£10,966,956
1,612.00 (0%)	-£3,262,980	-£422,366	£890,017	£2,160,226	£3,430,436	£4,700,645	£5,974,412	£7,244,621	£9,785,040
1,692.60 (+5%)	-£4,599,442	-£1,735,300	-£325,472	£978,310	£2,248,520	£3,518,729	£4,792,496	£6,062,706	£8,603,124
1,773.20 (+10%)	-£5,944,331	-£3,062,168	-£1,636,223	-£229,175	£1,066,604	£2,336,813	£3,610,580	£4,880,790	£7,421,208
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£686,458	£2,204,044	£3,615,387	£5,026,731	£6,438,075	£7,849,418	£9,264,715	£10,676,059	£13,498,746
1,531.40 (-5%)	-£2,148,283	£890,804	£2,302,148	£3,713,491	£5,124,835	£6,536,179	£7,951,476	£9,362,819	£12,185,506
1,612.00 (0%)	-£3,625,534	-£469,296	£988,908	£2,400,251	£3,811,595	£5,222,939	£6,638,236	£8,049,579	£10,872,267
1,692.60 (+5%)	-£5,110,491	-£1,928,111	-£361,636	£1,087,011	£2,498,355	£3,909,699	£5,324,996	£6,736,339	£9,559,027
1,773.20 (+10%)	-£6,604,812	-£3,402,409	-£1,818,025	-£254,638	£1,185,115	£2,596,459	£4,011,756	£5,423,100	£8,245,787

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£3,727,500		
	Results between 10% less and 10% higher than EUV/ha		£3,727,500	to	£4,555,834
	Results above 10% higher than EUV/ha		£4,555,834		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ab: ST4/019 Former Debenhams Site, 35-45, High Street

Development Scenario	150
	Flats (6+ storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.32
Gross Land Area (ha)	0.32
Site Density (dph)	469
EUV /hectare	£31,250,000

150 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£710,873	£3,241,832	£4,507,311	£5,772,791	£7,038,270	£8,303,750	£9,572,774	£10,838,253	£13,369,213
1,531.40 (-5%)	-£467,361	£2,114,778	£3,380,257	£4,645,737	£5,911,216	£7,176,696	£8,445,720	£9,711,200	£12,242,159
1,612.00 (0%)	-£1,723,143	£987,724	£2,253,203	£3,518,683	£4,784,162	£6,049,628	£7,318,666	£8,584,146	£11,115,105
1,692.60 (+5%)	-£2,990,820	-£160,705	£1,126,150	£2,391,629	£3,657,109	£4,922,588	£6,191,609	£7,457,092	£9,988,051
1,773.20 (+10%)	-£4,265,484	-£1,412,729	-£9,970	£1,264,575	£2,530,055	£3,795,534	£5,064,559	£6,330,038	£8,860,997
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,221,477	£10,130,724	£14,085,347	£18,039,971	£21,994,594	£25,949,217	£29,914,918	£33,869,542	£41,778,789
1,531.40 (-5%)	-£1,460,502	£6,608,681	£10,563,304	£14,517,927	£18,472,551	£22,427,174	£26,392,875	£30,347,499	£38,256,746
1,612.00 (0%)	-£5,384,820	£3,086,638	£7,041,261	£10,995,884	£14,950,508	£18,905,086	£22,870,832	£26,825,455	£34,734,702
1,692.60 (+5%)	-£9,346,311	-£502,204	£3,519,218	£7,473,841	£11,428,464	£15,383,088	£19,348,777	£23,303,412	£31,212,659
1,773.20 (+10%)	-£13,329,638	-£4,414,777	-£31,155	£3,951,798	£7,906,421	£11,861,045	£15,826,745	£19,781,369	£27,690,616

150 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£178,932	£2,269,116	£3,481,566	£4,694,016	£5,906,465	£7,118,918	£8,334,761	£9,547,211	£11,972,110
1,531.40 (-5%)	-£1,429,178	£1,144,421	£2,356,871	£3,569,320	£4,781,770	£5,994,220	£7,210,071	£8,422,500	£10,847,415
1,612.00 (0%)	-£2,692,371	£11,773	£1,232,175	£2,444,625	£3,657,075	£4,869,524	£6,085,370	£7,297,809	£9,722,719
1,692.60 (+5%)	-£3,963,656	-£1,232,502	£102,927	£1,319,930	£2,532,380	£3,744,829	£4,960,675	£6,173,125	£8,598,020
1,773.20 (+10%)	-£5,239,769	-£2,493,698	-£1,134,726	£193,659	£1,407,684	£2,620,134	£3,835,980	£5,048,430	£7,473,329
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£559,163	£7,090,988	£10,879,893	£14,668,799	£18,457,704	£22,246,617	£26,046,128	£29,835,033	£37,412,844
1,531.40 (-5%)	-£4,466,181	£3,576,315	£7,365,221	£11,154,126	£14,943,031	£18,731,936	£22,531,473	£26,320,313	£33,898,171
1,612.00 (0%)	-£8,413,660	£36,791	£3,850,548	£7,639,453	£11,428,359	£15,217,264	£19,016,782	£22,805,653	£30,383,498
1,692.60 (+5%)	-£12,386,424	-£3,851,568	£321,648	£4,124,781	£7,913,686	£11,702,591	£15,502,110	£19,291,015	£26,868,814
1,773.20 (+10%)	-£16,374,278	-£7,792,805	-£3,546,018	£605,183	£4,399,013	£8,187,919	£11,987,437	£15,776,342	£23,354,153

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£28,125,000		
	Results between 10% less and 10% higher than EUV/ha		£28,125,000	to	£34,375,000
	Results above 10% higher than EUV/ha		£34,375,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ac: ST4/009 The Elmsleigh Centre and adjoining land, South Street

Development Scenario	850
	Flats (6+ storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	6.15
Gross Land Area (ha)	6.15
Site Density (dph)	138
EUV /hectare	£6,394,309

850 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£6,142,871	£7,671,198	£14,300,014	£20,928,824	£27,557,612	£34,186,384	£40,833,830	£47,462,644	£60,720,274
1,531.40 (-5%)	-£13,163,507	£1,426,013	£8,054,821	£14,683,638	£21,312,448	£27,941,235	£34,588,590	£41,217,454	£54,475,082
1,612.00 (0%)	-£20,266,913	-£5,291,218	£1,809,637	£8,438,445	£15,067,262	£21,696,072	£28,343,435	£34,972,212	£48,229,891
1,692.60 (+5%)	-£27,434,991	-£12,293,406	-£4,866,301	£2,193,261	£8,822,041	£15,450,887	£22,098,266	£28,727,058	£41,984,702
1,773.20 (+10%)	-£34,655,439	-£19,379,633	-£11,858,346	-£4,441,384	£2,576,885	£9,205,663	£15,853,079	£22,481,822	£35,739,455
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£998,841	£1,247,349	£2,325,206	£3,403,061	£4,480,913	£5,558,762	£6,639,647	£7,717,503	£9,873,215
1,531.40 (-5%)	-£2,140,408	£231,872	£1,309,727	£2,387,583	£3,465,439	£4,543,290	£5,624,161	£6,702,025	£8,857,737
1,612.00 (0%)	-£3,295,433	-£860,361	£294,250	£1,372,105	£2,449,961	£3,527,817	£4,608,689	£5,686,538	£7,842,259
1,692.60 (+5%)	-£4,460,974	-£1,998,928	-£791,268	£356,628	£1,434,478	£2,512,339	£3,593,214	£4,671,066	£6,826,781
1,773.20 (+10%)	-£5,635,031	-£3,151,160	-£1,928,186	-£722,176	£419,006	£1,496,856	£2,577,736	£3,655,581	£5,811,293

850 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£11,857,195	£1,955,961	£8,276,415	£14,596,870	£20,917,320	£27,237,754	£33,575,871	£39,896,313	£52,537,294
1,531.40 (-5%)	-£18,926,959	-£4,692,197	£2,042,088	£8,362,541	£14,682,996	£21,003,446	£27,341,592	£33,662,008	£46,302,966
1,612.00 (0%)	-£26,069,971	-£11,657,587	-£4,596,800	£2,128,214	£8,448,667	£14,769,123	£21,107,278	£27,427,717	£40,068,565
1,692.60 (+5%)	-£33,270,415	-£18,721,787	-£11,557,777	-£4,501,366	£2,214,340	£8,534,794	£14,872,953	£21,193,406	£33,834,278
1,773.20 (+10%)	-£40,517,652	-£25,843,232	-£18,619,354	-£11,457,963	-£4,406,005	£2,300,467	£8,638,625	£14,959,080	£27,599,975
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£1,927,999	£318,042	£1,345,758	£2,373,475	£3,401,190	£4,428,903	£5,459,491	£6,487,205	£8,542,649
1,531.40 (-5%)	-£3,077,554	-£762,959	£332,047	£1,359,763	£2,387,479	£3,415,194	£4,445,787	£5,473,497	£7,528,937
1,612.00 (0%)	-£4,239,020	-£1,895,543	-£747,447	£346,051	£1,373,767	£2,401,483	£3,432,078	£4,459,791	£6,515,214
1,692.60 (+5%)	-£5,409,824	-£3,044,193	-£1,879,313	-£731,930	£360,055	£1,387,771	£2,418,366	£3,446,082	£5,501,509
1,773.20 (+10%)	-£6,588,236	-£4,202,152	-£3,027,537	-£1,863,083	-£716,424	£374,060	£1,404,654	£2,432,371	£4,487,801

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£5,754,878		
	Results between 10% less and 10% higher than EUV/ha		£5,754,878	to	£7,033,740
	Results above 10% higher than EUV/ha		£7,033,740		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ad: ST4/023 Two Rivers Retail Park Terrace, Mustard Mill Road, Staines

Development Scenario	750
	Flats (6+ storey) - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	2.50
Gross Land Area (ha)	2.50
Site Density (dph)	300
EUV /hectare	£6,394,309

750 Flats	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£2,380,825	£9,635,993	£15,534,459	£21,432,922	£27,331,377	£33,229,806	£39,144,848	£45,043,315	£56,840,250
1,531.40 (-5%)	-£8,538,355	£4,137,155	£10,035,622	£15,934,026	£21,832,550	£27,731,005	£33,645,968	£39,544,477	£51,341,412
1,612.00 (0%)	-£14,785,201	-£1,494,791	£4,536,784	£10,435,251	£16,333,671	£22,232,179	£28,147,161	£34,045,595	£45,842,573
1,692.60 (+5%)	-£21,091,125	-£7,634,581	-£1,053,491	£4,936,413	£10,834,880	£16,733,316	£22,648,330	£28,546,790	£40,343,658
1,773.20 (+10%)	-£27,451,459	-£13,866,675	-£7,185,421	-£616,901	£5,336,042	£11,234,510	£17,149,498	£23,047,959	£34,844,872
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£952,330	£3,854,397	£6,213,783	£8,573,169	£10,932,551	£13,291,922	£15,657,939	£18,017,326	£22,736,100
1,531.40 (-5%)	-£3,415,342	£1,654,862	£4,014,249	£6,373,611	£8,733,020	£11,092,402	£13,458,387	£15,817,791	£20,536,565
1,612.00 (0%)	-£5,914,080	-£597,917	£1,814,714	£4,174,101	£6,533,469	£8,892,872	£11,258,865	£13,618,238	£18,337,029
1,692.60 (+5%)	-£8,436,450	-£3,053,832	-£421,396	£1,974,565	£4,333,952	£6,693,326	£9,059,332	£11,418,716	£16,137,463
1,773.20 (+10%)	-£10,980,584	-£5,546,670	-£2,874,169	-£246,761	£2,134,417	£4,493,804	£6,859,799	£9,219,184	£13,937,949

