Table 1a: Residual Land Value Results by Value Level - 5 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	£20,902	£18,487	£13,803	£9,073	£4,296	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£74,375	£74,556	£69,872	£65,142	£60,365	£55,588	£49,928	£39,290
				3	£1,800	£127,191	£129,886	£125,311	£120,690	£116,023	£111,357	£103,309	£95,359
				4	£1,950	£179,398	£184,627	£180,052	£175,431	£170,765	£166,098	£155,516	£150,177
				5	£2,100	£230,815	£238,271	£233,858	£229,401	£224,900	£220,399	£207,723	£204,918
				6	£2,250	£281,122	£291,021	£286,608	£282,151	£277,650	£273,149	£258,088	£257,793
						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
5 Houses 0% AH	Greenfield / PDL	540	30			Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 6: Zero Carbon Compliance
5 O% AH	Greenfield / PDL	540	30	1	£1,500	Base £125,409	Sensitivity Test 1: S.106 @ £1000 £110,920	Sensitivity Test 2: S.106 @ £2000 £82,820		Sensitivity Test 4: S.106 @ £4000 £25,777	Sensitivity Test 5: S.106 @ £5000 Negative RLV	11.	Sensitivity Test 6: Zero Carbon Compliance Negative RLV
5 Houses 0% AH	Greenfield / PDL	540	30	1 2	£1,500 £1,650		<u> </u>	· ·	Sensitivity Test 3: S.106 @ £3000	· · · · · ·	· ·	Sensitivity Test 6: Zero Carbon Compliance	
5 0% AH	Greenfield / PDL	540	30	1 2 3		£125,409	£110,920	£82,820	Sensitivity Test 3: S.106 @ £3000 £54,439	£25,777	Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Negative RLV
5 0% AH	Greenfield / PDL	540	30	1 2 3 4	£1,650	£125,409 £446,249	£110,920 £447,334	£82,820 £419,234	Sensitivity Test 3: S.106 @ £3000 £54,439 £390,853	£25,777 £362,191	Negative RLV £333,529	Sensitivity Test 6: Zero Carbon Compliance Negative RLV £299,567	Negative RLV £235,741
5 O% AH	Greenfield / PDL	540	30	1 2 3 4 5	£1,650 £1,800	£125,409 £446,249 £763,145	£110,920 £447,334 £779,314	£82,820 £419,234 £751,864	Sensitivity Test 3: 5.106 @ £3000 £54,439 £390,853 £724,139	£25,777 £362,191 £696,139	Negative RLV £333,529 £668,140	Sensitivity Test 6: Zero Carbon Compliance Negative RLV £299,567 £619,854	Negative RLV £235,741 £572,156

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	RLV £350.000 - £500.000/ha – Land value >£350.000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	
	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.

Source: Dixon Searle LLP (2015) DRAFT

Appendix IIa - MDC Residential Results v11.xlsx

										Residual Land Value (£)	Residual Land Value (£)
Development Typical Site Scenario Type	Market Floor Area	Site Density (dph)	Value Va		Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance Base	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
			1 £1	00 £49,413	£20,179	£20,040	£10,581	£1,123	Negative RLV	Negative RLV	Negative RLV
			2 £1		£141,058	£131,871	£122,639	£113,406	£104,174	£103,592	£70,790
			3 £1 4 £1		£249,066 £355,206	£240,216 £346,356	£231,322 £337,463	£222,429 £328,569	£213,535 £319,676	£220,068 £333,380	£181,340 £287,763
			5 £2 6 £2	00 £508,686	£461,347 £567,487	£452,497 £558,637	£443,603 £549,744	£434,710 £540,850	£425,816 £531,956	£446,692 £560,004	£393,904 £500,044
Houses 0% AH Greenfield / PDL	1100	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc
0% An			4 64		£60,536	£60,119	£31,744	Negative RLV			Negative RLV
			1 £1 2 £1		£423,175	£395,613	£31,744 £367,916	£340,218	Negative RLV £312,521	Negative RLV £310,777	f212,370
			3 £1		£747,198	£720,648	£693,967	£667,286	£640,606	£660,205	£544,021
			4 £1		£1,065,619	£1,039,069	£1,012,388	£985,707	£959,027	£1,000,141	£863,290
			5 £2 6 £2		£1,384,040 £1,702,461	£1,357,490 £1,675,911	£1,330,809 £1,649,231	£1,304,129 £1,622,550	£1,277,448 £1,595,869	£1,340,077 £1.680.013	£1,181,711 £1,500,132
Development Typical Site Scenario Type	Market Floor Area	Site Density (dph)	Value Va		Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	
		, . r ,	1 £1		£2,692	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Base Negative RLV	plus S.106 @ £3000 Negative RLV
			2 £1		£105,520	£96,333	£87,101	£77,751	£66,121	£54,383	£34,910
			3 £1		£205,792	£196,942	£187,956	£178,724	£167,358	£155,914	£136,906
			4 £1 5 £2		£302,848 £399,904	£293,998 £391,054	£285,104 £382,161	£276,211 £373,267	£265,243 £362,299	£254,239 £359,665	£235,928 £332,985
			6 £2		£496,961	£488,111	£479,217	£470,324	£459,356	£448,351	£430,041
Houses 10 Greenfield / PDL	1015	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
10% AH			1 1		·					·	
			1 £1 2 £1		£8,077 £316,561	Negative RLV £289,000	Negative RLV £261,302	Negative RLV £233,254	Negative RLV £198,363	Negative RLV £163,150	Negative RLV £104,730
			3 £1		£617,375	£590,825	£563,869	£536,171	£502,075	£467,742	£410,718
			4 £1	50 £935,356	£908,544	£881,994	£855,313	£828,633	£795,730	£762,716	£707,785
			5 £2 6 £2		£1,199,713 £1,490,882	£1,173,163 £1,464,332	£1,146,482 £1,437,651	£1,119,802 £1,410,971	£1,086,898 £1,378,067	£1,078,996 £1,345,053	£998,954 £1,290,123
	1		b ±2	50 £1,517,693	11,450,002	11,404,552	11,457,031	11,410,571	11,576,007	£1,545,055	11,250,125
Development Typical Site	Market Floor	Site Density	Value Va	e Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario Typical Site	Area	(dph)	Level £/		Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
Турс	Aica	(upii)								Base	plus S.106 @ £3000
			1 £1 2 £1		Negative RLV £81,652	Negative RLV £72,240	Negative RLV £62,781	Negative RLV £53,323	Negative RLV £43,864	Negative RLV £38,857	Negative RLV £10,481
			3 £1	00 £189,657	£180,379	£171,192	£161,960	£152,727	£143,495	£138,607	£110,909
			4 £1 5 £2		£275,746 £370,718	£266,896 £361,868	£258,003 £352,974	£249,109 £344,081	£240,216 £335,187	£235,507 £330,479	£208,827 £303,798
			6 £2		£465,690	£456,840	£447,946	£439,052	£430,159	£425,451	£398,770
				Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
10 20% AH Greenfield / PDL	940	30		Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 6: Zero Carbon Compliance
			1 £1	00 Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
			2 £1		£244,955	£216,719	£188,343	£159,968	£131,592	£116,570	Negative RLV
			3 £1		£541,138	£513,577	£485,879	£458,182	£430,484	£415,821	£332,728
			4 £1 5		£827,239 £1,112,154	£800,689 £1,085,604	£774,009 £1,058,923	£747,328 £1,032,243	£720,647 £1,005,562	£706,522 £991,437	£626,480 £911,395
			6 £2		£1,397,069	£1,370,519	£1,343,838	£1,317,157	£1,290,477		
									11,290,477	£1,276,352	£1,196,309
Development Typical Site Scenario Type	Market Floor Area								£1,290,477	£1,276,352	
		Site Density (dph)	Value Va		Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000	Residual Land Value (£)	£1,276,352 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
	71100	Site Density (dph)	Level £/	P Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: 5.106 @ £5000	£1,276,352 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000
	7.11.03		Level £/	Base Negative RLV					Residual Land Value (£)	£1,276,352 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
	7.11.03		1 £1 2 £1 3 £1	Base Negative RLV 446,799 133,975	Sensitivity Test 1: 5.106 @ £1000 Negative RLV £37,294 £124,697	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277	Sensitivity Test 4: S.106 @ £4000 Negative RLV £8,965 £97,045	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000 Negative RLV £55,393
	7.11.03		1 £1 £1 2 £1	Pase Negative RLV 60	Sensitivity Test 1: S.106 @ £1000 Negative RLV £37,294	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424	Sensitivity Test 4: S.106 @ £4000 Negative RLV £8,965	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	£1,276,352 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV
	7.11.02		Level £/ 1 £1 2 £1 3 £1 4 £1	Page 100 Negative RLV 100 Negative RLV 100 £46,799 100 £133,975 100 £219,159 100 £302,178	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £55,393 £142,310
