

Spelthorne Borough Council

Local Plan & potential CIL review -

Viability Assessment

Appendix IIc:

Residential Results - Specific Sites

Summary Analysis

Spelthorne Borough Council - Local Plan & potentialCIL review Viability Assessment - Appendix Ilc - Residential Results - Summary Analysis - Table 3a: PDL Site Allocations (10% tolerance to BLV)

Site ID	Site Name	SBC estimated Dwellings Yield	Applicable site specific VL range	Site Type	Greenbelt Y/N	30% AH							EEUV+/ha	Overall Viability Indication	40% AH							EEUV+/ha	Overall Viability Indication				
						ERLVA/ha									ERLVA/ha												
						VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000			VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000						
Flats (3-5 storey)													Flats (3-5 storey)														
AT3/016	23-31 Woodthorpe Road	120	VL3 - VL6	PDL	N	£19,486,233	£23,651,200	£27,816,167	£31,981,134				£9,791,667	Viable	£16,036,948	£20,026,235	£24,015,522	£28,004,808							£9,791,667	Viable	
ST3/004	34-36 (OAST HOUSE)/Car Park, Kingston	180	VL5 - VL8	PDL	N			£10,001,526	£11,583,940	£13,170,787	£14,753,201		£2,834,839	Viable			£8,496,981	£10,010,106	£11,527,466	£13,040,593					£2,834,839	Viable	
AT3/007	Ashford multi-storey Car Park, Church Road	55	VL3 - VL6	PDL	N	£6,549,475	£8,207,493	£9,865,510	£11,523,528				£3,166,111	Viable	£5,443,043	£7,043,191	£8,643,339	£10,243,487							£3,166,111	Viable	
AT3/009	Ashford Telephone Exchange	20	VL3 - VL6	PDL	N	£2,453,424	£3,079,102	£3,704,781	£4,330,460				£1,937,520	Viable	£1,835,067	£2,430,237	£3,025,407	£3,620,578							£1,937,520	Viable	
ST2/006	Builders Yard, Gresham	343	VL5 - VL8	PDL	N			£10,785,796	£12,732,639	£14,684,923	£16,631,754		£2,158,566	Viable			£8,538,718	£10,382,767	£12,231,973	£14,076,044					£2,158,566	Viable	
ST4/026	Communication's House, South Street	120	VL5 - VL8	PDL	N			£18,810,608	£21,666,586	£24,530,562	£27,386,537		£17,500,000	Viable			£16,204,467	£18,939,378	£21,683,152	£24,418,659					£17,500,000	Marginal Viability	
ST4/024	Frankie & Benny's/Travelodge, Two Rivers	55	VL5 - VL8	PDL	N			£8,824,317	£10,316,533	£11,812,929	£13,305,144		£18,200,000	Non-viable			£7,724,363	£9,164,497	£10,608,664	£12,048,798					£18,200,000	Non-viable	
ST1/028	Leacroft Centre, Leacroft	17	VL5 - VL8	PDL	N			£5,588,307	£6,489,911	£7,394,041	£8,295,645		£1,155,450	Viable			£4,670,417	£5,528,511	£6,389,008	£7,247,101					£1,155,450	Viable	
ST4/010	Riverside Surface Car Park	35	VL5 - VL8	PDL	N			£6,951,817	£8,108,739	£9,268,902	£10,425,825		£2,990,400	Viable			£5,924,015	£7,031,570	£8,142,226	£9,249,781					£2,990,400	Viable	
SC1/013	RMG Warehouse & Delivery Office	20	VL4 - VL8	PDL	N		£3,581,402	£4,319,573	£5,057,745	£5,797,984	£6,536,155		£4,800,000	Marginal Viability		£3,046,326	£3,758,087	£4,469,848	£5,183,603	£5,895,365					£4,800,000	Marginal Viability	
SH1/015	Shepperton Youth Centre, Laleham Road	24	VL6 - VL9	PDL	N				£4,274,144	£4,908,576	£5,541,237	£6,806,558	£921,429	Viable			£3,644,081	£4,249,466	£4,853,160	£6,060,549					£921,429	Viable	
AS1/003	Staines Fire Station, Town Lane	50	VL3 - VL6	PDL	N	£5,109,274	£6,390,886	£7,672,497	£8,954,109				£1,937,520	Viable	£4,072,809	£5,301,757	£6,530,704	£7,759,652							£1,937,520	Viable	
ST3/012	Staines Telephone Exchange, Fairfield Avenue	180	VL5 - VL8	PDL	N			£15,635,961	£17,996,035	£20,362,722	£22,722,796		£1,937,520	Viable			£13,233,663	£15,579,009	£17,930,926	£20,276,260					£1,937,520	Viable	
SC1/019	Sunbury Social Services Centre	11	VL4 - VL8	PDL	N		£3,662,678	£4,305,928	£4,949,178	£5,594,229	£6,237,479		£4,125,000	Marginal Viability		£3,078,590	£3,693,916	£4,309,242	£4,926,291	£5,541,617					£4,125,000	Marginal Viability	
SE1/008	Telephone Exchange/Green Street	14	VL6 - VL9	PDL	N				£3,210,210	£3,690,894	£4,170,235	£5,128,917	£1,937,520	Viable				£2,607,108	£3,059,867	£3,511,361	£4,414,349				£1,937,520	Viable	