750 Flats	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	-£7,424,627	£4,566,907	£10,191,696	£15,816,497	£21,441,364	£27,066,183	£32,706,713	£38,331,593	£49,581,238
1,531.40 (-5%)	-£13,642,100	-£1,009,671	£4,702,756	£10,327,561	£15,952,385	£21,577,217	£27,217,787	£32,842,576	£44,092,264
1,612.00 (0%)	-£19,921,012	-£7,117,030	-£860,829	£4,838,605	£10,463,426	£16,088,249	£21,728,821	£27,353,634	£38,603,290
1,692.60 (+5%)	-£26,260,619	-£13,326,043	-£6,963,547	-£712,763	£4,974,454	£10,599,275	£16,239,853	£21,864,672	£33,114,297
1,773.20 (+10%)	-£32,645,317	-£19,589,799	-£13,168,013	-£6,810,064	-£564,769	£5,110,302	£10,750,880	£16,375,702	£27,625,330
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	-£2,969,851	£1,826,763	£4,076,678	£6,326,599	£8,576,546	£10,826,473	£13,082,685	£15,332,637	£19,832,495
1,531.40 (-5%)	-£5,456,840	-£403,868	£1,881,102	£4,131,024	£6,380,954	£8,630,887	£10,887,115	£13,137,030	£17,636,906
1,612.00 (0%)	-£7,968,405	-£2,846,812	-£344,331	£1,935,442	£4,185,371	£6,435,299	£8,691,528	£10,941,454	£15,441,316
1,692.60 (+5%)	-£10,504,248	-£5,330,417	-£2,785,419	-£285,105	£1,989,781	£4,239,710	£6,495,941	£8,745,869	£13,245,719
1,773.20 (+10%)	-£13,058,127	-£7,835,919	-£5,267,205	-£2,724,026	-£225,908	£2,044,121	£4,300,352	£6,550,281	£11,050,132

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£5,754,878		
	Results between 10% less and 10% higher than EUV/ha	£5,754,878	to	£7,033,740
	Results above 10% higher than EUV/ha	£7,033,740		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ae: ST4/025 Land at Coppermill Road

Development Scenario	15
	Houses - CIL Zone 1 @ £0
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	0.60
Gross Land Area (ha)	0.60
Site Density (dph)	25
EUV /hectare	£500,000

15 Houses	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,228,152	£1,642,513	£1,849,693	£2,056,874	£2,264,054	£2,471,235	£2,678,996	£2,886,176	£3,300,537
1,531.40 (-5%)	£1,113,695	£1,528,056	£1,735,237	£1,942,418	£2,149,598	£2,356,779	£2,564,539	£2,771,720	£3,186,081
1,612.00 (0%)	£999,239	£1,413,600	£1,620,781	£1,827,961	£2,035,142	£2,242,322	£2,450,083	£2,657,264	£3,071,625
1,692.60 (+5%)	£884,783	£1,299,144	£1,506,325	£1,713,505	£1,920,686	£2,127,866	£2,335,627	£2,542,808	£2,957,169
1,773.20 (+10%)	£770,327	£1,184,688	£1,391,869	£1,599,049	£1,806,230	£2,013,410	£2,221,171	£2,428,352	£2,842,713
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,046,919	£2,737,521	£3,082,822	£3,428,123	£3,773,424	£4,118,725	£4,464,993	£4,810,294	£5,500,895
1,531.40 (-5%)	£1,856,159	£2,546,761	£2,892,062	£3,237,363	£3,582,663	£3,927,964	£4,274,232	£4,619,533	£5,310,135
1,612.00 (0%)	£1,665,399	£2,356,000	£2,701,301	£3,046,602	£3,391,903	£3,737,204	£4,083,472	£4,428,773	£5,119,375
1,692.60 (+5%)	£1,474,638	£2,165,240	£2,510,541	£2,855,842	£3,201,143	£3,546,444	£3,892,712	£4,238,013	£4,928,615
1,773.20 (+10%)	£1,283,878	£1,974,480	£2,319,781	£2,665,082	£3,010,383	£3,355,684	£3,701,952	£4,047,253	£4,737,854

15 Houses	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,148,995	£1,552,733	£1,754,602	£1,956,471	£2,158,340	£2,360,209	£2,562,643	£2,764,512	£3,168,250
1,531.40 (-5%)	£1,035,456	£1,439,193	£1,641,062	£1,842,931	£2,044,800	£2,246,669	£2,449,104	£2,650,973	£3,054,710
1,612.00 (0%)	£921,916	£1,325,654	£1,527,523	£1,729,392	£1,931,261	£2,133,130	£2,335,564	£2,537,433	£2,941,171
1,692.60 (+5%)	£808,376	£1,212,114	£1,413,983	£1,615,852	£1,817,721	£2,019,590	£2,222,024	£2,423,893	£2,827,631
1,773.20 (+10%)	£694,837	£1,098,574	£1,300,443	£1,502,312	£1,704,181	£1,906,050	£2,108,485	£2,310,354	£2,714,092
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,914,992	£2,587,888	£2,924,337	£3,260,785	£3,597,233	£3,933,681	£4,271,072	£4,607,520	£5,280,417
1,531.40 (-5%)	£1,725,759	£2,398,656	£2,735,104	£3,071,552	£3,408,000	£3,744,449	£4,081,839	£4,418,288	£5,091,184
1,612.00 (0%)	£1,536,526	£2,209,423	£2,545,871	£2,882,319	£3,218,768	£3,555,216	£3,892,607	£4,229,055	£4,901,951
1,692.60 (+5%)	£1,347,294	£2,020,190	£2,356,638	£2,693,087	£3,029,535	£3,365,983	£3,703,374	£4,039,822	£4,712,719
1,773.20 (+10%)	£1,158,061	£1,830,957	£2,167,406	£2,503,854	£2,840,302	£3,176,750	£3,514,141	£3,850,589	£4,523,486

15 Houses	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£946,499	£1,303,055	£1,481,332	£1,659,610	£1,837,888	£2,016,166	£2,194,943	£2,373,221	£2,729,776
1,531.40 (-5%)	£844,807	£1,201,363	£1,379,640	£1,557,918	£1,736,196	£1,914,474	£2,093,251	£2,271,529	£2,628,084
1,612.00 (0%)	£743,115	£1,099,670	£1,277,948	£1,456,226	£1,634,504	£1,812,782	£1,991,559	£2,169,837	£2,526,392
1,692.60 (+5%)	£641,423	£997,978	£1,176,256	£1,354,534	£1,532,812	£1,711,090	£1,889,867	£2,068,144	£2,424,700
1,773.20 (+10%)	£539,731	£896,286	£1,074,564	£1,252,842	£1,431,120	£1,609,397	£1,788,175	£1,966,452	£2,323,008
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,577,498	£2,171,758	£2,468,887	£2,766,017	£3,063,147	£3,360,276	£3,658,238	£3,955,368	£4,549,627
1,531.40 (-5%)	£1,408,012	£2,002,271	£2,299,401	£2,596,530	£2,893,660	£3,190,789	£3,488,751	£3,785,881	£4,380,140
1,612.00 (0%)	£1,238,525	£1,832,784	£2,129,914	£2,427,043	£2,724,173	£3,021,303	£3,319,265	£3,616,394	£4,210,654
1,692.60 (+5%)	£1,069,038	£1,663,297	£1,960,427	£2,257,557	£2,554,686	£2,851,816	£3,149,778	£3,446,907	£4,041,167
1,773.20 (+10%)	£899,551	£1,493,811	£1,790,940	£2,088,070	£2,385,199	£2,682,329	£2,980,291	£3,277,421	£3,871,680

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000	
	Results between 10% less and 10% higher than EUV/ha		£450,000	to £550,000
	Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2af: SN1/005 Land at Northumberland Close

Development Scenario	80
	Houses - CIL Zone 1 @ £0
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	1.75
Gross Land Area (ha)	1.75
Site Density (dph)	46
EUV /hectare	£500,000

80 Houses	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£6,067,041	£8,141,335	£9,178,483	£10,215,630	£11,252,777	£12,289,924	£13,329,977	£14,367,123	£16,441,419
1,531.40 (-5%)	£5,456,848	£7,531,143	£8,568,290	£9,605,438	£10,642,584	£11,679,732	£12,719,784	£13,756,932	£15,831,225
1,612.00 (0%)	£4,846,656	£6,920,951	£7,958,098	£8,995,245	£10,032,393	£11,069,539	£12,109,592	£13,146,739	£15,221,035
1,692.60 (+5%)	£4,236,463	£6,310,758	£7,347,905	£8,385,053	£9,422,200	£10,459,348	£11,499,399	£12,536,547	£14,610,841
1,773.20 (+10%)	£3,626,270	£5,700,565	£6,737,713	£7,774,860	£8,812,008	£9,849,155	£10,889,208	£11,926,354	£14,000,650
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,466,880	£4,652,192	£5,244,847	£5,837,503	£6,430,159	£7,022,814	£7,617,130	£8,209,785	£9,395,096
1,531.40 (-5%)	£3,118,199	£4,303,510	£4,896,166	£5,488,822	£6,081,477	£6,674,133	£7,268,448	£7,861,104	£9,046,415
1,612.00 (0%)	£2,769,517	£3,954,829	£4,547,485	£5,140,140	£5,732,796	£6,325,451	£6,919,767	£7,512,422	£8,697,734
1,692.60 (+5%)	£2,420,836	£3,606,147	£4,198,803	£4,791,459	£5,384,114	£5,976,770	£6,571,085	£7,163,741	£8,349,052
1,773.20 (+10%)	£2,072,155	£3,257,466	£3,850,122	£4,442,777	£5,035,433	£5,628,088	£6,222,404	£6,815,059	£8,000,371