Houses 10 Houses 25% AH Greenfield / PDL			Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2	Page 100 Negative RLV 100 Negative RLV 100 £46,799 100 £133,975 100 £219,159 100 £302,178	Sensitivity Test 1: 5.106 @ £1000 Negative RLV £37,294 £124,697 £210,222 £233,241	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £284,391	Sensitivity Test 3: S.106 @ £3000 Nenative RLV	Sensitivity Test 4: S.106 @ £4000 Nesative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha)	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha)
10 Houses Greenfield / PDL			Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2	2 Base 00 Negative RLV 50 £46,799 00 £133,975 50 £219,159 00 £302,178 50 £385,197 Residual Land Value (£/Ha) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha)	Sensitivity Test 4: S.106 @ £4000 Negative RLV £8,965 £97,045 £183.313 £266,604 £349,623 Residual Land Value (£/Ha)	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174.081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc
Houses 10 25% AH Greenfield / PDL			Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 2 £1	Base Negative RLV 100 Negative RLV 100 £46,799 100 £133,975 100 £302,178 100 £302,178 Residual Land Value (£/Ha) Base 100 Negative RLV 100 £140,397	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647	Sensitivity Test 3: S.106 @ £3000 Negrative RtV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RtV £55,271	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc
10 Houses Greenfield / PDL			Level £/ 1	2 Base 00 Negative RLV 50 £46,799 00 £133,975 50 £219,159 00 £302,178 50 £385,197 Residual Land Value (£/Ha) Base 00 Negative RLV 50 £140,397 00 £401,924	Sensitivity Test 1: S.106 @ £1000 Negative RLV £37,294 £124,697 £210,222 £293,241 £376,260 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £111,883 £374,091	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271 £318,832	Sensitivity Test 4: S.106 @ £4000 Negative RLV £8,965 £97,045 £183.313 £2265,604 £349,623 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £26,896 £291,134	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170.007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliano plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliano Negative RLV
10 Houses 10 25% AH Greenfield / PDL			Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 2 £1 3 £1 4 £1 4 £1 4 £1	2 Base 00 Negative RLV 50 £46,799 00 £133,975 00 £133,975 00 £219,159 00 £302,178 60 £385,197 Residual Land Value (£/Ha) Base 00 Negative RLV 50 £140,397 00 £401,924	Sensitivity Test 1: S.106 @ £1000 Negative RLV £37,294 £124,697 £210,222 £293,241 £376,260 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £111,883 £374,091 £630,666	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £284,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647 £346,529 £604,117	Sensitivity Test 3: S.106 @ £3000 Nepative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437 £522,242	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £251,217 £510,022	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliano plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliano Negative RLV £166,180 £426,930
10 Houses 25% AH Greenfield / PDL			Level £/ 1	Base Negative RLV 60	Sensitivity Test 1: S.106 @ £1000 Negative RLV £37,294 £124,697 £210,222 £293,241 £376,260 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £111,883 £374,091	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271 £318,832	Sensitivity Test 4: S.106 @ £4000 Negative RLV £8,965 £97,045 £183.313 £2265,604 £349,623 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £26,896 £291,134	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170.007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliano plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliano Negative RLV
10 Houses Greenfield / PDL			Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 2 £1 3 £1 4 £1 5 £2 5 £2	Base Negative RLV 60	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647 £346,529 £604,117 £853,173	Sensitivity Test 3: S.106 @ £3000 Negative RtV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RtV £55,271 £318,832 £577,436 £826,492	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437 £522,242 £773,131	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £251,217 £510,022 £751,360 £1,010,416	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £166,180 £426,930 £681,318 £930,374
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Development Scenario Typical Site Type 10 Houses Greenfield / PNL	815 Market Floor Area	30 Site Density (dph)	Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 5 £2 6 £2 Value E/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1	Base Negative RLV Loss of E46,799 Lass of E46,799 Lass of E479,159 E4719,159 E50 E385,197 Residual Land Value (E/Ha) Base Negative RLV Residual Land Value (E/Ha) Residual Land Value (E/Ha) Residual Land Value (E/Ha) Lass of E401,924 E60 E401,924 E60 E557,478 E60 E906,535 E1,155,591 Residual Land Value (E/Ha) Residual Land Value (E/Ha) Base Negative RLV Lass of E46,799 Lass of E4719,159 Lass of E4719,159 Lass of E4719,159 Residual Land Value (E/Ha) Base Negative RLV Residual Land Value (E/Ha) Residual Land Value (E/Ha)	Sensitivity Test 1: S.106 @ £1000 Negative RLV £37,294 £1124,697 £210,222 £293,241 £376,260 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £111,883 £374,091 £630,666 £879,723 £1,128,779 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £37,294 £124,697 £210,222 £293,241 £376,260 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647 £346,529 £604,117 £853,173 £1,102,230 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £1115,510 £27,882 £1115,510 £284,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £105,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271 £318,832 £577,436 £826,492 £1,075,549 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £258,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437 £522,242 £773,131 £1,022,187 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170.007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £251,217 £510,022 £761,360 £1,010,416 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £53,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £166,180 £426,930 £681,318 £930,374 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
Development Scenario Typical Site Type 10 Houses Greenfield / PNL	815 Market Floor Area	30 Site Density (dph)	Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2	Base Negrative RLV 100 Negrative RLV 101 F46,799 102 E133,975 103 E219,159 103 E385,197 Residual Land Value (E/Ha) 104 Base 105 E401,924 105 E50,748 106 E657,478 107 E401,924 108 E906,535 109 E1,155,591 109 Residual Land Value (E/Ba) 100 Negrative RLV 101 E40,937 102 E46,799 103 E46,799 104 E46,799 105 E13,357 106 E385,197 107 Residual Land Value (E/Ha) 108 Base 109 Negrative RLV 109 E402,2178 109 E302,178 100 E302,178 100 E302,178 100 Residual Land Value (E/Ha)	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647 £346,529 £604,117 £853,173 £1,102,230 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £7,882 £115,510 £201,372 £7,84391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £18,424 £192,477 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271 £318,832 £577,436 £826,492 £1,075,549 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437 £522,242 £773,131 £1,022,187 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £251,217 £510,022 £761,360 £1,010,416 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £166,180 £426,930 £681,318 £930,374 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
