

Table 2a: Commercial RLV Results by scheme type, value & 5% Yield

Development Use	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)	Residual Land Value (£/Ha)
Large Format Retail	Supermarket	L	1.14	£3,401,893	£2,984,117
		M	1.14	£4,522,706	£3,967,286
		H	1.14	£5,643,520	£4,950,456
Large Format Retail	Retail Warehousing	L	0.25	£345,587	£1,382,348
		M	0.25	£912,081	£3,648,324
		H	0.25	£1,478,575	£5,914,300
Town Centre Retail / Restaurant	Comparison Shopping / Restaurant	L	0.40	Negative RLV	Negative RLV
		M	0.40	£1,595,008	£3,987,520
		H	0.40	£3,249,202	£8,123,005
Small Retail	Convenience	L	0.05	£59,779	£1,195,580
		M	0.05	£162,301	£3,246,020
		H	0.05	£264,822	£5,296,440
Offices	Town Centre	L	0.05	Negative RLV	Negative RLV
		M	0.05	£45,185	Negative RLV
		H	0.05	£329,967	£6,599,340
Offices	Out of Town / Business Park	L	0.75	Negative RLV	Negative RLV
		M	0.75	£400,406	Negative RLV
		H	0.75	£1,236,487	£1,648,649
Industrial Warehousing	Smaller / Move-on	L	0.06	Negative RLV	Negative RLV
		M	0.06		
		H	0.06		
Industrial Warehousing	Larger Industrial / Warehousing including offices	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75		
Hotel	Budget	L	0.60	Negative RLV	Negative RLV
		M	0.60		
		H	0.60		
Residential Institution	Nursing Home	L	0.35	Negative RLV	Negative RLV
		M	0.35		
		H	0.35		

Key:

Viability Indication - General Overview	Land value filter levels and notes - Indications: A guide to the results
Poor	RLV <£250,000/ha – Probable poor viability outcomes with limited / reduced scope for planning obligations. Workable schemes most relevant to greenfield sites.
Marginal	RLV £250,000 – 350,000/ha – Marginal / improving viability prospects – Improving scope for planning obligations, subject to site-specifics. Most relevant to greenfield.
Viable in most likely LP circumstances	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
Further improving viability	RLV £500,000/ha – 750,000/ha – Greater confidence in viability across a wider range of site types. Increased scope for planning obligations.
Strongest viability outcomes	RLV > £750,000/ha – As above – further increased confidence in viability across wider range of sites in local context.

Table 2b: Commercial RLV Results by scheme type, value & 6% Yield

Development Use	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)	Residual Land Value (£/Ha)
Large Format Retail	Supermarket	L	1.14	£1,824,450	£1,600,395
		M	1.14	£2,748,083	£2,410,599
		H	1.14	£3,671,716	£3,220,804
Large Format Retail	Retail Warehousing	L	0.25	£146,264	£585,056
		M	0.25	£613,098	£2,452,392
		H	0.25	£1,079,931	£4,319,724
Town Centre Retail / Restaurant	Comparison Shopping / Restaurant	L	0.40	Negative RLV	Negative RLV
		M	0.40	£721,960	£1,804,900
		H	0.40	£2,085,138	£5,212,845
Small Retail	Convenience	L	0.05	Negative RLV	Negative RLV
		M	0.05	£84,144	£1,682,880
		H	0.05	£168,629	£3,372,580
Offices	Town Centre	L	0.05	Negative RLV	Negative RLV
		M	0.05		
		H	0.05		
Offices	Out of Town / Business Park	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75	£206,867	£275,823
Industrial Warehousing	Smaller / Move-on	L	0.06	Negative RLV	Negative RLV
		M	0.06		
		H	0.06		
Industrial Warehousing	Larger Industrial / Warehousing including offices	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75		
Hotel	Budget	L	0.60	Negative RLV	Negative RLV
		M	0.60		
		H	0.60		
Residential Institution	Nursing Home	L	0.35	Negative RLV	Negative RLV
		M	0.35		
		H	0.35		

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Marginal	RLV £250,000 – 350,000/ha – Marginal / improving viability prospects – Improving scope for planning obligations, subject to site-specifics. Most relevant to greenfield.
Viable in most likely LP circumstances	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
Further improving viability	RLV £500,000/ha – 750,000/ha – Greater confidence in viability across a wider range of site types. Increased scope for planning obligations.
Strongest viability outcomes	RLV > £750,000/ha – As above – further increased confidence in viability across wider range of sites in local context.