80 Houses	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£5,620,802	£7,603,444	£8,594,764	£9,586,085	£10,577,406	£11,568,726	£12,562,824	£13,554,145	£15,536,785
1,531.40 (-5%)	£5,031,666	£7,014,308	£8,005,629	£8,996,949	£9,988,271	£10,979,591	£11,973,689	£12,965,009	£14,947,649
1,612.00 (0%)	£4,442,531	£6,425,172	£7,416,493	£8,407,814	£9,399,135	£10,390,456	£11,384,553	£12,375,874	£14,358,515
1,692.60 (+5%)	£3,853,395	£5,836,037	£6,827,358	£7,818,679	£8,810,000	£9,801,320	£10,795,418	£11,786,738	£13,769,379
1,773.20 (+10%)	£3,264,259	£5,246,901	£6,238,222	£7,229,543	£8,220,864	£9,212,185	£10,206,282	£11,197,603	£13,180,245
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,211,887	£4,344,825	£4,911,294	£5,477,763	£6,044,232	£6,610,700	£7,178,756	£7,745,226	£8,878,163
1,531.40 (-5%)	£2,875,238	£4,008,176	£4,574,645	£5,141,114	£5,707,583	£6,274,052	£6,842,108	£7,408,576	£8,541,514
1,612.00 (0%)	£2,538,589	£3,671,527	£4,237,996	£4,804,465	£5,370,934	£5,937,403	£6,505,459	£7,071,928	£8,204,866
1,692.60 (+5%)	£2,201,940	£3,334,878	£3,901,347	£4,467,816	£5,034,286	£5,600,754	£6,168,810	£6,735,279	£7,868,217
1,773.20 (+10%)	£1,865,291	£2,998,229	£3,564,698	£4,131,167	£4,697,636	£5,264,106	£5,832,161	£6,398,630	£7,531,568

80 Houses	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£5,126,323	£7,011,708	£7,954,400	£8,897,092	£9,839,784	£10,782,477	£11,727,809	£12,670,502	£14,555,885
1,531.40 (-5%)	£4,558,367	£6,443,752	£7,386,445	£8,329,137	£9,271,829	£10,214,521	£11,159,854	£12,102,546	£13,987,929
1,612.00 (0%)	£3,990,411	£5,875,797	£6,818,489	£7,761,182	£8,703,874	£9,646,566	£10,591,899	£11,534,591	£13,419,975
1,692.60 (+5%)	£2,854,502	£5,307,841	£6,250,534	£7,193,226	£8,135,918	£9,078,611	£10,023,944	£10,966,637	£12,852,021
1,773.20 (+10%)	£2,854,502	£4,739,886	£5,682,578	£6,625,270	£7,567,963	£8,510,655	£9,455,989	£10,398,681	£12,284,065
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,929,327	£4,006,690	£4,545,372	£5,084,053	£5,622,734	£6,161,415	£6,701,605	£7,240,287	£8,317,648
1,531.40 (-5%)	£2,604,781	£3,682,144	£4,220,826	£4,759,507	£5,298,188	£5,836,869	£6,377,060	£6,915,740	£7,993,102
1,612.00 (0%)	£2,280,235	£3,357,598	£3,896,279	£4,434,961	£4,973,642	£5,512,324	£6,052,513	£6,591,195	£7,668,557
1,692.60 (+5%)	£1,631,144	£3,033,052	£3,571,733	£4,110,415	£4,649,096	£5,187,778	£5,727,968	£6,266,649	£7,344,012
1,773.20 (+10%)	£1,631,144	£2,708,506	£3,247,187	£3,785,869	£4,324,550	£4,863,232	£5,403,422	£5,942,103	£7,019,466

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000		
	Results between 10% less and 10% higher than EUV/ha		£450,000	to	£550,000
	Results above 10% higher than EUV/ha		£550,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ag: HS1/012 Land East of Upper Halliford, Nursery Road

Development Scenario	60
	Houses - CIL Zone 3 @ £76.99
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	1.60
Gross Land Area (ha)	1.60
Site Density (dph)	38
EUV /hectare	£500,000

60 Houses	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,400,748	£5,993,911	£6,790,492	£7,587,074	£8,383,655	£9,180,236	£9,979,049	£10,775,630	£12,368,793
1,531.40 (-5%)	£3,939,712	£5,532,875	£6,329,457	£7,126,038	£7,922,619	£8,719,200	£9,518,013	£10,314,595	£11,907,757
1,612.00 (0%)	£3,478,676	£5,071,839	£5,868,421	£6,665,002	£7,461,583	£8,258,165	£9,056,977	£9,853,558	£11,446,720
1,692.60 (+5%)	£3,017,640	£4,610,803	£5,407,384	£6,203,966	£7,000,548	£7,797,129	£8,595,941	£9,392,522	£10,985,685
1,773.20 (+10%)	£2,556,604	£4,149,767	£4,946,349	£5,742,930	£6,539,511	£7,336,093	£8,134,905	£8,931,487	£10,524,649
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,750,468	£3,746,195	£4,244,058	£4,741,921	£5,239,784	£5,737,648	£6,236,906	£6,734,769	£7,730,496
1,531.40 (-5%)	£2,462,320	£3,458,047	£3,955,910	£4,453,774	£4,951,637	£5,449,500	£5,948,758	£6,446,622	£7,442,348
1,612.00 (0%)	£2,174,173	£3,169,900	£3,667,763	£4,165,626	£4,663,489	£5,161,353	£5,660,610	£6,158,474	£7,154,200
1,692.60 (+5%)	£1,886,025	£2,881,752	£3,379,615	£3,877,479	£4,375,342	£4,873,205	£5,372,463	£5,870,326	£6,866,053
1,773.20 (+10%)	£1,597,878	£2,593,604	£3,091,468	£3,589,331	£4,087,195	£4,585,058	£5,084,316	£5,582,179	£6,577,906

60 Houses	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,058,738	£5,575,401	£6,333,732	£7,092,064	£7,850,396	£8,608,727	£9,369,183	£10,127,514	£11,644,177
1,531.40 (-5%)	£3,614,787	£5,131,450	£5,889,782	£6,648,113	£7,406,445	£8,164,777	£8,925,232	£9,683,564	£11,200,227
1,612.00 (0%)	£3,170,837	£4,687,500	£5,445,832	£6,204,163	£6,962,495	£7,720,826	£8,481,282	£9,239,613	£10,756,277
1,692.60 (+5%)	£2,726,886	£4,243,549	£5,001,881	£5,760,213	£6,518,545	£7,276,876	£8,037,332	£8,795,664	£10,312,326
1,773.20 (+10%)	£2,282,936	£3,799,599	£4,557,931	£5,316,263	£6,074,594	£6,832,926	£7,593,381	£8,351,713	£9,868,376
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,536,711	£3,484,626	£3,958,583	£4,432,540	£4,906,498	£5,380,454	£5,855,739	£6,329,696	£7,277,611
1,531.40 (-5%)	£2,259,242	£3,207,156	£3,681,114	£4,155,071	£4,629,028	£5,102,986	£5,578,270	£6,052,228	£7,000,142
1,612.00 (0%)	£1,981,773	£2,929,688	£3,403,645	£3,877,602	£4,351,559	£4,825,517	£5,300,802	£5,774,758	£6,722,673
1,692.60 (+5%)	£1,704,304	£2,652,218	£3,126,176	£3,600,133	£4,074,090	£4,548,047	£5,023,332	£5,497,290	£6,445,204
1,773.20 (+10%)	£1,426,835	£2,374,749	£2,848,707	£3,322,664	£3,796,621	£4,270,579	£4,745,863	£5,219,821	£6,167,735

60 Houses	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,713,395	£5,157,896	£5,880,146	£6,602,397	£7,324,648	£8,046,898	£8,771,172	£9,493,423	£10,937,923
1,531.40 (-5%)	£3,284,175	£4,728,676	£5,450,926	£6,173,177	£6,895,427	£7,617,678	£8,341,951	£9,064,202	£10,508,703
1,612.00 (0%)	£2,854,955	£4,299,456	£5,021,707	£5,743,957	£6,466,208	£7,188,458	£7,912,732	£8,634,982	£10,079,484
1,692.60 (+5%)	£2,425,733	£3,870,236	£4,592,487	£5,314,737	£6,036,988	£6,759,239	£7,483,512	£8,205,763	£9,650,264
1,773.20 (+10%)	£1,996,515	£3,441,016	£4,163,267	£4,885,517	£5,607,768	£6,330,019	£7,054,293	£7,776,543	£9,221,044
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,320,872	£3,223,685	£3,675,092	£4,126,498	£4,577,905	£5,029,311	£5,481,982	£5,933,389	£6,836,202
1,531.40 (-5%)	£2,052,609	£2,955,422	£3,406,829	£3,858,236	£4,309,642	£4,761,049	£5,213,720	£5,665,126	£6,567,940
1,612.00 (0%)	£1,784,347	£2,687,160	£3,138,567	£3,589,973	£4,041,380	£4,492,786	£4,945,458	£5,396,864	£6,299,677
1,692.60 (+5%)	£1,516,083	£2,418,898	£2,870,304	£3,321,711	£3,773,117	£4,224,524	£4,677,195	£5,128,602	£6,031,415
1,773.20 (+10%)	£1,247,822	£2,150,635	£2,602,042	£3,053,448	£3,504,855	£3,956,262	£4,408,933	£4,860,339	£5,763,153

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000	
	Results between 10% less and 10% higher than EUV/ha		£450,000	to £550,000
	Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ah: SN1/006 Land to the west of Long Lane and South of Blackburn Trading Estate

Development Scenario	200
	Houses - CIL Zone 1 @ £0
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	5.31
Gross Land Area (ha)	5.31
Site Density (dph)	38
EUV /hectare	£500,000

200 Houses	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£15,532,192	£20,784,796	£23,411,091	£26,037,385	£28,663,680	£31,289,974	£33,923,629	£36,549,924	£41,802,514
1,531.40 (-5%)	£14,021,205	£19,273,805	£21,900,100	£24,526,394	£27,152,688	£29,778,983	£32,412,634	£35,038,933	£40,291,522
1,612.00 (0%)	£12,510,219	£17,762,791	£20,389,109	£23,015,403	£25,641,697	£28,267,991	£30,901,642	£33,527,937	£38,780,531
1,692.60 (+5%)	£10,999,232	£16,251,810	£18,878,118	£21,504,412	£24,130,706	£26,757,000	£29,390,651	£32,016,945	£37,269,536
1,773.20 (+10%)	£9,488,245	£14,740,822	£17,367,112	£19,993,421	£22,619,715	£25,246,009	£27,879,659	£30,505,954	£35,758,543
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,925,083	£3,914,274	£4,408,868	£4,903,462	£5,398,056	£5,892,650	£6,388,631	£6,883,225	£7,872,413
1,531.40 (-5%)	£2,640,528	£3,629,719	£4,124,313	£4,618,907	£5,113,501	£5,608,095	£6,104,074	£6,598,669	£7,587,857
1,612.00 (0%)	£2,355,974	£3,345,158	£3,839,757	£4,334,351	£4,828,945	£5,323,539	£5,819,518	£6,314,112	£7,303,301
1,692.60 (+5%)	£2,071,418	£3,060,604	£3,555,201	£4,049,795	£4,544,389	£5,038,983	£5,534,962	£6,029,557	£7,018,745
1,773.20 (+10%)	£1,786,863	£2,776,049	£3,270,643	£3,765,239	£4,259,833	£4,754,427	£5,250,407	£5,745,001	£6,734,189