Development Scenario Typical Site Type 10 Houses Greenfield / PNL	815 Market Floor Area	30 Site Density (dph)	Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 3 £1 4 £1 5 £2 6 £2 Value Value Value Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2	Base Regative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647 £346,529 £604,117 £833,173 £1,102,230 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £284,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £284,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RtV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RtV £55,271 £318,832 £577,436 £826,492 £1,075,549 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RtV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RtV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RtV £55,271 £318,832	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437 £522,242 £773,131 £1,022,187 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £251,217 £530,022 £751,360 £1,010,416 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £166,180 £426,930 £681,318 £930,374 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus S.206 @ £3000
Development Scenario Typical Site Type 10 Houses Greenfield / PNL	815 Market Floor Area	30 Site Density (dph)	Level £/ 1 £1 2 £1 3 £1 4 £1 5 £2 6 £2	Base Negrative RLV 60	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £83,647 £346,529 £604,117 £853,173 £1,102,230 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £27,882 £115,510 £201,372 £7,882 £115,510 £201,372 £784,391 £367,410 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £18,424 £192,477 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271 £318,832 £577,436 £826,492 £1,075,549 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £18,424 £106,277 £192,479 £275,497 £358,516 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £55,271	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £263,437 £522,242 £773,131 £1,022,187 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £87,812 £174,081 £257,710 £340,729 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £251,217 £510,022 £761,360 £1,010,416 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £83,739 £170,007 £253,787 £336,805 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £55,393 £142,310 £227,106 £310,125 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £166,180 £426,930 £681,318 £930,374 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000

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.
	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.
Source: Dixor	n Searle LLP (2015) DRAFT	•

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Valu Level £/m	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				1 £1,50		£2,429	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2 £1,65		£112,669	£102,541	£92,385	£82,229	£69,695	£58,514	£37,093
				3 £1,80 4 £1.95		£219,771 £323,999	£210,014 £314,242	£200,231 £304.459	£190,448 £294.676	£178,248 £282,819	£167,347 £272,338	£146,438 £252.196
				5 £2,10		£428,227	£418,470	£408,687	£398,904	£387,047	£385,773	£356,424
				6 £2,25		£532,455	£522,698	£512,915	£503,132	£491,275	£480,794	£460,652
Houses 10% AH	Greenfield / PDL	. 1090	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				1 £1,50	£35,075	£6,624	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2 £1,65		£307,280	£279,656	£251,959	£224,261	£190,077	£159,583	£101,164
				3 £1,80		£599,375	£572,766	£546,085	£519,405	£486,132	£456,401	£399,377
				4 £1,95	1510,500	£883,634	£857,024	£830,343	£803,663	£771,325	£742,739	£687,808
				5 £2,10 6 £2,25		£1,167,892 £1,452,150	£1,141,282 £1,425,540	£1,114,602 £1,398,860	£1,087,921 £1,372,179	£1,055,583 £1,339,841	£1,052,109 £1,311,256	£972,067 £1,256,325
		I .	1	0 12,23	11,476,502	11,452,150	£1,425,540	[1,556,600	11,572,179	11,555,041	£1,511,250	£1,230,323
											Residual Land Value (£)	Residual Land Value (£)
Development	Typical Site	Market Floor	Site Density	Value Valu		Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
Scenario	Туре	Area	(dph)	Level £/m	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Base	plus S.106 @ £3000
				1 £1,50		Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			I	2 £1,65	£99,022	£88,839	£78,651	£68,247	£57,843	£47,438	£43,877	£12,665
				3 £1,80		£194,754	£184,852	£174,696	£164,540	£154,385	£150,909	£120,442
			I	4 £1,95 5 £2,10		£296,897 £399,041	£287,141 £389,284	£277,358 £379,501	£267,575 £369,718	£257,792 £359,935	£254,444 £356,587	£225,095 £327,238
				6 £2.25		£501.184	£491.427	£481.644	£471.861	£462.078	£458.730	£429.381
Houses 11 20% AH	Greenfield / PDL	. 1015	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
20,071				1 £1,50	No service DIV	Negative RLV	Negative RLV		· ·	·		
				2 £1,50		£242,288	£214,503	Negative RLV £186,128	Negative RLV £157,752	Negative RLV £129,377	Negative RLV £119,666	Negative RLV
				3 £1.80	22,0,000	£531,148	£504,142	£476.444	£448.747	£421,049	£411,570	£328 477
				4 £1.95		£809.720	£783,111	£756,430	£729,749	£703,069	£693,937	£613,895
				5 £2,10		£1,088,293	£1,061,683	£1,035,002	£1,008,322	£981,641	£972,510	£892,467
				6 £2,25		£1,366,865	£1,340,256	£1,313,575	£1,286,894	£1,260,213	£1,251,082	£1,171,040
Development	Typical Site	Market Floor	Site Density	Value Valu	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario	Type	Area	(dph)								Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
			V-1- /	Level £/m	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance Base	Sensitivity Test 7: Zero Carbon Compliance
			(1)	Level £/m 1 £1,50		Sensitivity Test 1: S.106 @ £1000 Negative RLV					Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV	plus S.106 @ £3000
				1 £1,50 2 £1,65	Negative RLV	Negative RLV £44,670	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485	Sensitivity Test 5: S.106 @ £5000 Negative RLV £3,081	Base Negative RLV £355	plus S.106 @ £3000 Negative RLV
				1 £1,50 2 £1,65 3 £1,80	Negative RLV E55,102 E149,481	Negative RLV £44,670 £139,298	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: 5.106 @ £4000 Negative RLV £13,485 £108,858	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV £355 £96,041	plus \$.106 @ £3000 Negative RLV £65,216
				1 £1,50 2 £1,65 3 £1,80 4 £1,95	Negative RLV E55,102 E149,481 E241,182	Negative RLV £44,670 £139,298 £231,373	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833	Sensitivity Test 4: 5.106 @ £4000 Negative RLV £13,485 £108,858 £202,050	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV £355 £96,041 £189,704	plus 5.106 @ £3000 Negative RLV £65,216 £159,295
				1 £1,50 2 £1,65 3 £1,80	Negative RLV £55,102 £149,481 £241,182 £331,373	Negative RLV £44,670 £139,298	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: 5.106 @ £4000 Negative RLV £13,485 £108,858	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV £355 £96,041	plus \$.106 @ £3000 Negative RLV £65,216
Houses 11 25% AH	Greenfield / PDL	. 890	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10	Negative RLV £55,102 £149,481 £241,182 £331,373	Negative RLV £44,670 £139,298 £231,373 £321,564	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Nexative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV £355 £96,041 £189,704 £279,895	plus S.106 @ £3000 Negative RLV £65,216 £159,295 £250,546
Houses 25% AH	Greenfield / PDL	. 890		1 £1,50 2 £1,60 3 £1,80 4 £1,91 5 £2,10 6 £2,25	Negative RLV E55,102 E149,481 E241,182 E331,373 E421,563 Residual Land Value (£/Ha) Base	Negative RLV £44,670 £139,298 £231,373 £221,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169 £221,616 £311,807 £401,997 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000 Negative RLV £3,081 £98,702 £192,268 £282,458 £372,649 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Base Negative RLV £355 £96,041 £189,704 £279,895 £370,085 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	plus S.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