ST4/011	Thames Lodge, Thames Street	40	VL5 - VL8	PDL	N			£6,105,366	£7,135,612	£8,168,743	£9,198,990		£13,012,500	Non-viable			£4,895,175	£5,870,196	£6,847,948	£7,822,969					£13,012,500	Non-viable	
ST1/031	Thameside Arts Centre	19	VL5 - VL8	PDL	N			£3,729,999	£4,367,880	£5,007,548	£5,645,430		£921,429	Viable			£3,156,881	£3,768,794	£4,382,421	£4,994,334					£921,429	Viable	
ST1/037	Thameside House, South Street	140	VL5 - VL8	PDL	N			£33,137,484	£38,163,733	£43,204,058	£48,230,301		£23,739,130	Viable			£28,232,037	£33,032,968	£37,847,347	£42,648,279					£23,739,130	Viable	
ST4/028	William Hill/Vodafone, 91, High Street	14	VL5 - VL8	PDL	N			£7,799,230	£8,997,582	£10,199,291	£11,397,644		£2,421,900	Viable			£6,330,606	£7,459,341	£8,591,238	£9,719,973					£2,421,900	Viable	
Flats (3-5 storey) + GF Retail													Flats (3-5 storey) + GF Retail														
ST1/030	Fairways Day Centre	30	VL5 - VL8	PDL	N			£2,458,187	£2,858,931	£3,260,799	£3,661,544		£1,390,476	Viable			£2,085,430	£2,468,846	£2,853,337	£3,236,753					£1,390,476	Viable	
SH2/003	Shepperton Delivery Office, 47, High Street	20	VL6 - VL9	PDL	N				£8,676,381	£9,738,252	£10,797,158	£12,914,969	£2,578,125	Viable				£7,444,247	£8,454,425	£9,461,782	£11,476,495					£2,578,125	Viable
SH1/010	Shepperton Library, High Street	10	VL6 - VL9	PDL	N				£5,143,971	£5,763,171	£6,380,642	£7,615,583	£921,429	Viable				£4,436,279	£5,025,621	£5,613,317	£6,788,709					£921,429	Viable
ST1/029	Surrey CC Buildings, Burges Way	30	VL5 - VL8	PDL	N			£3,285,633	£3,790,571	£4,296,924	£4,801,863		£921,429	Viable			£2,817,654	£3,300,759	£3,785,217	£4,268,322					£921,429	Viable	
Flats (6+ storey)													Flats (6+ storey)														
SE1/024	Anandale House, 1, Hanworth Road	295	VL6 - VL9	PDL	N				£11,225,209	£13,754,356	£16,276,431	£21,320,593	£12,371,134	Viable				£8,874,276	£11,295,988	£13,710,964	£18,540,875					£12,371,134	Marginal Viability
ST3/014	Birch House/London Road, Fairfield Avenue, Staines	400	VL5 - VL8	PDL	N			£9,348,913	£12,087,420	£14,833,597	£17,572,104		£22,500,000	Non-viable			£6,511,870	£9,118,783	£11,732,997	£14,339,909					£22,500,000	Non-viable	
ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street	158	VL5 - VL8	PDL	N			£5,150,780	£6,639,854	£8,133,100	£9,622,174		£4,141,667	Viable			£3,811,595	£5,222,939	£6,638,236	£8,049,579					£4,141,667	Viable	
ST4/019	Former Debenhams Site, 35-45, High Street	150	VL5 - VL8	PDL	N			£14,950,508	£18,905,086	£22,870,832	£26,825,455		£31,250,000	Non-viable			£11,428,359	£15,217,264	£19,016,782	£22,805,653					£31,250,000	Non-viable	
ST4/009	The Elmsleigh Centre and adj. land, South Street	850	VL5 - VL8	PDL	N			£2,449,961	£3,527,817	£4,608,689	£5,686,538		£6,394,309	Non-viable			£1,373,767	£2,401,483	£3,432,078	£4,459,791					£6,394,309	Non-viable	
ST4/023	Two Rivers Retail Park Terrace, Mustard Park Road	750	VL5 - VL8	PDL	N			£6,533,469	£8,892,872	£11,258,865	£13,618,238		£6,394,309	Viable			£4,185,371	£6,435,299	£8,691,528	£10,941,454					£6,394,309	Marginal Viability	
Houses													Houses														
SE1/020	Sunbury Adult Education Centre	24	VL6 - VL9	PDL	N				£8,466,722	£9,242,468	£10,016,047	£11,563,206	£1,194,767	Viable				£7,915,471	£8,651,405	£9,385,284	£10,853,040					£1,194,767	Viable
Mixed Development													Mixed Development														
AE3/006	158-166, Feltham Road	75	VL4 - VL7	PDL	N		£5,476,862	£6,199,236	£6,921,609	£7,646,001			£5,971,154	Viable		£4,758,764	£5,437,418	£6,116,071	£6,796,625						£5,971,154	Marginal Viability	
SE1/003	77 Staines Road East	75	VL6 - VL9	PDL	N				£12,248,807	£13,504,429	£14,756,543	£17,260,773	£3,880,000	Viable				£10,872,504	£10,872,504	£10,872,504	£10,872,504					£3,880,000	Viable
ST4/004	96-104 Church Street	100	VL5 - VL8	PDL	N			£12,223,432	£13,607,925	£14,996,297	£16,380,790		£5,056,180	Viable			£10,666,848	£11,962,614	£13,262,009	£14,557,775					£5,056,180	Viable	