200 Houses	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£14,095,764	£19,084,063	£21,578,205	£24,072,348	£26,566,490	£29,060,634	£31,561,764	£34,055,908	£39,044,207
1,531.40 (-5%)	£12,637,192	£17,625,464	£20,119,627	£22,613,768	£25,107,911	£27,602,053	£30,103,183	£32,597,327	£37,585,627
1,612.00 (0%)	£11,178,618	£16,166,889	£18,661,026	£21,155,190	£23,649,332	£26,143,474	£28,644,603	£31,138,746	£36,127,034
1,692.60 (+5%)	£9,720,043	£14,708,314	£17,202,452	£19,696,589	£22,190,753	£24,684,895	£27,186,023	£29,680,166	£34,668,453
1,773.20 (+10%)	£8,261,467	£13,249,741	£15,743,872	£18,238,015	£20,732,174	£23,226,316	£25,727,444	£28,221,587	£33,209,872
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,654,570	£3,593,986	£4,063,692	£4,533,399	£5,003,105	£5,472,812	£5,943,835	£6,413,542	£7,352,958
1,531.40 (-5%)	£2,379,885	£3,319,296	£3,789,007	£4,258,713	£4,728,420	£5,198,127	£5,669,149	£6,138,856	£7,078,272
1,612.00 (0%)	£2,105,201	£3,044,612	£3,514,318	£3,984,028	£4,453,735	£4,923,441	£5,394,464	£5,864,171	£6,803,585
1,692.60 (+5%)	£1,830,517	£2,769,927	£3,239,633	£3,709,339	£4,179,050	£4,648,756	£5,119,778	£5,589,485	£6,528,899
1,773.20 (+10%)	£1,555,832	£2,495,243	£2,964,948	£3,434,654	£3,904,364	£4,374,071	£4,845,093	£5,314,800	£6,254,213

200 Houses	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£12,653,199	£17,376,495	£19,738,137	£22,099,791	£24,461,440	£26,823,089	£29,191,354	£31,553,003	£36,276,302
1,531.40 (-5%)	£11,247,033	£15,970,329	£18,331,976	£20,693,618	£23,055,273	£25,416,921	£27,785,185	£30,146,835	£34,870,134
1,612.00 (0%)	£9,840,867	£14,564,163	£16,925,811	£19,287,458	£21,649,099	£24,010,755	£26,379,018	£28,740,667	£33,463,966
1,692.60 (+5%)	£8,434,700	£13,157,996	£15,519,644	£17,881,292	£20,242,940	£22,604,575	£24,972,852	£27,334,500	£32,057,797
1,773.20 (+10%)	£7,028,534	£11,751,830	£14,113,478	£16,475,126	£18,836,774	£21,198,421	£23,566,672	£25,928,333	£30,651,630
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,382,900	£3,272,410	£3,717,163	£4,161,919	£4,606,674	£5,051,429	£5,497,430	£5,942,185	£6,831,695
1,531.40 (-5%)	£2,118,085	£3,007,595	£3,452,350	£3,897,103	£4,341,859	£4,786,614	£5,232,615	£5,677,370	£6,566,880
1,612.00 (0%)	£1,853,271	£2,742,780	£3,187,535	£3,632,290	£4,077,043	£4,521,799	£4,967,800	£5,412,555	£6,302,065
1,692.60 (+5%)	£1,588,456	£2,477,965	£2,922,720	£3,367,475	£3,812,230	£4,256,982	£4,702,985	£5,147,740	£6,037,250
1,773.20 (+10%)	£1,323,641	£2,213,151	£2,657,905	£3,102,660	£3,547,415	£3,992,170	£4,438,168	£4,882,925	£5,772,435

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£450,000	
	Results between 10% less and 10% higher than EUV/ha		£450,000	to £550,000
	Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ai: SE1/020 Sunbury Adult Education Centre

Development Scenario	24
	Houses - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.43
Gross Land Area (ha)	0.43
Site Density (dph)	56
EUV /hectare	£1,194,767

24 Houses	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,023,306	£2,688,585	£3,021,224	£3,353,863	£3,686,502	£4,019,141	£4,352,712	£4,685,351	£5,350,630
1,531.40 (-5%)	£1,834,081	£2,499,359	£2,831,998	£3,164,638	£3,497,277	£3,829,916	£4,163,487	£4,496,126	£5,161,404
1,612.00 (0%)	£1,644,855	£2,310,134	£2,642,773	£2,975,411	£3,308,051	£3,640,690	£3,974,261	£4,306,900	£4,972,179
1,692.60 (+5%)	£1,455,630	£2,120,908	£2,453,547	£2,786,187	£3,118,823	£3,451,465	£3,785,036	£4,117,675	£4,782,953
1,773.20 (+10%)	£1,266,404	£1,931,683	£2,264,322	£2,596,961	£2,929,600	£3,262,239	£3,595,810	£3,928,449	£4,593,728
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£4,705,364	£6,252,523	£7,026,102	£7,799,681	£8,573,261	£9,346,840	£10,122,586	£10,896,166	£12,443,325
1,531.40 (-5%)	£4,265,304	£5,812,463	£6,586,043	£7,359,622	£8,133,201	£8,906,781	£9,682,527	£10,456,107	£12,003,265
1,612.00 (0%)	£3,825,245	£5,372,404	£6,145,983	£6,919,559	£7,693,142	£8,466,722	£9,242,468	£10,016,047	£11,563,206
1,692.60 (+5%)	£3,385,186	£4,932,345	£5,705,924	£6,479,504	£7,253,076	£8,026,662	£8,802,409	£9,575,988	£11,123,147
1,773.20 (+10%)	£2,945,127	£4,492,285	£5,265,865	£6,039,444	£6,813,024	£7,586,603	£8,362,349	£9,135,929	£10,683,088

24 Houses	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,873,379	£2,504,514	£2,820,082	£3,135,650	£3,451,217	£3,766,785	£4,083,236	£4,398,804	£5,029,939
1,531.40 (-5%)	£1,691,813	£2,322,948	£2,638,516	£2,954,083	£3,269,651	£3,585,219	£3,901,670	£4,217,238	£4,848,373
1,612.00 (0%)	£1,510,247	£2,141,381	£2,456,950	£2,772,517	£3,088,085	£3,403,653	£3,720,104	£4,035,672	£4,666,807
1,692.60 (+5%)	£1,328,681	£1,959,816	£2,275,384	£2,590,951	£2,906,519	£3,222,087	£3,538,538	£3,854,106	£4,485,241
1,773.20 (+10%)	£1,147,115	£1,778,250	£2,093,818	£2,409,385	£2,724,953	£3,040,521	£3,356,972	£3,672,540	£4,303,675
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£4,356,695	£5,824,452	£6,558,330	£7,292,208	£8,026,086	£8,759,965	£9,495,899	£10,229,777	£11,697,534
1,531.40 (-5%)	£3,934,448	£5,402,205	£6,136,083	£6,869,961	£7,603,840	£8,337,718	£9,073,652	£9,807,530	£11,275,287
1,612.00 (0%)	£3,512,202	£4,979,956	£5,713,836	£6,447,715	£7,181,593	£7,915,471	£8,651,405	£9,385,284	£10,853,040
1,692.60 (+5%)	£3,089,955	£4,557,711	£5,291,590	£6,025,468	£6,759,346	£7,493,225	£8,229,159	£8,963,037	£10,430,793
1,773.20 (+10%)	£2,667,708	£4,135,465	£4,869,343	£5,603,221	£6,337,100	£7,070,978	£7,806,912	£8,540,790	£10,008,547

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£1,075,290		
	Results between 10% less and 10% higher than EUV/ha	£1,075,290	to	£1,314,244
	Results above 10% higher than EUV/ha	£1,314,244		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations
Table 2aj: AE3/002 158-166, Feltham Road

Development Scenario	75
	Mixed - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	1.30
Gross Land Area (ha)	1.30
Site Density (dph)	58
EUV /hectare	£5,971,154

75 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,555,541	£6,433,713	£7,372,799	£8,311,884	£9,250,959	£10,190,056	£11,131,773	£12,070,859	£13,949,030
1,531.40 (-5%)	£3,959,559	£5,837,731	£6,776,817	£7,715,902	£8,654,988	£9,594,065	£10,535,790	£11,474,876	£13,353,048
1,612.00 (0%)	£3,363,577	£5,241,749	£6,180,835	£7,119,921	£8,059,006	£8,998,092	£9,939,802	£10,878,894	£12,757,066
1,692.60 (+5%)	£2,767,596	£4,645,767	£5,584,853	£6,523,939	£7,463,024	£8,402,110	£9,343,826	£10,282,912	£12,161,084
1,773.20 (+10%)	£2,171,614	£4,049,785	£4,988,871	£5,927,957	£6,867,043	£7,806,128	£8,747,845	£9,686,930	£11,565,102
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,504,263	£4,949,010	£5,671,384	£6,393,757	£7,116,122	£7,838,505	£8,562,902	£9,285,276	£10,730,023
1,531.40 (-5%)	£3,045,815	£4,490,562	£5,212,936	£5,935,310	£6,657,683	£7,380,050	£8,104,454	£8,826,828	£10,271,576
1,612.00 (0%)	£2,587,367	£4,032,115	£4,754,488	£5,476,862	£6,199,236	£6,921,609	£7,646,001	£8,368,380	£9,813,128
1,692.60 (+5%)	£2,128,920	£3,573,667	£4,296,041	£5,018,414	£5,740,788	£6,463,162	£7,187,559	£7,909,933	£9,354,680
1,773.20 (+10%)	£1,670,472	£3,115,219	£3,837,593	£4,559,967	£5,282,340	£6,004,714	£6,729,111	£7,451,485	£8,896,232

75 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,820,369	£5,584,868	£6,467,117	£7,349,367	£8,231,616	£9,113,853	£9,998,586	£10,880,835	£12,645,334
1,531.40 (-5%)	£3,238,883	£5,003,381	£5,885,631	£6,767,880	£7,650,130	£8,532,379	£9,417,090	£10,299,349	£12,063,847
1,612.00 (0%)	£2,657,396	£4,421,895	£5,304,143	£6,186,394	£7,068,643	£7,950,893	£8,835,613	£9,717,862	£11,482,361
1,692.60 (+5%)	£2,075,910	£3,840,408	£4,722,658	£5,604,900	£6,487,157	£7,369,406	£8,254,127	£9,136,367	£10,900,874
1,773.20 (+10%)	£1,494,423	£3,258,922	£4,141,171	£5,023,420	£5,905,670	£6,787,919	£7,672,640	£8,554,889	£10,319,388
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,938,746	£4,296,052	£4,974,706	£5,653,359	£6,332,012	£7,010,656	£7,691,220	£8,369,873	£9,727,180
1,531.40 (-5%)	£2,491,448	£3,848,755	£4,527,408	£5,206,062	£5,884,715	£6,563,368	£7,243,916	£7,922,576	£9,279,883
1,612.00 (0%)	£2,044,151	£3,401,458	£4,080,110	£4,758,764	£5,437,418	£6,116,071	£6,796,625	£7,475,279	£8,832,585
1,692.60 (+5%)	£1,596,854	£2,954,160	£3,632,814	£4,311,462	£4,990,120	£5,668,774	£6,349,328	£7,027,974	£8,385,288
1,773.20 (+10%)	£1,149,556	£2,506,863	£3,185,516	£3,864,170	£4,542,823	£5,221,476	£5,902,031	£6,580,684	£7,937,991