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11 Houses 25% AH	Greenfield / PDL	. 890		1 £1,50 2 £1,65 3 £1,86 4 £1,93 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10	Negative RLV £55,102 1 £149,481 2 £241,182 5 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 £903,744	Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169 £121,616 £311,807 £401,997 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £93,529 £352,280 £604,408 £850,382 £1,096,356	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,830 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £109,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV £355 £96,041 £189,704 £279,895 £370,085 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £967 £261,930 £517,375 £763,349 £1,009,323	plus S.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281
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Development	Typical Site	Market Floor	30 Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 1 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 Value Level £/m 1 £1,50	Negative RLV £55,102 £149,481 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £557,770 £903,744 £1,149,718 Residual Land Value (£/Basse) Residual Land Value (£/Basse)	Negative RLV £44,670 £139,298 £231,373 £221,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992 £1,122,966 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,830 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £109,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £136,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £3,081 £98,702 £192,268 £282,458 £372,649 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £8,403 £269,188 £524,366 £770,340 £1,016,314 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Base Negative RLV £355 £96,041 £189,704 £279,895 £370,085 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £967 £261,930 £517,375 £763,349 £1,009,323 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
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Development	Typical Site	Market Floor	30 Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 Value Value Level £/m 1 £1,50 2 £1,65 3 £1,80	Negative RLV £55,102 1 £149,481 2 £241,182 3 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 £903,744 £1,149,718 Residual Land Value (£) Base Negative RLV £55,102 £149,481	Negative RLV £44,670 £131,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992 £1,122,966 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211.833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £11,9014	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,858	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £925,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £655,216
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Development	Typical Site	Market Floor	30 Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 1 £1,65 3 £1,80 4 £1,93 5 £2,10 1 £1,50 2 £1,65 4 £1,93 5 £2,10 6 £2,25	Negative RLV £55,102 1 £149,481 2 £241,182 3 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 £903,744 £1,149,718 Residual Land Value (£) Base	Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992 £1,122,966 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £44,670 £139,298 £231,373	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169 £221,616 £311,807 £401,997 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £93,529 £352,280 £604,408 £550,382 £1,096,356 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169 £221,616	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £23,890 £119,014	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,858	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £65,216 £159,295
Development	Typical Site	Market Floor	30 Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,11 6 £2,25 1 £1,50 3 £1,80 4 £1,93 5 £2,10 6 £2,25 Value Level £/m 1 £1,50 2 £1,65 3 £2,10 6 £2,25	Negative RLV £55,102 1 £149,481 2 £241,182 3 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 £903,744 £1,149,718 Residual Land Value (£) Base	Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992 £1,122,966 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £44,670 £139,298 £231,373 £321,564	Sensitivity Test 2: S.106 @ £2000 Negrative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,830 £119,014 £211,833 £302,024	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £105,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £105,858 £202,050	Sensitivity Test 5: S.106 @ £5000 Negative RLV £3,081 £98,702 £192,268 £282,458 £372,649 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £8,403 £262,4366 £770,340 £1,016,314 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Base	plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546
Development Scenario	Typical Site Type	Market Floor Area	30 Site Density (dph)	1 £1,5(2) 2 £1,6: 3 £1,8(4) 4 £1,9: 5 £2,1(6) 1 £1,5(5) 2 £1,6: 3 £1,8(4) 4 £1,9: 5 £2,1(6) 6 £2,2: Value Level £/m 1 £1,5(6) 2 £1,6: 3 £1,8(7) 1 £1,5(7) 6 £2,2:	Negative RLV £55,102 1 £149,481 2241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 £903,744 £1,149,718 Residual Land Value (£) Base Negative RLV £155,102 £149,481 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base	Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negrative RLV	Sensitivity Test 3: 5.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £65,153 £324,583 £537,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance Negative RLV £555,215 £159,295 £250,546 £340,736 Residual Land Value (£/Ha)
Development Scenario	Typical Site Type	Market Floor Area	30 Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 Value Level £/m 1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25	Negative RLV £55,102 1 £149,481 £241,182 1 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 £903,744 £1,149,718 Residual Land Value (£) Base Negative RLV £55,102 £149,481 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base	Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negrative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £109,858 £2002,050 £2922,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £109,858 £200,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £100,858 £200,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778	Sensitivity Test 5: S.106 @ £5000 Negrative RLV £3,081 £9,702 £192,268 £282,458 £372,649 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negrative RLV £8,403 £104,366 £770,340 £1,016,314 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negrative RLV £3,081 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negrative RLV £3,081 £99,702 £192,268 £282,458 £372,649 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negrative RLV £3,081 £282,458 £372,649 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negrative RLV £8,403	Base	plus S.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Development Scenario	Typical Site Type	Market Floor Area	30 Site Density (dph)	1 £1,50 2 £1,65 3 £1,81 4 £1,93 5 £2,10 6 £2,25 1 £1,65 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 Value Level £/m 1 £1,55 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25	Negative RLV	Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992 £1,122,966 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754	Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £129,169 £221,616 £311,807 £401,997 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £93,529 £352,280 £604,408 £850,382 £1,096,356 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £1129,169 £221,616 £311,807 £401,997 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £34,294 £1129,169 £221,616 £311,807 £401,997	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211.833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £109,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £136,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £136,778 £296,885	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	Plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