Red	Results beneath EUV+/ha less 10%
Orange	Results between 10% less and 10% higher than EUV+/ha
Green	Results above 10% higher than EUV+/ha
White	Value Level not relevant due to site's location

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Site ID	Site Name	SBC estimated Dwellings Yield	Applicable site specific VL range	Site Type	Greenbelt Y/N	30% AH							Overall Viability Indication	40% AH							Overall Viability Indication				
						ERLW/ha								EEUV+/ha	ERLW/ha							EEUV+/ha			
						VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL9 £7,000			VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500			VL9 £7,000		
Flats (3-5 storey)													Flats (3-5 storey)												
AT3/016	23-31 Woodthorpe Road	120	VL3 - VL6	PDL	N	£19,486,233	£23,651,200	£27,816,167	£31,981,134			£9,791,667	Viable	£16,036,948	£20,026,235	£24,015,522	£28,004,808				£9,791,667	Viable			
ST3/004	34-36 (OAST HOUSE)/Car Park, Kingston	180	VL5 - VL8	PDL	N			£10,001,526	£11,583,940	£13,170,787	£14,753,201		£2,834,839	Viable		£8,496,981	£10,010,106	£11,527,466	£13,040,593		£2,834,839	Viable			
AT3/007	Ashford Multi-storey Car Park, Church Road	55	VL3 - VL6	PDL	N	£6,549,475	£8,207,493	£9,865,510	£11,523,528			£3,166,111	Viable	£5,443,043	£7,043,191	£8,643,339	£10,243,487			£3,166,111	Viable				
AT3/009	Ashford Telephone Exchange	20	VL3 - VL6	PDL	N	£2,453,424	£3,079,102	£3,704,781	£4,330,460			£1,937,520	Viable	£1,835,067	£2,430,237	£3,025,407	£3,620,578			£1,937,520	Viable				
ST2/006	Builders Yard, Gresham	343	VL5 - VL8	PDL	N			£10,785,796	£12,732,639	£14,684,923	£16,631,754		£2,158,566	Viable		£8,538,718	£10,382,767	£12,231,973	£14,076,044		£2,158,566	Viable			
ST4/026	Communication's House, South Street	120	VL5 - VL8	PDL	N		£18,810,608	£21,666,586	£24,530,562	£27,386,537		£17,500,000	Viable		£16,204,467	£18,939,378	£21,683,152	£24,418,659		£17,500,000	Viable				
ST4/024	Frankie & Benny's/Travelodge, Two Rivers	55	VL5 - VL8	PDL	N			£8,824,317	£10,316,533	£11,812,929	£13,305,144		£18,200,000	Non-viable		£7,724,363	£9,164,497	£10,608,664	£12,048,798		£18,200,000	Non-viable			
ST1/028	Leacroft Centre, Leacroft	17	VL5 - VL8	PDL	N			£5,588,307	£6,489,911	£7,394,041	£8,295,645		£1,155,450	Viable		£4,670,417	£5,528,511	£6,389,008	£7,247,101		£1,155,450	Viable			
ST4/010	Riverside Surface Car Park	35	VL5 - VL8	PDL	N			£6,951,817	£8,108,739	£9,268,902	£10,425,825		£2,990,400	Viable		£5,924,015	£7,031,570	£8,142,226	£9,249,781		£2,990,400	Viable			
SC1/013	RMG Warehouse & Delivery Office	20	VL4 - VL8	PDL	N		£3,581,402	£4,319,573	£5,057,745	£5,797,984	£6,536,155		£4,800,000	Marginal Viability		£3,046,326	£3,758,087	£4,469,848	£5,183,603	£5,895,365		£4,800,000	Marginal Viability		
SH1/015	Shepperton Youth Centre, Laleham Road	24	VL6 - VL9	PDL	N				£4,274,144	£4,908,576	£5,541,237	£6,806,558	£921,429	Viable			£3,644,081	£4,249,466	£4,853,160	£6,060,549	£921,429	Viable			
AS1/003	Staines Fire Station, Town Lane	50	VL3 - VL6	PDL	N	£5,109,274	£6,390,886	£7,672,497	£8,954,109			£1,937,520	Viable	£4,072,809	£5,301,757	£6,530,704	£7,759,652			£1,937,520	Viable				
ST3/012	Staines Telephone Exchange, Fairfield Avenue	180	VL5 - VL8	PDL	N			£15,635,961	£17,996,035	£20,362,722	£22,722,796		£1,937,520	Viable			£13,233,663	£15,579,009	£17,930,926	£20,276,260		£1,937,520	Viable		
SC1/019	Sunbury Social Services Centre	11	VL4 - VL8	PDL	N		£3,662,678	£4,305,928	£4,949,178	£5,594,229	£6,237,479		£4,125,000	Marginal Viability		£3,078,590	£3,693,916	£4,309,242	£4,926,291	£5,541,617		£4,125,000	Marginal Viability		
SE1/008	Telephone Exchange/Green Street	14	VL6 - VL9	PDL	N				£3,210,210	£3,690,894	£4,170,235	£5,128,917	£1,937,520	Viable				£2,607,108	£3,059,867	£3,511,361	£4,414,349	£1,937,520	Viable		