Table 2c: Commercial RLV Results by scheme type, value & 7% Yield

Development Use	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)	Residual Land Value (£/Ha)
Large Format Retail	Supermarket	L	1.14	£698,843	Negative RLV
		M	1.14	£1,481,775	£1,299,803
		H	1.14	£2,264,707	£1,986,585
Large Format Retail	Retail Warehousing	L	0.25	£4,035	£16,140
		M	0.25	£399,754	£1,599,016
		H	0.25	£795,472	£3,181,888
Town Centre Retail / Restaurant	Comparison Shopping / Restaurant	L	0.40	Negative RLV	Negative RLV
		M	0.40	£98,985	£247,463
		H	0.40	£1,254,504	£3,136,260
Small Retail	Convenience	L	0.05	Negative RLV	Negative RLV
		M	0.05	£28,374	£567,480
		H	0.05	£99,989	£1,999,780
Offices	Town Centre	L	0.05	Negative RLV	Negative RLV
		M	0.05		
		H	0.05		
Offices	Out of Town / Business Park	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75		
Industrial Warehousing	Smaller / Move-on	L	0.06	Negative RLV	Negative RLV
		M	0.06		
		H	0.06		
Industrial Warehousing	Larger Industrial / Warehousing including offices	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75		
Hotel	Budget	L	0.60	Negative RLV	Negative RLV
		M	0.60		
		H	0.60		
Residential Institution	Nursing Home	L	0.35	Negative RLV	Negative RLV
		M	0.35		
		H	0.35		

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Marginal	RLV £250,000 – 350,000/ha – Marginal / improving viability prospects – Improving scope for planning obligations, subject to site-specifics. Most relevant to greenfield.
Viable in most likely LP circumstances	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
Further improving viability	RLV £500,000/ha – 750,000/ha – Greater confidence in viability across a wider range of site types. Increased scope for planning obligations.
Strongest viability outcomes	RLV > £750,000/ha – As above – further increased confidence in viability across wider range of sites in local context.

Table 2d: Commercial RLV Results by scheme type, value & 7.5% Yield

Development Use	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)	Residual Land Value (£/Ha)
Large Format Retail	Supermarket	L	1.14	£248,989	Negative RLV
		M	1.14	£975,690	£855,868
		H	1.14	£1,702,391	£1,493,325
Large Format Retail	Retail Warehousing	L	0.25	Negative RLV	Negative RLV
		M	0.25	£314,490	£1,257,960
		H	0.25	£681,787	£2,727,148
Town Centre Retail / Restaurant	Comparison Shopping / Restaurant	L	0.40	Negative RLV	Negative RLV
		M	0.40		
		H	0.40	£922,538	£2,306,345
Small Retail	Convenience	L	0.05	Negative RLV	Negative RLV
		M	0.05	£6,085	£121,700
		H	0.05	£72,557	£1,451,140
Offices	Town Centre	L	0.05		
		M	0.05	Negative RLV	Negative RLV
		H	0.05		
Offices	Out of Town / Business Park	L	0.75		
		M	0.75	Negative RLV	Negative RLV
		H	0.75		
Industrial Warehousing	Smaller / Move-on	L	0.06		
		M	0.06	Negative RLV	Negative RLV
		H	0.06		
Industrial Warehousing	Larger Industrial / Warehousing including offices	L	0.75		
		M	0.75	Negative RLV	Negative RLV
		H	0.75		
Hotel	Budget	L	0.60		
		M	0.60	Negative RLV	Negative RLV
		H	0.60		
Residential Institution	Nursing Home	L	0.35		
		M	0.35	Negative RLV	Negative RLV
		H	0.35		

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Viable in most likely LP circumstances	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
Further improving viability	RLV £500,000/ha – 750,000/ha – Greater confidence in viability across a wider range of site types. Increased scope for planning obligations.
Strongest viability outcomes	RLV > £750,000/ha – As above – further increased confidence in viability across wider range of sites in local context.

Table 2e: Commercial RLV Results by scheme type, value & 8% Yield

Development Use	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)	Residual Land Value (£/Ha)
Large Format Retail	Supermarket	L	1.14	Negative RLV	Negative RLV
		M	1.14	£533,134	£467,661
		H	1.14	£1,210,662	£1,061,984
Large Format Retail	Retail Warehousing	L	0.25	Negative RLV	Negative RLV
		M	0.25	£239,929	£959,716
		H	0.25	£582,373	£2,329,492
Town Centre Retail / Restaurant	Comparison Shopping / Restaurant	L	0.40	Negative RLV	Negative RLV
		M	0.40		
		H	0.40	£632,243	£1,580,608
Small Retail	Convenience	L	0.05	Negative RLV	Negative RLV
		M	0.05		
		H	0.05	£48,568	£971,360
Offices	Town Centre	L	0.05	Negative RLV	Negative RLV
		M	0.05		
		H	0.05		
Offices	Out of Town / Business Park	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75		
Industrial Warehousing	Smaller / Move-on	L	0.06	Negative RLV	Negative RLV
		M	0.06		
		H	0.06		
Industrial Warehousing	Larger Industrial / Warehousing including offices	L	0.75	Negative RLV	Negative RLV
		M	0.75		
		H	0.75		
Hotel	Budget	L	0.60	Negative RLV	Negative RLV
		M	0.60		
		H	0.60		
Residential Institution	Nursing Home	L	0.35	Negative RLV	Negative RLV
		M	0.35		
		H	0.35		

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Strongest viability outcomes	RLV > £750,000/ha – As above – further increased confidence in viability across wider range of sites in local context.