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%	£5,374,039		
	Results between 10% less and 10% higher than EUV/ha	£5,374,039	to	£6,568,269
	Results above 10% higher than EUV/ha	£6,568,269		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ak: SE1/003 77 Staines Road East

Development Scenario	75
	Mixed - CIL Zone 3 @ £76.99
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.75
Gross Land Area (ha)	0.75
Site Density (dph)	100
EUV /hectare	£3,880,000

75 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,744,054	£6,622,226	£7,561,312	£8,500,398	£9,439,483	£10,378,569	£11,320,286	£12,259,372	£14,137,543
1,531.40 (-5%)	£4,148,072	£6,026,244	£6,965,330	£7,904,416	£8,843,501	£9,782,587	£10,724,304	£11,663,390	£13,541,561
1,612.00 (0%)	£3,552,091	£5,430,262	£6,369,348	£7,308,434	£8,247,519	£9,186,605	£10,128,322	£11,067,408	£12,945,579
1,692.60 (+5%)	£2,956,109	£4,834,280	£5,773,366	£6,712,452	£7,651,538	£8,590,623	£9,532,340	£10,471,425	£12,349,597
1,773.20 (+10%)	£2,360,127	£4,238,298	£5,177,384	£6,116,470	£7,055,556	£7,994,641	£8,936,358	£9,875,443	£11,753,615
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£6,325,406	£8,829,635	£10,081,749	£11,333,863	£12,585,978	£13,838,092	£15,093,714	£16,345,829	£18,850,058
1,531.40 (-5%)	£5,530,763	£8,034,992	£9,287,106	£10,539,221	£11,791,335	£13,043,450	£14,299,072	£15,551,186	£18,055,415
1,612.00 (0%)	£4,736,121	£7,240,349	£8,492,464	£9,744,578	£10,996,693	£12,248,807	£13,504,429	£14,756,543	£17,260,773
1,692.60 (+5%)	£3,941,478	£6,445,707	£7,697,821	£8,949,936	£10,202,050	£11,454,164	£12,709,786	£13,961,901	£16,466,130
1,773.20 (+10%)	£3,146,836	£5,651,064	£6,903,179	£8,155,293	£9,407,407	£10,659,522	£11,915,144	£13,167,258	£15,671,487

75 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,023,855	£5,788,354	£6,670,603	£7,552,852	£8,435,102	£9,317,351	£10,202,072	£11,084,321	£12,848,820
1,531.40 (-5%)	£3,442,369	£5,206,867	£6,089,117	£6,971,366	£7,853,615	£8,735,865	£9,620,585	£10,502,834	£12,267,333
1,612.00 (0%)	£2,860,882	£4,625,381	£5,507,630	£6,389,880	£7,272,129	£8,154,378	£9,039,099	£9,921,348	£11,685,847
1,692.60 (+5%)	£2,279,396	£4,043,894	£4,926,144	£5,808,393	£6,690,643	£7,572,892	£8,457,612	£9,339,861	£11,104,360
1,773.20 (+10%)	£1,697,909	£3,462,408	£4,344,657	£5,226,906	£6,109,156	£6,991,405	£7,876,126	£8,758,375	£10,522,864
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£5,365,140	£7,717,806	£8,894,138	£10,070,470	£11,246,803	£12,423,135	£13,602,762	£14,779,095	£17,131,760
1,531.40 (-5%)	£4,589,825	£6,942,490	£8,118,823	£9,295,155	£10,471,487	£11,647,820	£12,827,447	£14,003,779	£16,356,445
1,612.00 (0%)	£3,814,510	£6,167,174	£7,343,507	£8,519,840	£9,696,172	£10,872,504	£12,052,132	£13,228,464	£15,581,129
1,692.60 (+5%)	£3,039,194	£5,391,859	£6,568,191	£7,744,524	£8,920,857	£10,097,189	£11,276,816	£12,453,149	£14,805,813
1,773.20 (+10%)	£2,263,879	£4,616,544	£5,792,876	£6,969,208	£8,145,541	£9,321,874	£10,501,501	£11,677,833	£14,030,485

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£3,492,000		
	Results between 10% less and 10% higher than EUV/ha		£3,492,000	to	£4,268,000
	Results above 10% higher than EUV/ha		£4,268,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2aI: ST4/004 96-104 Church Street

Development Scenario	100
	Mixed - CIL Zone 2 @ £51.32
Typical Site Type	PDL - Urban
Net Land Area (ha)	0.89
Gross Land Area (ha)	0.89
Site Density (dph)	112
EUV /hectare	£5,056,180

100 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£6,305,700	£8,770,098	£10,002,297	£11,234,493	£12,466,685	£13,698,895	£14,934,545	£16,166,744	£18,631,142
1,531.40 (-5%)	£5,511,780	£7,976,178	£9,208,377	£10,440,576	£11,672,773	£12,904,974	£14,140,625	£15,372,824	£17,837,222
1,612.00 (0%)	£4,717,860	£7,182,258	£8,414,457	£9,646,656	£10,878,855	£12,111,053	£13,346,704	£14,578,903	£17,043,302
1,692.60 (+5%)	£3,923,939	£6,388,337	£7,620,536	£8,852,735	£10,084,934	£11,317,133	£12,552,784	£13,784,967	£16,249,381
1,773.20 (+10%)	£3,130,019	£5,594,417	£6,826,616	£8,058,815	£9,291,014	£10,523,213	£11,758,864	£12,991,063	£15,455,442
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£7,085,057	£9,854,043	£11,238,536	£12,623,026	£14,007,511	£15,392,016	£16,780,388	£18,164,881	£20,933,868
1,531.40 (-5%)	£6,193,011	£8,961,998	£10,346,491	£11,730,984	£13,115,475	£14,499,971	£15,888,342	£17,272,836	£20,041,822
1,612.00 (0%)	£5,300,966	£8,069,953	£9,454,446	£10,838,939	£12,223,432	£13,607,925	£14,996,297	£16,380,790	£19,149,777
1,692.60 (+5%)	£4,408,921	£7,177,907	£8,562,400	£9,946,894	£11,331,387	£12,715,880	£14,104,252	£15,488,727	£18,257,732
1,773.20 (+10%)	£3,516,875	£6,285,862	£7,670,355	£9,054,848	£10,439,342	£11,823,835	£13,212,206	£14,596,700	£17,365,665

100 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£5,275,936	£7,582,401	£8,735,634	£9,888,866	£11,042,094	£12,195,324	£13,351,794	£14,505,026	£16,811,491
1,531.40 (-5%)	£4,501,634	£6,808,099	£7,961,332	£9,114,564	£10,267,796	£11,421,026	£12,577,487	£13,730,724	£16,037,189
1,612.00 (0%)	£3,727,332	£6,033,797	£7,187,029	£8,340,262	£9,493,494	£10,646,727	£11,803,188	£12,956,420	£15,262,887
1,692.60 (+5%)	£2,953,030	£5,259,495	£6,412,727	£7,565,960	£8,719,192	£9,872,425	£11,028,888	£12,182,120	£14,488,571
1,773.20 (+10%)	£2,178,728	£4,485,193	£5,638,425	£6,791,658	£7,944,890	£9,098,123	£10,254,586	£11,407,818	£13,714,271
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£5,928,018	£8,519,552	£9,815,319	£11,111,085	£12,406,847	£13,702,611	£15,002,016	£16,297,782	£18,889,316
1,531.40 (-5%)	£5,058,016	£7,649,549	£8,945,316	£10,241,083	£11,536,850	£12,832,613	£14,132,008	£15,427,780	£18,019,314
1,612.00 (0%)	£4,188,013	£6,779,547	£8,075,314	£9,371,081	£10,666,848	£11,962,614	£13,262,009	£14,557,775	£17,149,311
1,692.60 (+5%)	£3,318,011	£5,909,545	£7,205,312	£8,501,078	£9,796,845	£11,092,612	£12,392,009	£13,687,775	£16,279,293
1,773.20 (+10%)	£2,448,009	£5,039,542	£6,335,309	£7,631,076	£8,926,843	£10,222,610	£11,522,006	£12,817,773	£15,409,293

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£4,550,562		
	Results between 10% less and 10% higher than EUV/ha		£4,550,562	to	£5,561,798
	Results above 10% higher than EUV/ha		£5,561,798		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2am: AT1/002 Ashford Sports Club, Woodthorpe Road

Development Scenario	108
	Mixed - CIL Zone 2 @ £51.32
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	2.80
Gross Land Area (ha)	2.80
Site Density (dph)	39
EUV /hectare	£500,000

108 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£7,194,574	£9,855,639	£11,186,172	£12,516,704	£13,847,237	£15,177,769	£16,512,029	£17,842,561	£20,503,626
1,531.40 (-5%)	£6,352,806	£9,013,872	£10,344,404	£11,674,937	£13,005,470	£14,336,002	£15,670,261	£17,000,793	£19,661,859
1,612.00 (0%)	£5,511,038	£8,172,104	£9,502,637	£10,833,169	£12,163,702	£13,494,235	£14,828,494	£16,159,027	£18,820,087
1,692.60 (+5%)	£4,669,271	£7,330,336	£8,660,869	£9,991,402	£11,321,934	£12,652,467	£13,986,727	£15,317,259	£17,978,323
1,773.20 (+10%)	£3,827,503	£6,488,568	£7,819,101	£9,149,634	£10,480,167	£11,810,699	£13,144,959	£14,475,492	£17,136,557
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,569,491	£3,519,871	£3,995,061	£4,470,252	£4,945,442	£5,420,632	£5,897,153	£6,372,343	£7,322,723
1,531.40 (-5%)	£2,268,859	£3,219,240	£3,694,430	£4,169,620	£4,644,811	£5,120,001	£5,596,522	£6,071,712	£7,022,093
1,612.00 (0%)	£1,968,228	£2,918,609	£3,393,799	£3,868,989	£4,344,179	£4,819,370	£5,295,891	£5,771,081	£6,721,460
1,692.60 (+5%)	£1,667,597	£2,617,977	£3,093,168	£3,568,358	£4,043,548	£4,518,738	£4,995,260	£5,470,450	£6,420,830
1,773.20 (+10%)	£1,366,965	£2,317,346	£2,792,536	£3,267,726	£3,742,917	£4,218,107	£4,694,628	£5,169,818	£6,120,199