ST4/011	Thames Lodge, Thames Street	40	VL5 - VL8	PDL	N			£6,105,366	£7,135,612	£8,168,743	£9,198,990		£13,012,500	Non-viable			£4,895,175	£5,870,196	£6,847,948	£7,822,969		£13,012,500	Non-viable		
ST1/031	Thameside Arts Centre	19	VL5 - VL8	PDL	N			£3,729,999	£4,367,880	£5,007,548	£5,645,430		£921,429	Viable			£3,156,881	£3,768,794	£4,382,421	£4,994,334		£921,429	Viable		
ST1/037	Thameside House, South Street	140	VL5 - VL8	PDL	N			£33,137,484	£38,163,733	£43,204,058	£48,230,301		£23,739,130	Viable			£28,232,037	£33,032,968	£37,847,347	£42,648,279		£23,739,130	Viable		
ST4/028	William Hill/Vodafone, 91, High Street	14	VL5 - VL8	PDL	N			£7,799,230	£8,997,582	£10,199,291	£11,397,644		£2,421,900	Viable			£6,330,606	£7,459,341	£8,591,238	£9,719,973		£2,421,900	Viable		
Flats (3-5 storey) + GF Retail													Flats (3-5 storey) + GF Retail												
ST1/030	Fairways Day Centre	30	VL5 - VL8	PDL	N			£2,458,187	£2,858,931	£3,260,799	£3,661,544		£1,390,476	Viable			£2,085,430	£2,468,846	£2,853,337	£3,236,753		£1,390,476	Viable		
SH2/003	Shepperton Delivery Office, 47, High Street	20	VL6 - VL9	PDL	N				£8,676,381	£9,738,252	£10,797,158	£12,914,969	£2,578,125	Viable				£7,444,247	£8,454,425	£9,461,782	£11,476,495	£2,578,125	Viable		
SH1/010	Shepperton Library, High Street	10	VL6 - VL9	PDL	N				£5,143,971	£5,763,171	£6,380,642	£7,615,583	£921,429	Viable				£4,436,279	£5,025,621	£5,613,317	£6,788,709	£921,429	Viable		
ST1/029	Surrey CC Buildings, Burges Way	30	VL5 - VL8	PDL	N			£3,285,633	£3,790,571	£4,296,924	£4,801,863		£921,429	Viable			£2,817,654	£3,300,759	£3,785,217	£4,268,322		£921,429	Viable		
Flats (6+ storey)													Flats (6+ storey)												
SE1/024	Annandale House, 1, Hanworth Road	295	VL6 - VL9	PDL	N				£11,225,209	£13,754,356	£16,276,431	£21,320,593	£12,371,134	Marginal Viability				£8,674,276	£11,295,988	£13,710,964	£18,540,875	£12,371,134	Marginal Viability		
ST3/014	Birch House/London Road, Fairfield Avenue, Staines	400	VL5 - VL8	PDL	N			£9,348,913	£12,087,420	£14,833,597	£17,572,104		£22,500,000	Non-viable			£6,511,870	£9,118,783	£11,732,997	£14,339,909		£22,500,000	Non-viable		
ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street	158	VL5 - VL8	PDL	N			£5,150,780	£6,639,854	£8,133,100	£9,622,174		£4,141,667	Viable			£3,811,595	£5,222,939	£6,638,236	£8,049,579		£4,141,667	Viable		
ST4/019	Former Debenhams Site, 35-45, High Street	150	VL5 - VL8	PDL	N			£14,950,508	£18,905,086	£22,870,832	£26,825,455		£31,250,000	Non-viable			£11,428,359	£15,217,264	£19,016,782	£22,805,653		£31,250,000	Non-viable		
ST4/009	The Elmsleigh Centre and adj. land, South Street	850	VL5 - VL8	PDL	N			£2,449,961	£3,527,817	£4,608,689	£5,686,538		£6,394,309	Non-viable			£1,373,767	£2,401,483	£3,432,078	£4,459,791		£6,394,309	Non-viable		
ST4/023	Two Rivers Retail Park Terrace, Mustard Park Road	750	VL5 - VL8	PDL	N			£6,533,469	£8,892,872	£11,258,865	£13,618,238		£6,394,309	Viable			£4,185,371	£6,435,299	£8,691,528	£10,941,454		£6,394,309	Marginal Viability		
Houses													Houses												
SE1/020	Sunbury Adult Education Centre	24	VL6 - VL9	PDL	N			£8,466,722	£9,242,468	£10,018,047	£11,563,206	£1,194,767	Viable				£7,915,471	£8,651,405	£9,385,284	£10,853,040	£1,194,767	Viable			
Mixed Development													Mixed Development												
AE3/006	158-166, Feltham Road	75	VL4 - VL7	PDL	N		£5,476,862	£6,199,236	£6,921,609	£7,646,001		£5,971,154	Marginal Viability		£4,758,764	£5,437,418	£6,116,071	£6,796,625			£5,971,154	Marginal Viability			
SE1/003	77 Staines Road East	75	VL6 - VL9	PDL	N			£12,248,807	£13,504,429	£14,756,543	£17,260,773	£3,880,000	Viable				£10,872,504	£10,872,504	£10,872,504	£10,872,504	£3,880,000	Viable			
ST4/004	96-104 Church Street	100	VL5 - VL8	PDL	N			£12,223,432	£13,607,925	£14,996,297	£16,380,790		£5,056,180	Viable			£10,666,848	£11,962,614	£13,262,009	£14,557,775		£5,056,180	Viable		