Development Scenario	Typical Site Type	Market Floor Area	30 Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 1 £1,50 3 £1,80 4 £1,93 4 £1,93 5 £2,10 6 £2,25 Value Level £/m 1 £1,50 2 £1,65 3 £1,80 4 £1,95 6 £2,25 1 £1,50 6 £2,25	Negative RLV £55,102 1 £149,481 244,1,82 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 Base Negative RLV £1,149,718 Residual Land Value (£) Base Negative RLV £1,149,718 Residual Land Value (£) Base Negative RLV £55,102 £149,481 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base	Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negrative RLV	Sensitivity Test 3: 5.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £23,890 £119,014 £23,890 £119,014 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £33,800 £119,014 £3592,214 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £592,214 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £65,153 £324,583 £537,728	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £252,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £207,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £36,778 £596,885 £5551,047	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £655,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £655,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
Development Scenario	Typical Site Type	Market Floor Area	30 Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25 1 £1,55 2 £1,65 3 £1,80 4 £1,93 5 £2,10 1 £1,50 2 £1,65 2 £1,65 3 £1,80 4 £1,93 5 £2,20 Value Level £/m 1 £1,50 2 £1,65 3 £1,80 4 £1,93 5 £2,10 6 £2,25	Negative RLV £55,102 £149,481 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £150,279 £407,675 £657,770 Base Negative RLV £15,102 Residual Land Value (£) Base Negative RLV £15,102 £149,481 £241,182 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £55,102 £149,481 £241,182 £331,373 £421,563 Residual Land Value (£/Ha) Base Negative RLV £55,102 £150,279 £407,675 £657,770 £503,744	Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £121,828 £379,904 £631,018 £876,992 £1,122,966 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £44,670 £139,298 £231,373 £321,564 £411,754	Sensitivity Test 2: S.106 @ £2000 Negrative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211.833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583 £577,728 £823,702 £1,069,676 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £23,890 £119,014 £211,833 £302,024 £392,214 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,153 £324,583	Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £109,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £136,778 £296,885 £551,047 £797,021 £1,042,995 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £13,485 £108,858 £202,050 £292,241 £382,431 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £136,778 £296,885	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	Plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £177,862 £434,440 £683,307 £929,281 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £65,216 £159,295 £250,546 £340,736 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV

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	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	The assignment of the state of the assignment of
		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.
Source: Dixo	n Searle LLP (2015) DRAFT	T. Control of the con

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Value Level £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000
				1 £1,50		Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2 £1,65		£140,557	£126,864	£113,170	£99,477	£83,491	£63,222	£34,315
				3 £1,80 4 £1.95	£303,513 £452,106	£290,340 £438,932	£277,166 £425,759	£263,993 £412,585	£250,819 £399,412	£235,420 £384,013	£215,949 £364,541	£188,827 £337.419
				5 £2,10		£587,525	£574,351	£561,178	£548,004	£532,605	£525,532	£486,012
				6 £2,25	£747,234	£734,928	£722,621	£709,770	£696,597	£681,198	£661,726	£634,604
15 Houses 10% AH	Greenfield / PDL	. 1535	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				1 £1,50		Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2 £1,65		£281,115	£253,728	£226,341	£198,954	£166,982	£126,443	£68,630
				3 £1,80 4 £1 95		£580,680	£554,333	£527,986	£501,639	£470,840	£431,897	£377,654
				7 22)55	1304,211	£877,864	£851,518	£825,171	£798,824	£768,025	£729,082	£674,839
				5 £2,10 6 £2,25		£1,175,049 £1,469,855	£1,148,702 £1,445,242	£1,122,356 £1,419,540	£1,096,009 £1,393,194	£1,065,210 £1,362,395	£1,051,064 £1,323,452	£972,024 £1,269,208
		L	l	0 12,23	11,454,400	11,405,033	£1,44J,242	11,415,340	11,555,154	11,302,333	11,525,432	11,205,206
											Residual Land Value (£)	Residual Land Value (£)
Development	Typical Site	Market Floor	Site Density	Value Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
Scenario	Туре	Area	(dph)	Level £/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Base	plus S.106 @ £3000
				1 £1,50		Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2 £1,65		£98,296	£84,602	£70,909	£57,017	£42,977	£33,892	-0
				3 £1,80 4 £1,95	£251,220 £388.117	£238,046 £374.944	£224,873 £361,770	£211,699 £348,597	£198,526 £335.423	£185,352 £322,250	£176,828 £313,726	£136,035 £274,206
				5 £2,10		£574,544 £511,841	£498.668	£346,397 £485.494	£472,321	£322,230 £459,147	£450.623	£274,208 £411,103
				6 £2,25		£648,738	£635,565	£622,391	£609,218	£596,045	£587,521	£548,000
Houses 20% AH	Greenfield / PDL	. 1410	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				1 £1,50	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
				2 £1,65		£196,592	£169,205	£141,818	£114,034	£85,953	£67,783	Negative RLV
				3 £1,80		£476,092	£449,745	£423,399	£397,052	£370,705	£353,657	£272,070
				4 £1,95		£749,887	£723,540	£697,193	£670,846	£644,500	£627,452	£548,411
				5 £2,10		£1,023,682	£997,335	£970,988	£944,641	£918,294	£901,246	£822,206
				6 £2,25	£1,323,824	£1,297,477	£1,271,130	£1,244,783	£1,218,436	£1,192,089	£1,175,041	£1,096,001
Development	Typical Site	Market Floor	Site Density	Value Value	Residual Land Value (£)	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Scenario	Туре	Area	(dph)	Level £/m²	Base							Sensitivity rest 7. Zero Carbon Compilance
							Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Base	plus S.106 @ £3000
				1 £1,50	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				1 £1,50 2 £1,65	Negative RLV £77,254	Negative RLV £63,493	Negative RLV £49,452	Negative RLV £35,412	Negative RLV £21,372	Negative RLV £7,331	Base Negative RLV	plus S.106 @ £3000 Negative RLV
				1 £1,50	Negative RLV £77,254 £208,961	Negative RLV £63,493 £195,787	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Base	plus S.106 @ £3000
				1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10	Negative RLV £77,254 £208,961 £336,970 £464,979	Negative RLV £63,493 £195,787 £323,796 £451,806	Negative RLV £49,452 £182,614 £310,623 £438,632	Negative RLV £35,412 £169,379 £297,449 £425,459	Negative RLV £21,372 £155,685 £284,276 £412,285	Negative RLV £7,331 £141,992 £271,103 £399,112	Base Negative RLV £133,668 £263,095 £391,104	plus S.106 @ £3000 Negative RLV £92.588 £223,575 £351,584
				1 £1,50 2 £1,65 3 £1,80 4 £1,95	Negative RLV £77,254 £208,961 £336,970 £464,979	Negative RLV £63,493 £195,787 £323,796	Negative RLV £49,452 £182,614 £310,623	Negative RLV £35,412 £169,379 £297,449	Negative RLV £21,372 £155,685 £284,276	Negative RLV £7,331 £141,992 £271,103	Base Negative RLV £133,668 £263,095	plus S.106 @ £3000 Negative RLV £92,588 £223,575
Houses 15 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10	Negative RLV £77,254 £208,961 £336,970 £464,979	Negative RLV £63,493 £195,787 £323,796 £451,806	Negative RLV £49,452 £182,614 £310,623 £438,632	Negative RLV £35,412 £169,379 £297,449 £425,459	Negative RLV £21,372 £155,685 £284,276 £412,285	Negative RLV £7,331 £141,992 £271,103 £399,112	Base Negative RLV £133,668 £263,095 £391,104	plus S.106 @ £3000 Negative RLV £92.588 £223,575 £351,584