108 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£6,073,281	£8,561,077	£9,804,975	£11,048,872	£12,292,779	£13,536,668	£14,784,049	£16,027,947	£18,515,743
1,531.40 (-5%)	£5,253,474	£7,741,282	£8,985,180	£10,229,078	£11,472,975	£12,716,872	£13,964,255	£15,208,151	£17,695,936
1,612.00 (0%)	£4,433,692	£6,921,487	£8,165,385	£9,409,283	£10,653,180	£11,897,078	£13,144,460	£14,388,357	£16,876,152
1,692.60 (+5%)	£3,613,897	£6,101,692	£7,345,590	£8,589,488	£9,833,386	£11,077,283	£12,324,665	£13,568,563	£16,056,357
1,773.20 (+10%)	£2,794,102	£5,281,897	£6,525,795	£7,769,693	£9,013,591	£10,257,489	£11,504,870	£12,748,768	£15,236,552
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,169,029	£3,057,528	£3,501,777	£3,946,026	£4,390,278	£4,834,524	£5,280,017	£5,724,267	£6,612,765
1,531.40 (-5%)	£1,876,241	£2,764,744	£3,208,993	£3,653,242	£4,097,491	£4,541,740	£4,987,234	£5,431,483	£6,319,977
1,612.00 (0%)	£1,583,461	£2,471,960	£2,916,209	£3,360,458	£3,804,707	£4,248,956	£4,694,450	£5,138,699	£6,027,197
1,692.60 (+5%)	£1,290,677	£2,179,176	£2,623,425	£3,067,674	£3,511,923	£3,956,173	£4,401,666	£4,845,915	£5,734,413
1,773.20 (+10%)	£997,893	£1,886,392	£2,330,641	£2,774,890	£3,219,140	£3,663,389	£4,108,882	£4,553,131	£5,441,626

108 Mixed	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,951,989	£7,266,515	£8,423,778	£9,581,041	£10,738,303	£11,895,565	£13,056,069	£14,213,332	£16,527,846
1,531.40 (-5%)	£4,154,167	£6,468,693	£7,625,956	£8,783,219	£9,940,481	£11,097,744	£12,258,248	£13,415,509	£15,730,035
1,612.00 (0%)	£3,356,345	£5,670,867	£6,828,133	£7,985,396	£9,142,659	£10,299,922	£11,460,426	£12,617,688	£14,932,213
1,692.60 (+5%)	£2,558,523	£4,873,048	£6,030,302	£7,187,574	£8,344,837	£9,502,100	£10,662,604	£11,819,866	£14,134,397
1,773.20 (+10%)	£1,760,701	£4,075,226	£5,232,489	£6,389,751	£7,547,014	£8,704,277	£9,864,782	£11,022,044	£13,336,570
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,768,568	£2,595,184	£3,008,492	£3,421,800	£3,835,108	£4,248,416	£4,662,882	£5,076,190	£5,902,802
1,531.40 (-5%)	£1,483,631	£2,310,247	£2,723,556	£3,136,864	£3,550,172	£3,963,480	£4,377,946	£4,791,253	£5,617,870
1,612.00 (0%)	£1,198,695	£2,025,310	£2,438,619	£2,851,927	£3,265,235	£3,678,543	£4,093,009	£4,506,317	£5,332,933
1,692.60 (+5%)	£913,758	£1,740,374	£2,153,679	£2,566,991	£2,980,299	£3,393,607	£3,808,073	£4,221,381	£5,047,999
1,773.20 (+10%)	£628,822	£1,455,438	£1,868,746	£2,282,054	£2,695,362	£3,108,670	£3,523,136	£3,936,444	£4,763,061

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000	
	Results between 10% less and 10% higher than EUV/ha		£450,000	to £550,000
	Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2an: HS1-009 Bugle Nurseries, 171, Upper Halliford Road

Development Scenario	79
	Mixed - CIL Zone 3 @ £76.99
Typical Site Type	Greenfield / mixed
Net Land Area (ha)	1.40
Gross Land Area (ha)	1.40
Site Density (dph)	56
EUV /hectare	£500,000

79 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,874,208	£6,847,458	£7,834,083	£8,820,708	£9,807,333	£10,793,958	£11,783,347	£12,769,972	£14,743,222
1,531.40 (-5%)	£4,256,907	£6,230,157	£7,216,782	£8,203,407	£9,190,032	£10,176,657	£11,166,046	£12,152,670	£14,125,920
1,612.00 (0%)	£3,639,606	£5,612,856	£6,599,480	£7,586,105	£8,572,730	£9,559,355	£10,548,744	£11,535,369	£13,508,619
1,692.60 (+5%)	£3,022,305	£4,995,554	£5,982,179	£6,968,804	£7,955,429	£8,942,054	£9,931,443	£10,918,068	£12,891,318
1,773.20 (+10%)	£2,405,004	£4,378,253	£5,364,878	£6,351,503	£7,338,128	£8,324,753	£9,314,142	£10,300,767	£12,274,017
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,481,577	£4,891,041	£5,595,773	£6,300,506	£7,005,238	£7,709,970	£8,416,676	£9,121,408	£10,530,873
1,531.40 (-5%)	£3,040,648	£4,450,112	£5,154,844	£5,859,576	£6,564,308	£7,269,041	£7,975,747	£8,680,479	£10,089,943
1,612.00 (0%)	£2,599,718	£4,009,183	£4,713,915	£5,418,647	£6,123,379	£6,828,111	£7,534,817	£8,239,550	£9,649,014
1,692.60 (+5%)	£2,158,789	£3,568,253	£4,272,985	£4,977,717	£5,682,449	£6,387,182	£7,093,888	£7,798,620	£9,208,084
1,773.20 (+10%)	£1,717,860	£3,127,324	£3,832,056	£4,536,788	£5,241,520	£5,946,252	£6,652,958	£7,357,691	£8,767,155

79 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,089,567	£5,938,880	£6,863,537	£7,788,194	£8,712,851	£9,637,508	£10,564,755	£11,489,412	£13,338,725
1,531.40 (-5%)	£3,487,967	£5,337,280	£6,261,937	£7,186,594	£8,111,251	£9,035,908	£9,963,155	£10,887,811	£12,737,125
1,612.00 (0%)	£2,886,367	£4,735,680	£5,660,337	£6,584,994	£7,509,650	£8,434,307	£9,361,554	£10,286,211	£12,135,525
1,692.60 (+5%)	£2,284,767	£4,134,080	£5,058,737	£5,983,393	£6,908,050	£7,832,707	£8,759,954	£9,684,611	£11,533,925
1,773.20 (+10%)	£1,683,167	£3,532,480	£4,457,137	£5,381,793	£6,306,450	£7,231,107	£8,158,354	£9,083,011	£10,932,324
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,921,119	£4,242,057	£4,902,527	£5,562,996	£6,223,465	£6,883,934	£7,546,253	£8,206,723	£9,527,661
1,531.40 (-5%)	£2,491,405	£3,812,343	£4,472,812	£5,133,281	£5,793,751	£6,454,220	£7,116,539	£7,777,008	£9,097,946
1,612.00 (0%)	£2,061,691	£3,382,629	£4,043,098	£4,703,567	£5,364,036	£6,024,505	£6,686,825	£7,347,294	£8,668,232
1,692.60 (+5%)	£1,631,976	£2,952,914	£3,613,383	£4,273,852	£4,934,321	£5,594,791	£6,257,110	£6,917,579	£8,238,518
1,773.20 (+10%)	£1,202,262	£2,523,200	£3,183,669	£3,844,138	£4,504,607	£5,165,076	£5,827,395	£6,487,865	£7,808,803

79 Mixed	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,069,509	£4,749,110	£5,588,910	£6,428,710	£7,268,511	£8,108,311	£8,950,464	£9,790,265	£11,469,866
1,531.40 (-5%)	£2,498,971	£4,178,572	£5,018,372	£5,858,173	£6,697,973	£7,537,774	£8,379,927	£9,219,727	£10,899,328
1,612.00 (0%)	£1,928,433	£3,608,034	£4,447,835	£5,287,635	£6,127,435	£6,967,236	£7,809,389	£8,649,189	£10,328,790
1,692.60 (+5%)	£1,357,896	£3,037,496	£3,877,297	£4,717,097	£5,556,898	£6,396,698	£7,238,851	£8,078,651	£9,758,252
1,773.20 (+10%)	£787,358	£2,466,959	£3,306,759	£4,146,559	£4,986,360	£5,826,160	£6,668,313	£7,508,113	£9,187,714
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,192,506	£3,392,221	£3,992,079	£4,591,936	£5,191,793	£5,791,651	£6,393,189	£6,993,046	£8,192,761
1,531.40 (-5%)	£1,784,979	£2,984,694	£3,584,552	£4,184,409	£4,784,266	£5,384,124	£5,985,662	£6,585,519	£7,785,234
1,612.00 (0%)	£1,377,452	£2,577,167	£3,177,025	£3,776,882	£4,376,740	£4,976,597	£5,578,135	£6,177,992	£7,377,707
1,692.60 (+5%)	£969,925	£2,169,640	£2,769,498	£3,369,355	£3,969,213	£4,569,070	£5,170,608	£5,770,465	£6,970,180
1,773.20 (+10%)	£562,399	£1,762,113	£2,361,971	£2,961,828	£3,561,686	£4,161,543	£4,763,081	£5,362,938	£6,562,653

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000		
	Results between 10% less and 10% higher than EUV/ha		£450,000	to	£550,000
	Results above 10% higher than EUV/ha		£550,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ao: HS2/002 Land at Croysdale Avenue

Development Scenario	67
	Mixed - CIL Zone 3 @ £76.99
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	1.72
Gross Land Area (ha)	1.72
Site Density (dph)	39
EUV /hectare	£500,000

67 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,988,818	£5,685,034	£6,533,142	£7,381,250	£8,229,358	£9,077,466	£9,927,950	£10,776,058	£12,472,274
1,531.40 (-5%)	£3,464,365	£5,160,581	£6,008,689	£6,856,797	£7,704,905	£8,553,013	£9,403,497	£10,251,605	£11,947,821
1,612.00 (0%)	£2,939,912	£4,636,128	£5,484,236	£6,332,344	£7,180,452	£8,028,560	£8,879,043	£9,727,151	£11,423,367
1,692.60 (+5%)	£2,415,459	£4,111,675	£4,959,783	£5,807,890	£6,655,998	£7,504,106	£8,354,590	£9,202,698	£10,898,914
1,773.20 (+10%)	£1,891,006	£3,587,221	£4,435,329	£5,283,437	£6,131,545	£6,979,653	£7,830,137	£8,678,245	£10,374,461
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,319,080	£3,305,252	£3,798,338	£4,291,424	£4,784,510	£5,277,597	£5,772,064	£6,265,150	£7,251,322
1,531.40 (-5%)	£2,014,166	£3,000,338	£3,493,424	£3,986,510	£4,479,596	£4,972,682	£5,467,149	£5,960,235	£6,946,407
1,612.00 (0%)	£1,709,251	£2,695,423	£3,188,509	£3,681,595	£4,174,681	£4,667,767	£5,162,235	£5,655,321	£6,641,493
1,692.60 (+5%)	£1,404,336	£2,390,508	£2,883,594	£3,376,680	£3,869,767	£4,362,853	£4,857,320	£5,350,406	£6,336,578
1,773.20 (+10%)	£1,099,422	£2,085,594	£2,578,680	£3,071,766	£3,564,852	£4,057,938	£4,552,405	£5,045,491	£6,031,663