Viability indications for RLVs (£/ha)	
Results below EEU+/ha less 20%	
Results between 20% less and 20% higher than EEU+/ha	
Results above 20% higher than EEU+/ha	
Results N/A	Value Level not relevant due to site's location

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIc - Residential Results - Summary Analysis - Table 3c: Greenfield Site Allocations (10% tolerance to BLV)

Site ID	Site Name	SBC estimated Dwellings Yield	Applicable site specific VL range	Site Type	Greenbelt T/N	30% AH										40% AH										50% AH																			
						ERLV/ha								EEUV/ha	Overall Viability Indication	ERLV/ha								EEUV/ha	Overall Viability Indication	ERLV/ha								EEUV/ha	Overall Viability Indication										
						VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500			VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500			VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500												
AS1/011	Former Bulldog Nurseries Site	24	VL3 - VL6	GF	Y	Flats (3-5 storey)									Viable	Flats (3-5 storey)									Viable	Flats (3-5 storey)									Viable										
ST4/025	Land at Coppermill Road	15	VL5 - VL8	GF	Y	Houses									Viable	Houses									Viable	Houses									Viable										
SN1/005	Land at Northumberland Close	80	VL1 - VL3	GF	Y	£2,769,517	£3,954,829	£4,547,485				£3,391,903	£3,737,204	£4,083,472	£4,428,773		£500,000	Viable	£2,538,589	£3,671,527	£4,237,996				£3,218,768	£3,555,216	£3,892,607	£4,229,055		£500,000	Viable	£2,280,235	£3,357,598	£3,896,279				£2,724,173	£3,021,303	£3,319,265	£3,616,394		£500,000	Viable	
HS1/012	Land East of Upper Hallford, Nursery Road	60	VL2 - VL5	GF	Y		£3,149,900	£3,667,763	£4,165,626	£4,663,489								£500,000	Viable		£2,929,688	£3,403,645	£3,877,602	£4,351,559						£500,000	Viable		£2,687,160	£3,138,567	£3,589,973	£4,041,380						£500,000	Viable		
SN1/006	Land W of Long Lane and S of Blackburn Trading Estate	200	VL3 - VL6	GF	Y		£3,839,757	£4,334,351	£4,828,945	£5,323,539								£500,000	Viable			£3,514,318	£3,984,028	£4,453,735	£4,923,441						£500,000	Viable			£3,187,535	£3,632,290	£4,077,041	£4,521,799						£500,000	Viable
AT1/002	Ashford Sports Club	108	VL3 - VL6	GF	Y	Mixed Development									Viable	Mixed Development									Viable	Mixed Development									Viable										
HS1/009	Bugle Nurseries, 171, Upper Hallford Road	79	VL2 - VL5	GF	N		£4,009,183	£4,713,915	£5,418,647	£6,123,379								£500,000	Viable		£3,382,629	£4,043,098	£4,703,567	£5,364,036						£500,000	Viable		£2,577,167	£3,177,025	£3,776,882	£4,376,740						£500,000	Viable		
HS1/002	Land at Croydale Avenue	67	VL2 - VL5	GF	Y		£2,695,423	£3,188,509	£3,681,595	£4,174,681								£500,000	Viable		£2,219,326	£2,679,114	£3,138,897	£3,598,691						£500,000	Viable		£1,743,229	£2,169,719	£2,596,209	£3,022,700						£500,000	Viable		
RL1/011	Land at Staines & Laleham Sports Club, Worples Road	52	VL1 - VL4	GF	Y	£1,336,504	£2,160,149	£2,571,972	£2,983,794									£500,000	Viable	£1,011,001	£1,783,677	£2,170,015	£2,556,353						£500,000	Viable	£700,174	£1,422,124	£1,783,099	£2,144,074						£500,000	Viable				
LS1/024	Land at Staines Road West and Cedar Way	77	VL1 - VL3	GF	Y	£2,154,755	£3,348,808	£3,945,835										£500,000	Viable	£1,687,014	£2,804,254	£3,362,874							£500,000	Viable	£1,190,391	£2,227,182	£2,745,577							£500,000	Viable				
HS2/004	Land South of Nursery Road	41	VL2 - VL5	GF	Y		£4,576,634	£5,366,392	£6,156,150	£6,945,908								£500,000	Viable		£2,415,575	£3,904,764	£4,647,359	£5,389,953						£500,000	Viable		£1,671,980	£3,036,978	£3,719,477	£4,401,975						£500,000	Viable		

Viability indications for RLVs (£/ha)

	Results beneath EUV/ha less 10%
	Results between 10% less and 10% higher than EUV/ha
	Results above 10% higher than EUV/ha
	Results N/A
	Value Level not relevant due to site's location

Spelthorne Borough Council - Local Plan & potentialCIL review Viability Assessment - Appendix IIc - Residential Results - Summary Analysis - Table 3d: Greenfield Site Allocations (20% tolerance to BLV)