Houses 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Negative RLV	Negative RLV £35,412 £169,379 £297,449 £425,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Base Negative RLV	plus S.106 @ £3000 Negative RLV £92.588 £223.575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
15 Houses 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,85 4 £1,95 5 £2,10 6 £2,25	Negative RLV £77,254 £208,961 £336,970 £464,979 £592,988 Residual Land Value (£/Ha) Base Negative RLV £154,508	Negative RLV	Negative RLV	Negative RLV	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Negative RLV	Base	plus S.106 @ £3000 Negative RLV £92.588 £223.575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
15 Houses 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,55 3 £1,65	Negative RLV	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £126,985 £391,574	Negative RLV £49,452 £182,514 £310,623 £438,632 £556,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227	Negative RLV £35,412 £169,379 £297,449 £425,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984	Base Negative RLV	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175
15 Houses 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95	Negative RLV £77,254 £208,961 £336,970 £464,979 £592,988 Residual Land Value (£/Ha) Base Negative RLV £154,508 £417,921 £673,939	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £126,985 £391,574 £647,593	Negative RLV	Negative RLV £35,412 £169,379 £297,449 £425,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £338,758 £594,899	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £5568,552	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205	Base Negative RLV	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150
15 Houses 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10	Negative RLV £77,254 £203,961 £336,970 £464,979 £592,985 Residual Land Value (£/Ha) Base Negative RLV £154,508 £417,921 £673,939 £929,958	Negative RLV 663,493 f.195,787 f.233,796 f.451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 f.391,574 f.647,593 f.903,611	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264	Negative RLV £35,412 £169,379 £297,449 £425,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758 £594,899 £850,917	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £311,371 £568,552 £824,570	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S:106 @ £5000 Negative RLV £283,984 £542,205 £798,224	Base	plus S.106 @ £3000 Negative RLV £92.588 £223.575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168
15 Houses 25% AH	Greenfield / PDL	. 1315	30	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95	Negative RLV £77,254 £208,961 £336,970 £464,979 £592,985 Residual Land Value (£/Ha) Base Negative RLV £154,508 £417,921 £673,939 £929,958	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £126,985 £391,574 £647,593	Negative RLV	Negative RLV £35,412 £169,379 £297,449 £425,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £338,758 £594,899	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £5568,552	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205	Base Negative RLV	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150
15 Houses 25% AH Development Scenario	Greenfield / PDL Typical Site Type	. 1315 Market Floor Area	30 Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10	Negative RLV £77,254 £203,961 £336,970 £464,979 £592,985 Residual Land Value (£/Ha) Base Negative RLV £154,508 £417,921 £673,939 £929,958	Negative RLV 663,493 f.195,787 f.233,796 f.451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 f.391,574 f.647,593 f.903,611	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264	Negative RLV £35,412 £169,379 £297,449 £425,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758 £594,899 £850,917	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £311,371 £568,552 £824,570	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S:106 @ £5000 Negative RLV £283,984 £542,205 £798,224	Base	plus 5.106 @ £3000 Negative RLV £592,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Development	Typical Site	Market Floor	Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £126,985 £391,574 £647,593 £903,611 £1,159,629 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Negative RLV	Negative RLV	Negative RLV £21,372 £15,5.685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Base Negative RLV £133,668 £263,095 £391,104 £519,114 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £267,337 £26,190 £782,209 £1,038,227 Residual Land Value (£/ Sensitivity Test 6: Zero Carbon Compliance	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Development	Typical Site	Market Floor	Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m²	Negative RLV	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £126,985 £391,574 £647,593 £903,611 £1,159,629 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 Negative RLV	Negative RLV	Negative RLV £35,412 £159,379 £297,449 £425,459 £525,468 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Negative RLV £21,372 £15,5.685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £556,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Rese	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV
Development	Typical Site	Market Floor	Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 f.195,787 f.233,796 f.451,806 f.579,815 Residual Land Value (f/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 f.391,574 f.647,593 f.903,611 f.1,159,629 Residual Land Value (f) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.216,985	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Negative RLV £35,412 £159,379 £297,449 £425,459 £525,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £11,459 £143,911	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Rase	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120
Development	Typical Site	Market Floor	Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,65 3 £1,80 4 £1,95 5 £2,10 C £1,65 3 £1,80 Ualue Level £/m² 1 £1,50 2 £1,65 3 £1,80 4 £1,95	Negative RLV	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £126,985 £391,574 £647,593 £903,611 £1,159,629 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £39,539 £171,298 £297,283	Negative RLV £49,452 £182,514 £310,623 £438,632 £556,641 Residual Land Value (£/Ha) Sensitivity Test 2: \$.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: \$.106 @ £2000 Negative RLV £25,499 £157,605	Negative RLV £35,412 £169,379 £297,449 £425,459 £525,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £11,459 £14,459 £143,911	Negative RLV £21,372 £15,5.685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Negative RLV £7,331 £141,992 £271.103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,061
Development	Typical Site	Market Floor	Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 f.195,787 f.323,796 f.451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 f.391,574 f.647,593 f.903,611 f.1,159,629 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.39,539 f.171,298 f.297,283 f.242,352	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Negative RLV £35,412 £159,379 £297,449 £425,659 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000	Negative RLV £21,372 £155,685 £284,276 £612,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £313,71 £558,570 £1,080,589	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Rase	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,051