67 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,256,024	£4,837,695	£5,628,531	£6,419,367	£7,210,203	£8,001,038	£8,794,089	£9,584,925	£11,166,597
1,531.40 (-5%)	£2,745,796	£4,327,468	£5,118,299	£5,909,139	£6,699,975	£7,490,811	£8,283,862	£9,074,698	£10,656,369
1,612.00 (0%)	£2,235,569	£3,817,240	£4,608,076	£5,398,903	£6,189,748	£6,980,584	£7,773,635	£8,564,470	£10,146,142
1,692.60 (+5%)	£1,725,342	£3,307,013	£4,097,849	£4,888,685	£5,679,520	£6,470,356	£7,263,407	£8,054,243	£9,635,915
1,773.20 (+10%)	£1,215,114	£2,796,786	£3,587,622	£4,378,457	£5,169,293	£5,960,129	£6,753,180	£7,544,016	£9,125,687
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,893,037	£2,812,613	£3,272,402	£3,732,190	£4,191,978	£4,651,767	£5,112,843	£5,572,631	£6,492,207
1,531.40 (-5%)	£1,596,393	£2,515,970	£2,975,755	£3,435,546	£3,895,334	£4,355,123	£4,816,199	£5,275,987	£6,195,564
1,612.00 (0%)	£1,299,749	£2,219,326	£2,679,114	£3,138,897	£3,598,691	£4,058,479	£4,519,555	£4,979,343	£5,898,920
1,692.60 (+5%)	£1,003,106	£1,922,682	£2,382,470	£2,842,258	£3,302,047	£3,761,835	£4,222,911	£4,682,699	£5,602,276
1,773.20 (+10%)	£706,462	£1,626,038	£2,085,826	£2,545,615	£3,005,403	£3,465,191	£3,926,267	£4,386,056	£5,305,632

67 Mixed	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,523,229	£3,990,356	£4,723,920	£5,457,483	£6,191,047	£6,924,611	£7,660,229	£8,393,793	£9,860,920
1,531.40 (-5%)	£2,027,228	£3,494,355	£4,227,918	£4,961,482	£5,695,045	£6,428,609	£7,164,228	£7,897,791	£9,364,918
1,612.00 (0%)	£1,531,226	£2,998,353	£3,731,917	£4,465,480	£5,199,044	£5,932,607	£6,668,226	£7,401,789	£8,868,917
1,692.60 (+5%)	£1,035,225	£2,502,352	£3,235,915	£3,969,479	£4,703,042	£5,436,606	£6,172,224	£6,905,788	£8,372,915
1,773.20 (+10%)	£539,223	£2,006,350	£2,739,914	£3,473,477	£4,207,041	£4,940,604	£5,676,223	£6,409,786	£7,876,913
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,466,994	£2,319,975	£2,746,465	£3,172,955	£3,599,446	£4,025,936	£4,453,622	£4,880,112	£5,733,093
1,531.40 (-5%)	£1,178,621	£2,031,602	£2,458,092	£2,884,582	£3,311,073	£3,737,563	£4,165,249	£4,591,739	£5,444,720
1,612.00 (0%)	£890,248	£1,743,229	£2,169,719	£2,596,209	£3,022,700	£3,449,190	£3,876,875	£4,303,366	£5,156,347
1,692.60 (+5%)	£601,875	£1,454,856	£1,881,346	£2,307,836	£2,734,327	£3,160,817	£3,588,502	£4,014,993	£4,867,974
1,773.20 (+10%)	£313,502	£1,166,483	£1,592,973	£2,019,464	£2,445,954	£2,872,444	£3,300,129	£3,726,620	£4,579,601

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000	
	Results between 10% less and 10% higher than EUV/ha		£450,000	to £550,000
	Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ap: RL1/011 Land at Staines and Laleham Sports Club, Worples Road

Development Scenario	52
	Mixed - CIL Zone 2 @ £51.32
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	1.60
Gross Land Area (ha)	1.60
Site Density (dph)	33
EUV /hectare	£500,000

52 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,954,295	£4,272,128	£4,931,044	£5,589,960	£6,248,876	£6,907,793	£7,568,555	£8,227,471	£9,545,304
1,531.40 (-5%)	£2,546,350	£3,864,183	£4,523,099	£5,182,016	£5,840,932	£6,499,848	£7,160,610	£7,819,527	£9,137,359
1,612.00 (0%)	£2,138,406	£3,456,238	£4,115,155	£4,774,071	£5,432,987	£6,091,904	£6,752,666	£7,411,582	£8,729,415
1,692.60 (+5%)	£1,730,461	£3,048,294	£3,707,210	£4,366,126	£5,025,043	£5,683,959	£6,344,721	£7,003,637	£8,321,470
1,773.20 (+10%)	£1,322,517	£2,640,349	£3,299,266	£3,958,182	£4,617,098	£5,276,015	£5,936,777	£6,595,693	£7,913,525
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,846,434	£2,670,080	£3,081,902	£3,493,725	£3,905,548	£4,317,370	£4,730,347	£5,142,169	£5,965,815
1,531.40 (-5%)	£1,591,469	£2,415,114	£2,826,937	£3,238,760	£3,650,582	£4,062,405	£4,475,381	£4,887,204	£5,710,849
1,612.00 (0%)	£1,336,504	£2,160,149	£2,571,972	£2,983,794	£3,395,617	£3,807,440	£4,220,416	£4,632,239	£5,455,884
1,692.60 (+5%)	£1,081,538	£1,905,184	£2,317,006	£2,728,829	£3,140,652	£3,552,474	£3,965,451	£4,377,273	£5,200,919
1,773.20 (+10%)	£826,573	£1,650,218	£2,062,041	£2,473,864	£2,885,686	£3,297,509	£3,710,485	£4,122,308	£4,945,953

52 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,414,106	£3,650,388	£4,268,529	£4,886,670	£5,504,810	£6,122,951	£6,742,824	£7,360,965	£8,597,246
1,531.40 (-5%)	£2,015,854	£3,252,136	£3,870,277	£4,488,418	£5,106,558	£5,724,699	£6,344,572	£6,962,712	£8,198,994
1,612.00 (0%)	£1,617,602	£2,853,884	£3,472,025	£4,090,165	£4,708,306	£5,326,447	£5,946,320	£6,564,460	£7,800,742
1,692.60 (+5%)	£1,219,350	£2,455,632	£3,073,773	£3,691,913	£4,310,054	£4,928,195	£5,548,067	£6,166,208	£7,402,490
1,773.20 (+10%)	£821,098	£2,057,380	£2,675,520	£3,293,661	£3,911,802	£4,529,943	£5,149,815	£5,767,956	£7,004,238
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,508,816	£2,281,492	£2,667,830	£3,054,168	£3,440,507	£3,826,845	£4,214,265	£4,600,603	£5,373,279
1,531.40 (-5%)	£1,259,909	£2,032,585	£2,418,923	£2,805,261	£3,191,599	£3,577,937	£3,965,357	£4,351,695	£5,124,371
1,612.00 (0%)	£1,011,001	£1,783,677	£2,170,015	£2,556,353	£2,942,691	£3,329,030	£3,716,450	£4,102,788	£4,875,464
1,692.60 (+5%)	£762,094	£1,534,770	£1,921,108	£2,307,446	£2,693,784	£3,080,122	£3,467,542	£3,853,880	£4,626,556
1,773.20 (+10%)	£513,186	£1,285,862	£1,672,200	£2,058,538	£2,444,876	£2,831,214	£3,218,635	£3,604,973	£4,377,649

52 Mixed	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,895,416	£3,050,536	£3,628,096	£4,205,656	£4,783,216	£5,360,776	£5,939,953	£6,517,513	£7,672,633
1,531.40 (-5%)	£1,507,847	£2,662,967	£3,240,527	£3,818,087	£4,395,647	£4,973,207	£5,552,385	£6,129,945	£7,285,064
1,612.00 (0%)	£1,120,278	£2,275,398	£2,852,958	£3,430,518	£4,008,078	£4,585,638	£5,164,816	£5,742,376	£6,897,496
1,692.60 (+5%)	£732,709	£1,887,829	£2,465,389	£3,042,949	£3,620,509	£4,198,069	£4,777,247	£5,354,807	£6,509,927
1,773.20 (+10%)	£345,140	£1,500,260	£2,077,820	£2,655,380	£3,232,940	£3,810,500	£4,389,678	£4,967,238	£6,122,358
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,184,635	£1,906,585	£2,267,560	£2,628,535	£2,989,510	£3,350,485	£3,712,471	£4,073,446	£4,795,396
1,531.40 (-5%)	£942,404	£1,664,354	£2,025,329	£2,386,304	£2,747,279	£3,108,254	£3,470,240	£3,831,215	£4,553,165
1,612.00 (0%)	£700,174	£1,422,124	£1,783,099	£2,144,074	£2,505,049	£2,866,024	£3,228,010	£3,588,985	£4,310,935
1,692.60 (+5%)	£457,943	£1,179,893	£1,540,868	£1,901,843	£2,262,818	£2,623,793	£2,985,779	£3,346,754	£4,068,704
1,773.20 (+10%)	£215,713	£937,663	£1,298,638	£1,659,613	£2,020,588	£2,381,563	£2,743,549	£3,104,524	£3,826,474

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000	
	Results between 10% less and 10% higher than EUV/ha		£450,000	to £550,000
	Results above 10% higher than EUV/ha		£550,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2a: LS1/024 Land at Staines Road West and Cedar Way

Development Scenario	77
	Mixed - CIL Zone 3 @ £76.99
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	1.62
Gross Land Area (ha)	1.62
Site Density (dph)	48
EUV /hectare	£500,000