Site ID	Site Name	SBC estimated Dwellings Yield	Applicable site specific VL range	Site Type	Greenbelt Y/N	30% AH						EEUV+/ha	Overall Viability Indication	40% AH						EEUV+/ha	Overall Viability Indication	50% AH						EEUV+/ha	Overall Viability Indication	
						ERLV/ha								ERLV/ha								ERLV/ha								
						VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500	VL5 £5,750	VL6 £6,000			VL7 £6,250	VL8 £6,500	VL1 £4,500	VL2 £5,000	VL3 £5,250	VL4 £5,500			VL5 £5,750	VL6 £6,000	VL7 £6,250	VL8 £6,500	VL1 £4,500	VL2 £5,000			VL3 £5,250
						Flats (3-5 storey)								Flats (3-5 storey)								Flats (3-5 storey)								
AS1/011	Former Bulldog Nurseries Site	24	VL3 - VL6	GF	Y		£2,978,889	£3,650,113	£4,321,337	£4,992,561		£500,000	Viable			£2,356,867	£2,997,360	£3,637,854	£4,278,347		£500,000	Viable			£1,784,702	£2,397,961	£3,011,219	£3,624,477	£500,000	Viable
						Houses								Houses								Houses								
ST4/025	Land at Coppermill Road	15	VL5 - VL8	GF	Y			£3,391,903	£3,737,204	£4,083,472	£4,428,773	£500,000	Viable			£3,218,768	£3,555,216	£3,892,607	£4,229,055	£500,000	Viable				£2,724,173	£3,021,303	£3,319,265	£3,616,394	£500,000	Viable
SN1/005	Land at Northumberland Close	80	VL1 - VL3	GF	Y	£2,769,517	£3,954,829	£4,547,485				£500,000	Viable	£2,538,589	£3,671,527	£4,237,996				£500,000	Viable	£2,280,235	£3,357,598	£3,896,279				£500,000	Viable	
HS1/012	Land East of Upper Halliford, Nursery Road	60	VL2 - VL5	GF	Y	£3,169,900	£3,667,763	£4,165,626	£4,663,489			£500,000	Viable		£2,929,688	£3,403,645	£3,877,602	£4,351,559		£500,000	Viable		£2,687,160	£3,138,567	£3,589,973	£4,041,380	£500,000	Viable		
SN1/006	Land W of Long Lane and 5 of Blackburn Trading Estate	200	VL3 - VL6	GF	Y		£3,839,757	£4,334,351	£4,828,945	£5,323,539		£500,000	Viable			£3,514,318	£3,984,028	£4,453,735	£4,923,441	£500,000	Viable			£3,187,535	£3,632,290	£4,077,043	£4,521,799	£500,000	Viable	
						Mixed Development								Mixed Development								Mixed Development								
AT1/002	Ashford Sports Club	108	VL3 - VL6	GF	Y		£3,393,799	£3,868,989	£4,344,179	£4,819,370		£500,000	Viable			£2,916,209	£3,360,458	£3,804,707	£4,248,956	£500,000	Viable				£2,438,619	£2,851,927	£3,265,235	£3,678,543	£500,000	Viable
HS1/009	Bugle Nurseries, 171, Upper Halliford Road	79	VL2 - VL5	GF	N	£4,009,183	£4,713,915	£5,418,647	£6,123,379			£500,000	Viable		£3,382,629	£4,043,098	£4,703,567	£5,364,036		£500,000	Viable		£2,577,167	£3,177,025	£3,776,882	£4,376,740	£500,000	Viable		
HS1/002	Land at Croydale Avenue	67	VL2 - VL5	GF	Y	£2,695,423	£3,188,509	£3,681,595	£4,174,681			£500,000	Viable		£2,219,326	£2,679,114	£3,138,897	£3,598,691		£500,000	Viable		£1,743,229	£2,169,719	£2,596,209	£3,022,700	£500,000	Viable		
RL1/011	Land at Staines & Laleham Sports Club, Worples Road	52	VL1 - VL4	GF	Y	£1,336,504	£2,160,149	£2,571,972	£2,983,794			£500,000	Viable	£1,011,001	£1,783,677	£2,170,015	£2,556,353		£500,000	Viable	£700,174	£1,422,124	£1,783,099	£2,144,074	£500,000	Viable				
LS1/024	Land at Staines Road West and Cedar Way	77	VL1 - VL3	GF	Y	£2,154,755	£3,348,808	£3,945,835				£500,000	Viable	£1,687,014	£2,804,254	£3,362,874			£500,000	Viable	£1,190,391	£2,227,182	£2,745,577				£500,000	Viable		
HS2/004	Land South of Nursery Road	41	VL2 - VL5	GF	Y		£4,576,634	£5,366,392	£6,156,150	£6,945,908		£500,000	Viable		£2,419,575	£3,304,764	£4,647,359	£5,389,953		£500,000	Viable		£1,671,980	£3,036,978	£3,719,477	£4,401,975	£500,000	Viable		

Viability indications for RLVs (£/ha)

Results beneath EUV+/ha less 20%
Results between 20% less and 20% higher than EUV+/ha
Results above 20% higher than EUV+/ha
Results N/A. Value Level not relevant due to site's location

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIc - Residential Results - Table 3e: Summary Analysis

RLV reviewed based on +/- 10% tolerance either side of BLV position

Overall viability indication	30% AH		40% AH		50% AH
	No. PDL Sites	No. GF Sites	No. PDL Sites	No. GF Sites	No. GF Sites
	33	11	33	11	11
Non-Viable	5	0	5	0	0
Marginal Viability	2	0	6	0	0
Viable	26	11	22	11	11

RLV reviewed based on +/- 20% tolerance either side of BLV position

Overall viability indication	30% AH		40% AH		50% AH
	No. PDL Sites	No. GF Sites	No. PDL Sites	No. GF Sites	No. GF Sites
	33	11	33	11	11
Non-Viable	5	0	5	0	0
Marginal Viability	4	0	5	0	0
Viable	24	11	23	11	11