Development	Typical Site	Market Floor	Site Density	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £1,60 4 £2,25	Negative RLV E77,254 £203,961 £336,970 £464,979 £592,988 Residual Land Value (£/Ha) Base Negative RLV £154,508 £417,921 £673,939 £929,958 £1,185,976 Residual Land Value (£) Base Negative RLV £33,580 £1184,486 £310,456 £436,426 £562,396 Residual Land Value (£/Ha) Base	Negative RLV 663,493 f.195,787 f.323,796 f.451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 f.391,574 f.647,593 f.903,611 f.1,159,629 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.39,539 f.171,298 f.297,283 f.423,252 f.549,222 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £577,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £25,499 £157,605 £284,109 £410,079	Negative RLV £35,412 £169,379 £297,449 £425,459 £525,468 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £11,459 £14,459 £143,911	Negative RLV £21,372 £15,5.685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £758,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,524 £244,589 £370,559	Base	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,061
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £126,985 £391,574 £647,593 £903,611 £1,159,629 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £39,539 £171,298 £277,283 £423,252 £549,222 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000	Negative RLV	Negative RLV £35,412 £159,379 £297,449 £425,459 £525,468 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £11,459 £13,911 £270,936 £396,906 £396,906 £396,906 £396,906 £5375 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Negative RLV £21,372 £155,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £313,712 £550,552 £824,570 £1,080,589	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,524 £244,589 £370,559 £496,528 Residual Land Value (£/Ha)	Rase	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 f.195,787 f.233,796 £451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 £391,574 f.647,593 £903,611 f.1,159,629 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £39,539 f.171,298 £297,283 £423,252 £549,222 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £25,499 £157,605 £284,109 £410,079 £536,049 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Negative RLV	Negative RLV	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,524 £244,589 £370,559 £496,528 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Rase	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,051 £323,031 £449,001 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 f.195,787 f.323,796 f.451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 f.391,574 f.647,593 f.993,611 f.1,159,629 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.39,539 f.171,298 f.277,283 f.423,252 f.549,222 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.79,079 f.342,596	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £25,499 £157,605 £284,109 £410,079 £536,049 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £25,699 £316,049 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £50,998 £315,209	Negative RLV	Negative RLV £21,372 £15,5,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £130,217 £257,762 £338,732 £509,702 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,524 £244,589 £370,559 £496,528 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV #133,668 #263,095 #391,104 #519,114 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV #267,337 #526,190 #782,209 #51,033,227 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV #5108,200 #5782,552 #536,552 #536,552 #536,552 #536,552 #5362,551 #5368,551 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV #5216,401 Negative RLV #5216,401 Negative RLV #5216,401 Negative RLV #5216,401	Plus 5.106 @ £3000 Negative RLV £52,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £955),187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,061 £323,031 £449,001 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,061 £323,031 £449,001 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV	Negative RLV 663,493 f.195,787 f.233,796 £451,806 f.579,815 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV f.126,985 £391,574 f.647,593 £903,611 f.1,159,629 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £39,539 f.171,298 £297,283 £423,252 £549,222 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £25,499 £157,605 £284,109 £410,079 £536,049 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Negative RLV £35,412 £159,379 £297,449 £425,459 £525,459 £553,468 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £338,758 £594,899 £850,917 £1,106,936 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £11,459 £13,911 £270,936 £396,906 £522,875 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £28,918 £287,822 £541,872	Negative RLV £21,372 £15,5.685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £130,217 £257,762 £383,732 £509,702 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £130,217 £257,762 £383,732 £509,702 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,524 £244,589 £370,559 £496,528 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,624 £244,589 £370,559 £496,528 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£)	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £67,120 £197,051 £323,031 £449,001 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25 Value Level £/m² 1 £1,50 2 £1,65 3 £1,80 4 £1,95 5 £2,10 6 £2,25	Negative RLV £77,254 £203,961 £336,970 £464,979 £592,988 Residual Land Value (£/Ha) Base Negative RLV £154,508 £417,921 £673,939 £929,958 £1,185,976 Residual Land Value (£/Ba) Base Negative RLV £33,580 £184,486 £310,456 £436,626 £562,396 Residual Land Value (£/Ha) Base Negative RLV £33,580 £184,486 £310,456 £436,626 £502,396	Negative RLV 663,493 £195,787 £323,796 £451,806 £579,815 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £126,985 £391,574 £647,593 £903,611 £1,159,629 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £39,539 £171,298 £277,283 £423,252 £549,222 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 Negative RLV £39,639	Negative RLV £49,452 £182,614 £310,623 £438,632 £566,641 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £98,905 £365,227 £621,246 £877,264 £1,133,283 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £25,499 £157,605 £284,109 £410,079 £536,049 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Negative RLV	Negative RLV £21,372 £15,5,685 £284,276 £412,285 £540,294 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £311,371 £568,552 £824,570 £1,080,589 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £130,217 £257,762 £338,732 £509,702 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Negative RLV £7,331 £141,992 £271,103 £399,112 £527,121 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £283,984 £542,205 £798,224 £1,054,242 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £116,524 £244,589 £370,559 £496,528 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Base Negative RLV #133,668 #263,095 #391,104 #519,114 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV #267,337 #526,190 #782,209 #51,033,227 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV #5108,200 #5782,552 #536,552 #536,552 #536,552 #536,552 #5362,551 #5368,551 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV #5216,401 Negative RLV #5216,401 Negative RLV #5216,401 Negative RLV #5216,401	plus 5.106 @ £3000 Negative RLV £92,588 £223,575 £351,584 £4479,593 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £185,175 £447,150 £703,168 £959,187 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £67,120 £197,061 £323,031 £449,001 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £67,120 £197,061 £323,031 £449,001 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV

Key:	Viability Indication - General Overview	Land value filter levels and notes - Indications: A guide to the results
		RLV <£250,000/ha – Probable poor viability outcomes with limited / reduced scope for planning obligations. Workable schemes most relevant to greenfield sites.
		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	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	
	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.