77 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£4,695,226	£6,629,592	£7,596,775	£8,563,957	£9,531,140	£10,498,322	£11,468,215	£12,435,397	£14,369,761
1,531.40 (-5%)	£4,092,965	£6,027,331	£6,994,514	£7,961,697	£8,928,879	£9,896,062	£10,865,953	£11,833,136	£13,767,502
1,612.00 (0%)	£3,490,704	£5,425,070	£6,392,253	£7,359,436	£8,326,618	£9,293,801	£10,263,693	£11,230,875	£13,165,241
1,692.60 (+5%)	£2,888,442	£4,822,808	£5,789,991	£6,757,175	£7,724,358	£8,691,540	£9,661,432	£10,628,615	£12,562,980
1,773.20 (+10%)	£2,286,181	£4,220,547	£5,187,730	£6,154,913	£7,122,096	£8,089,280	£9,059,171	£10,026,355	£11,960,720
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,898,288	£4,092,341	£4,689,367	£5,286,393	£5,883,420	£6,480,446	£7,079,145	£7,676,171	£8,870,223
1,531.40 (-5%)	£2,526,522	£3,720,575	£4,317,601	£4,914,628	£5,511,654	£6,108,680	£6,707,379	£7,304,405	£8,498,458
1,612.00 (0%)	£2,154,755	£3,348,808	£3,945,835	£4,542,862	£5,139,888	£5,736,914	£6,335,613	£6,932,639	£8,126,692
1,692.60 (+5%)	£1,782,989	£2,977,042	£3,574,069	£4,171,095	£4,768,122	£5,365,148	£5,963,847	£6,560,873	£7,754,926
1,773.20 (+10%)	£1,411,223	£2,605,276	£3,202,303	£3,799,329	£4,396,356	£4,993,383	£5,592,081	£6,189,108	£7,383,160

77 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,906,083	£5,716,012	£6,620,976	£7,525,941	£8,430,905	£9,335,870	£10,243,369	£11,148,334	£12,958,263
1,531.40 (-5%)	£3,319,523	£5,129,452	£6,034,416	£6,939,381	£7,844,345	£8,749,310	£9,656,809	£10,561,774	£12,371,703
1,612.00 (0%)	£2,732,963	£4,542,892	£5,447,856	£6,352,821	£7,257,785	£8,162,750	£9,070,249	£9,975,214	£11,785,143
1,692.60 (+5%)	£2,146,403	£3,956,332	£4,861,296	£5,766,261	£6,671,225	£7,576,190	£8,483,689	£9,388,654	£11,198,583
1,773.20 (+10%)	£1,559,843	£3,369,772	£4,274,737	£5,179,701	£6,084,666	£6,989,630	£7,897,129	£8,802,094	£10,612,023
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,411,162	£3,528,402	£4,087,022	£4,645,642	£5,204,262	£5,762,883	£6,323,067	£6,881,688	£7,998,928
1,531.40 (-5%)	£2,049,088	£3,166,328	£3,724,948	£4,283,568	£4,842,188	£5,400,809	£5,960,993	£6,519,613	£7,636,854
1,612.00 (0%)	£1,687,014	£2,804,254	£3,362,874	£3,921,494	£4,480,114	£5,038,734	£5,598,919	£6,157,539	£7,274,780
1,692.60 (+5%)	£1,324,940	£2,442,180	£3,000,800	£3,559,420	£4,118,040	£4,676,660	£5,236,845	£5,795,465	£6,912,706
1,773.20 (+10%)	£962,866	£2,080,106	£2,638,726	£3,197,346	£3,755,966	£4,314,586	£4,874,771	£5,433,391	£6,550,631

77 Mixed	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£3,069,509	£4,749,110	£5,588,910	£6,428,710	£7,268,511	£8,108,311	£8,950,464	£9,790,265	£11,469,866
1,531.40 (-5%)	£2,498,971	£4,178,572	£5,018,372	£5,858,173	£6,697,973	£7,537,774	£8,379,927	£9,219,727	£10,899,328
1,612.00 (0%)	£1,928,433	£3,608,034	£4,447,835	£5,287,635	£6,127,435	£6,967,236	£7,809,389	£8,649,189	£10,328,790
1,692.60 (+5%)	£1,357,896	£3,037,496	£3,877,297	£4,717,097	£5,556,898	£6,396,698	£7,238,851	£8,078,651	£9,758,252
1,773.20 (+10%)	£787,358	£2,466,959	£3,306,759	£4,146,559	£4,986,360	£5,826,160	£6,668,313	£7,508,113	£9,187,714
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£1,894,759	£2,931,549	£3,449,944	£3,968,340	£4,486,735	£5,005,131	£5,524,978	£6,043,373	£7,080,164
1,531.40 (-5%)	£1,542,575	£2,579,365	£3,097,761	£3,616,156	£4,134,551	£4,652,947	£5,172,794	£5,691,190	£6,727,980
1,612.00 (0%)	£1,190,391	£2,227,182	£2,745,577	£3,263,972	£3,782,367	£4,300,763	£4,820,610	£5,339,006	£6,375,797
1,692.60 (+5%)	£838,207	£1,874,998	£2,393,393	£2,911,788	£3,430,184	£3,948,579	£4,468,426	£4,986,822	£6,023,613
1,773.20 (+10%)	£486,023	£1,522,814	£2,041,209	£2,559,605	£3,078,000	£3,596,395	£4,116,243	£4,634,638	£5,671,429

Key:

£/ha BLV Key (based on EUV+)	Results beneath EUV/ha less 10%		£450,000		
	Results between 10% less and 10% higher than EUV/ha		£450,000	to	£550,000
	Results above 10% higher than EUV/ha		£550,000		

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIb - Residential Site Allocations

Table 2ar: HS2/004 Land South of Nursery Road

Development Scenario	41
	Mixed - CIL Zone 3 @ £76.99
Typical Site Type	Greenfield - Green Belt
Net Land Area (ha)	0.67
Gross Land Area (ha)	0.67
Site Density (dph)	61
EUV /hectare	£500,000

41 Mixed	30% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,653,702	£3,711,978	£4,241,116	£4,770,254	£5,299,391	£5,828,529	£6,359,149	£6,888,287	£7,946,563
1,531.40 (-5%)	£2,330,886	£3,389,161	£3,918,299	£4,447,437	£4,976,575	£5,505,713	£6,036,333	£6,565,470	£7,623,746
1,612.00 (0%)	£2,008,069	£3,066,345	£3,595,483	£4,124,621	£4,653,758	£5,182,896	£5,713,516	£6,242,654	£7,300,930
1,692.60 (+5%)	£1,685,253	£2,743,528	£3,272,666	£3,801,804	£4,330,942	£4,860,080	£5,390,700	£5,919,837	£6,978,113
1,773.20 (+10%)	£1,362,436	£2,420,712	£2,949,850	£3,478,987	£4,008,125	£4,537,263	£5,067,883	£5,597,021	£6,655,297
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,960,750	£5,540,266	£6,330,023	£7,119,781	£7,909,539	£8,699,297	£9,491,267	£10,281,025	£11,860,541
1,531.40 (-5%)	£3,478,934	£5,058,450	£5,848,208	£6,637,966	£7,427,724	£8,217,482	£9,009,452	£9,799,210	£11,378,726
1,612.00 (0%)	£2,997,118	£4,576,634	£5,366,392	£6,156,150	£6,945,908	£7,735,666	£8,527,636	£9,317,394	£10,896,910
1,692.60 (+5%)	£2,515,303	£4,094,818	£4,884,576	£5,674,334	£6,464,092	£7,253,850	£8,045,820	£8,835,578	£10,415,094
1,773.20 (+10%)	£2,033,487	£3,613,003	£4,402,761	£5,192,519	£5,982,277	£6,772,035	£7,564,005	£8,353,763	£9,933,278

41 Mixed	40% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£2,250,972	£3,246,049	£3,743,587	£4,241,125	£4,738,664	£5,236,202	£5,735,134	£6,232,673	£7,227,750
1,531.40 (-5%)	£1,936,044	£2,931,120	£3,428,659	£3,926,197	£4,423,735	£4,921,274	£5,420,206	£5,917,744	£6,912,821
1,612.00 (0%)	£1,621,115	£2,616,192	£3,113,730	£3,611,269	£4,108,807	£4,606,345	£5,105,278	£5,602,816	£6,597,893
1,692.60 (+5%)	£1,306,187	£2,301,264	£2,798,802	£3,296,340	£3,793,879	£4,291,417	£4,790,349	£5,287,888	£6,282,964
1,773.20 (+10%)	£991,258	£1,986,335	£2,483,874	£2,981,412	£3,478,950	£3,976,489	£4,475,421	£4,972,959	£5,968,036
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£3,359,660	£4,844,849	£5,587,443	£6,330,038	£7,072,633	£7,815,227	£8,559,902	£9,302,497	£10,787,686
1,531.40 (-5%)	£2,889,617	£4,374,806	£5,117,401	£5,859,996	£6,602,590	£7,345,185	£8,089,860	£8,832,454	£10,317,643
1,612.00 (0%)	£2,419,575	£3,904,764	£4,647,359	£5,389,953	£6,132,548	£6,875,143	£7,619,817	£8,362,412	£9,847,601
1,692.60 (+5%)	£1,949,533	£3,434,722	£4,177,316	£4,919,911	£5,662,506	£6,405,100	£7,149,775	£7,892,369	£9,377,559
1,773.20 (+10%)	£1,479,490	£2,964,679	£3,707,274	£4,449,869	£5,192,463	£5,935,058	£6,679,733	£7,422,327	£8,907,516

41 Mixed	50% Affordable Housing								
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£)								
1,450.80 (-10%)	£1,730,697	£2,645,246	£3,102,520	£3,559,794	£4,017,068	£4,474,342	£4,932,898	£5,390,172	£6,304,720
1,531.40 (-5%)	£1,425,462	£2,340,010	£2,797,285	£3,254,559	£3,711,833	£4,169,107	£4,627,662	£5,084,937	£5,999,485
1,612.00 (0%)	£1,120,227	£2,034,775	£2,492,049	£2,949,324	£3,406,598	£3,863,872	£4,322,427	£4,779,701	£5,694,250
1,692.60 (+5%)	£814,991	£1,729,540	£2,186,814	£2,644,088	£3,101,363	£3,558,637	£4,017,192	£4,474,466	£5,389,015
1,773.20 (+10%)	£509,756	£1,424,305	£1,881,579	£2,338,853	£2,796,127	£3,253,402	£3,711,957	£4,169,231	£5,083,779
Construction Rate £/m²	Value Levels £/m²								
	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000
	Residual Land Value (£/ha)								
1,450.80 (-10%)	£2,583,130	£3,948,128	£4,630,626	£5,313,125	£5,995,624	£6,678,123	£7,362,534	£8,045,032	£9,410,030
1,531.40 (-5%)	£2,127,555	£3,492,553	£4,175,052	£4,857,550	£5,540,049	£6,222,548	£6,906,959	£7,589,458	£8,954,455
1,612.00 (0%)	£1,671,980	£3,036,978	£3,719,477	£4,401,975	£5,084,474	£5,766,973	£6,451,384	£7,133,883	£8,498,880
1,692.60 (+5%)	£1,216,405	£2,581,403	£3,263,902	£3,946,401	£4,628,899	£5,311,398	£5,995,809	£6,678,308	£8,043,305
1,773.20 (+10%)	£760,830	£2,125,828	£2,808,327	£3,490,826	£4,173,324	£4,855,823	£5,540,234	£6,222,733	£7,587,730

Key:

£/ha BLV Key (based on EUV+)

	Results beneath EUV/ha less 10%		£450,000		
	Results between 10% less and 10% higher than EUV/ha		£450,000	to	£550,000
	Results above 10% higher than EUV/ha		£550,000		