Overall viability indication	30% AH		40% AH		50% AH
	No. PDL Sites	No. GF Sites	No. PDL Sites	No. GF Sites	No. GF Sites
	33	11	33	11	11
Non-Viable	15%	0%	15%	0%	0%
Marginal Viability	6%	0%	18%	0%	0%
Viable	79%	100%	67%	100%	100%

Overall viability indication	30% AH		40% AH		50% AH
	No. PDL Sites	No. GF Sites	No. PDL Sites	No. GF Sites	No. GF Sites
	33	11	33	11	11
Non-Viable	15%	0%	15%	0%	0%
Marginal Viability	12%	0%	15%	0%	0%
Viable	73%	100%	70%	100%	100%

RLV reviewed based on +/- 10% tolerance either side of BLV position

Overall viability indication	30% AH	
	Site Allocations (PDL)	
Non-Viable	ST3/014	Birch House/London Road, Fairfield Avenue
	ST4/019	Former Debenhams Site, 35-45, High Street
	ST4/004	Frankie & Benny's/Travelodge, Two Rivers
	ST4/011	Thames Lodge, Thames Street
	ST4/009	The Elmsleigh Centre and adj. land, South Street
Marginal Viability	SC1/013	RMG Warehouse & Delivery Office
	SC1/019	Sunbury Social Services Centre
Viable	AE3/006	158-166, Feltham Road
	AT3/016	23-31 (not 11-19), Woodthorpe Road, Ashford
	ST3/004	34-36 (OAST House) /Car park, Kingston Road
	SE1/003	77, Staines Road East
	ST4/004	96-104, Church Street
	SE1/024	Annandale House, 1, Hanworth Road
	AT3/007	Ashford Multi-storey car park, Church Road
	AT3/009	Ashford Telephone Exchange, Church Road
	ST2/006	Builders Yard, Gresham Road
	ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street
	ST4/026	Communications House, South Street, Staines
	ST1/030	Fairways Day Centre, Knowle Green
	ST1/028	Leacroft Centre, Leacroft
	ST4/010	Riverside Surface Carpark, Thames Street
	SH2/003	Shepperton Delivery Office, 47, High Street
	SH1/010	Shepperton Library, High Street
	SH1/015	Shepperton Youth Centre, Laleham Road
	AS1/003	Staines Fire Station, Town Lane
	ST3/012	Staines Telephone Exchange, Fairfield Avenue
	SE1/020	Sunbury Adult Education Centre, The Avenue
	ST1/029	Surrey CC Buildings, Burges Way
	SE1/008	Telephone Exchange, Green Street
	ST1/031	Thameside Arts Centre, Wyatt Road
	ST1/037	Thameside House, South Street
	ST4/023	Two Rivers Retail Park Terrace, Mustard Mill Road, Staines
	ST4/028	William Hill/Vodafone, 91, High Street

RLV reviewed based on +/- 20% tolerance either side of BLV position

Overall viability indication	30% AH	
	Site Allocations (PDL)	
Non-Viable	ST3/014	Birch House/London Road, Fairfield Avenue
	ST4/019	Former Debenhams Site, 35-45, High Street
	ST4/004	Frankie & Benny's/Travelodge, Two Rivers
	ST4/011	Thames Lodge, Thames Street
	ST4/009	The Elmsleigh Centre and adj. land, South Street
Marginal Viability	AE3/006	158-166, Feltham Road
	SE1/024	Annandale House, 1, Hanworth Road
Viable	SC1/013	RMG Warehouse & Delivery Office
	SC1/019	Sunbury Social Services Centre
	AT3/016	23-31 (not 11-19), Woodthorpe Road, Ashford
	ST3/004	34-36 (OAST House) /Car park, Kingston Road
	SE1/003	77, Staines Road East
	ST4/004	96-104, Church Street
	AT3/007	Ashford Multi-storey car park, Church Road
	AT3/009	Ashford Telephone Exchange, Church Road
	ST2/006	Builders Yard, Gresham Road
	ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street
	ST4/026	Communications House, South Street, Staines
	ST1/030	Fairways Day Centre, Knowle Green
	ST1/028	Leacroft Centre, Leacroft
	ST4/010	Riverside Surface Carpark, Thames Street
	SH2/003	Shepperton Delivery Office, 47, High Street
	SH1/010	Shepperton Library, High Street
	SH1/015	Shepperton Youth Centre, Laleham Road
	AS1/003	Staines Fire Station, Town Lane
	ST3/012	Staines Telephone Exchange, Fairfield Avenue
	SE1/020	Sunbury Adult Education Centre, The Avenue
	ST1/029	Surrey CC Buildings, Burges Way
	SE1/008	Telephone Exchange, Green Street
	ST1/031	Thameside Arts Centre, Wyatt Road
	ST1/037	Thameside House, South Street
	ST4/023	Two Rivers Retail Park Terrace, Mustard Mill Road, Staines
	ST4/028	William Hill/Vodafone, 91, High Street

Overall viability indication	40% AH	
	Site Allocations (PDL)	
Non-Viable	ST3/014	Birch House/London Road, Fairfield Avenue
	ST4/019	Former Debenhams Site, 35-45, High Street
	ST4/004	Frankie & Benny's/Travelodge, Two Rivers
	ST4/011	Thames Lodge, Thames Street
	ST4/009	The Elmsleigh Centre and adj. land, South Street
Marginal Viability	AE3/006	158-166, Feltham Road
	SE1/024	Annandale House, 1, Hanworth Road
Viable	ST4/026	Communications House, South Street, Staines
	SC1/013	RMG Warehouse & Delivery Office
	SC1/019	Sunbury Social Services Centre
	ST4/023	Two Rivers Retail Park Terrace, Mustard Mill Road, Staines
	AT3/016	23-31 (not 11-19), Woodthorpe Road, Ashford
	ST3/004	34-36 (OAST House) /Car park, Kingston Road
	SE1/003	77, Staines Road East
	ST4/004	96-104, Church Street
	AT3/007	Ashford Multi-storey car park, Church Road
	AT3/009	Ashford Telephone Exchange, Church Road
	ST2/006	Builders Yard, Gresham Road
	ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street
	ST1/030	Fairways Day Centre, Knowle Green
	ST1/028	Leacroft Centre, Leacroft
	ST4/010	Riverside Surface Carpark, Thames Street
	SH2/003	Shepperton Delivery Office, 47, High Street
	SH1/010	Shepperton Library, High Street
	SH1/015	Shepperton Youth Centre, Laleham Road
	AS1/003	Staines Fire Station, Town Lane
	ST3/012	Staines Telephone Exchange, Fairfield Avenue
	SE1/020	Sunbury Adult Education Centre, The Avenue
	ST1/029	Surrey CC Buildings, Burges Way
	SE1/008	Telephone Exchange, Green Street
	ST1/031	Thameside Arts Centre, Wyatt Road
	ST1/037	Thameside House, South Street
	ST4/028	William Hill/Vodafone, 91, High Street

Overall viability indication	40% AH	
	Site Allocations (PDL)	
Non-Viable	ST3/014	Birch House/London Road, Fairfield Avenue
	ST4/019	Former Debenhams Site, 35-45, High Street
	ST4/004	Frankie & Benny's/Travelodge, Two Rivers
	ST4/011	Thames Lodge, Thames Street
	ST4/009	The Elmsleigh Centre and adj. land, South Street
Marginal Viability	AE3/006	158-166, Feltham Road
	SE1/024	Annandale House, 1, Hanworth Road
Viable	ST4/026	Communications House, South Street, Staines
	SC1/013	RMG Warehouse & Delivery Office
	SC1/019	Sunbury Social Services Centre
	ST4/023	Two Rivers Retail Park Terrace, Mustard Mill Road, Staines
	AT3/016	23-31 (not 11-19), Woodthorpe Road, Ashford
	ST3/004	34-36 (OAST House) /Car park, Kingston Road
	SE1/003	77, Staines Road East
	ST4/004	96-104, Church Street
	AT3/007	Ashford Multi-storey car park, Church Road
	AT3/009	Ashford Telephone Exchange, Church Road
	ST2/006	Builders Yard, Gresham Road
	ST4/002	Car Park, Hanover House & Sea Cadet Building, Bridge Street
	ST1/030	Fairways Day Centre, Knowle Green
	ST1/028	Leacroft Centre, Leacroft
	ST4/010	Riverside Surface Carpark, Thames Street
	SH2/003	Shepperton Delivery Office, 47, High Street
	SH1/010	Shepperton Library, High Street
	SH1/015	Shepperton Youth Centre, Laleham Road
	AS1/003	Staines Fire Station, Town Lane
	ST3/012	Staines Telephone Exchange, Fairfield Avenue
	SE1/020	Sunbury Adult Education Centre, The Avenue
	ST1/029	Surrey CC Buildings, Burges Way
	SE1/008	Telephone Exchange, Green Street
	ST1/031	Thameside Arts Centre, Wyatt Road
	ST1/037	Thameside House, South Street
	ST4/028	William Hill/Vodafone, 91, High Street

Overall viability indication	30, 40 & 50% AH - All GF site testing indicates viability	
	Site Allocations (GF)	
Viable	AT1/002	Ashford Sports Club
	HS1/009	Bugle Nurseries, 171, Upper Halliford Road
	AS1/011	Former Bulldog Nurseries Site
	ST4/025	Land at Coppermill Road
	HS1/002	Land at Croysdale Avenue
	SN1/005	Land at Northumberland Close
	RL1/011	Land at Staines & Laleham Sports Club
	LS1/024	Land at Staines Road West and Cedar Way
	HS1/012	Land East of Upper Halliford, Nursery Road
	HS2/004	Land south of Nursery Road
SN1/006	Land West of Long Lane and South of Blackburn Trading Estate	

Overall viability indication	30, 40 & 50% AH - All GF site testing indicates viability	
	Site Allocations (GF)	
Viable	AT1/002	Ashford Sports Club
	HS1/009	Bugle Nurseries, 171, Upper Halliford Road
	AS1/011	Former Bulldog Nurseries Site
	ST4/025	Land at Coppermill Road
	HS1/002	Land at Croysdale Avenue
	SN1/005	Land at Northumberland Close
	RL1/011	Land at Staines & Laleham Sports Club
	LS1/024	Land at Staines Road West and Cedar Way
	HS1/012	Land East of Upper Halliford, Nursery Road
	HS2/004	Land south of Nursery Road
SN1/006	Land West of Long Lane and South of Blackburn Trading Estate	