Source: Dixon Searle LLP (2015) DRAFT

Table 1e: Residual Land Value Results by Value Level - 30 Unit Scheme - Houses

opment Typical Site nario Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complia plus S.106 @ £3000
			1	£1,500	£8,467	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£1,650	£304,903	£278,556	£252,209	£225,862	£199,515	£173,169	£132,873	£76,776
			3	£1,800	£596,175 £873.275	£569,828 £848.661	£543,481	£517,134 £799.435	£490,787 £774.822	£464,440	£424,145	£369,902 £661.173
			5	£1,950 £2.100	£1,143,910	£1,119,990	£824,048 £1,095,614	£1,071,000	£1,046,387	£750,209 £1,021,774	£712,566 £1,007,296	£933,457
			6	£2,250	£1,407,592	£1,383,673	£1,359,753	£1,335,833	£1,311,914	£1,287,994	£1,251,411	£1,202,165
ouses % AH Greenfield / PDL	3060	30			Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compl
			1	£1,500	£8,467	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£1,650	£304,903	£278,556	£252,209	£225,862	£199,515	£173,169	£132,873	£76,776
			3	£1,800	£596,175	£569,828	£543,481	£517,134	£490,787	£464,440	£424,145	£369,902
			4	£1,950	£873,275 £1.143.910	£848,661	£824,048	£799,435	£774,822	£750,209 £1.021.774	£712,566	£661,173 £933,457
			6	£2,100 £2,250	£1,143,910 £1,407,592	£1,119,990 £1,383,673	£1,095,614 £1,359,753	£1,071,000 £1,335,833	£1,046,387 £1,311,914	£1,021,774 £1,287,994	£1,007,296 £1,251,411	£933,457 £1,202,165
			0	12,230	11,407,332	11,363,073	£1,335,733	11,555,655	11,511,514	11,207,554	11,231,411	11,202,103
opment Typical Site nario Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: 5.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000
			1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
			2	£1,650	£221,353	£195,006	£168,659	£142,312	£115,482	£88,095	£72,521	Negative RLV
			3	£1,800	£494,680	£468,333	£441,986	£415,639	£389,292	£362,946	£347,964	£268,924
			4	£1,950	£761,934 £1.016.769	£737,321 £992.155	£712,708 £967.542	£688,095 £942,929	£662,620 £918.316	£636,273 £893.703	£621,291 £879,707	£542,251 £805.868
			6	£2,100 £2.250	£1,016,769 £1.267.001	£992,155 £1.243.082	£967,542 £1.219.162	£942,929 £1.195.242	£918,316 £1.171.323	£893,703 £1.147.403	£8/9,/0/ £1.133.802	£805,868 £1.060.703
ouses % AH Greenfield / PDL	2815	30		LEJESS	Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com
			1	£1.500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
			2	£1,650	£221,353	£195,006	£168,659	£142,312	£115,482	£88,095	£72,521	Negative RLV
			3	£1,800	£494,680	£468,333	£441,986	£415,639	£389,292	£362,946	£347,964	£268,924
			4	£1,950	£761,934	£737,321	£712,708	£688,095	£662,620	£636,273	£621,291	£542,251
			5	£2,100	£1,016,769	£992,155	£967,542	£942,929	£918,316	£893,703	£879,707	£805,868
			6	£2.250								
				12,230	£1,267,001	£1,243,082	£1,219,162	£1,195,242	£1,171,323	£1,147,403	£1,133,802	£1,060,703
opment Typical Site	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	£1,195,242 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com
				Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com plus S.106 @ £3000
				Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com
				Value £/m² £1,500 £1,650 £1,800	Residual Land Value (£) Base Negative RLV £165,548 £427,947	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £139,201 £401,600	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £112,175 £375,253	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £84,788 £348,906	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £57,401 £322,559	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296;213	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £14,807 £281,748	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com plus 5.106 @ £3000 Negative RLV £202,707
				Value £/m² £1,500 £1,650 £1,800 £1,950	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £139,201 £401,600 £663,999	Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLIV £112,175 £375,253 £637,652	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £84,788 £348,906 £611,306	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612	Residual Land Value (f) Sensitivity Test 6: Zero Carbon Compliance Base Nerative RLV £14,807 £281,748 £544,147	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £202.707 £465,106
				Value £/m² £1,500 £1,650 £1,800 £1,950 £2,100	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £112,175 £375,253	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £84,788 £348,906	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £57,401 £322,559	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Nexative RLV £30,013 £296,213 £558,612 £811,126	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £14,807 £281,748	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com plus 5.106 @ £3000 Negative RLV £202,707
puses Granfield / PDI				Value £/m² £1,500 £1,650 £1,800 £1,950	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £139,201 £401,600 £663,999	Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £112,175 £375,253 £637,652 £884,965	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £14,807 £281,748 £544,147 £797,612	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com plus 5.106 @ £3000 Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£/Ha)
nario Type	Area	(dph)		Value £/m² £1,500 £1,650 £1,800 £1,950 £2,100 £2,250	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £112,175 £375,253 £637,652 £884,965 £1,129,096 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Nexative RLV	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negrative RLV	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha)	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Com plus 5.106 @ £3000 Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£/Ha)
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puses Grooffold / PDI	Area	(dph)		Value £/m² £1,500 £1,650 £1,800 £1,950 £2,100 £2,250 £1,500 £1,650	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £112,175 £375,253 £637,652 £884,965 £1,129,096 Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£) Sensitivity Test 4: \$.1.06 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £202,707 £4655,106 £723,773 £968,419 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com
puses Grooffold / PDI	Area	(dph)	1 2 3 4 5 6 6 1 2 2 3 3 4 5 5 5 6	Value £/m² £1,500 £1,550 £1,800 £2,100 £2,250 £1,800 £1,850 £2,250 £1,800 £1,950 £1,950 £1,950 £1,950 £2,2100	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV £165,548 £427,947 £689,545	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £112,175 £375,253 £6577.652 £884,965 £1,129,096 Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £112,175 £375,253 £657,652 £884,965	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£) Sensitivity Test 4: S.1.06 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £281,748 £544,147 £797,612	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus 5:106 @ £3000 Negative RLV £202,707 £4655,106 £723,773 £968,419 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com Negative RLV £202,707 £465,106
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nuses % AH Greenfield / PDL	Area 2645 Market Floor	(dph) 30	1 2 3 4 5 6 6 Value	Value £/m² £1,500 £1,650 £1,850 £1,850 £2,100 £2,250 £1,500 £1,550 £1,650 £1,650 £1,650 £1,650 £1,650 £2,100 £2,250 Value £/m²	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Base)	Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Noreative RLV	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Nepative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000
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nuses % AH Greenfield / PDL	Area 2645 Market Floor	(dph) 30	1 2 3 4 5 6 6 Value	Value £/m² £1,500 £1,650 £1,800 £2,100 £2,250 £1,650 £1,800 £2,250 £1,500 £1,650 £1,800 £2,250 Value £/m² £1,500 £1,650 £2,100 £2,250	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Base) Negative RLV £124,687 £375,653	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV f112,175 £375,253 £637,652 £884,965 £1,129,096 Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £112,175 £375,253 £637,652 £884,965 £1,129,096 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£) Sensitivity Test 4: S.1.06 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Nepative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000
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nuses % AH Greenfield / PDL	Area 2645 Market Floor	(dph) 30	1 2 3 4 5 6 6 Value	Value £/m² £1,500 £1,650 £1,800 £2,100 £2,250 £1,500 £1,650 £1,800 £1,650 £1,800 £2,250 Value £/m² £1,500 £1,500 £1,500 £1,500 £2,250	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £112,175 £375,253 £637,652 £884,965 £1,129,096 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £112,175 £375,253 £637,652 £884,965 £1,129,096 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £12,175 £375,253 £834,965 £1,129,096	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£) Sensitivity Test 4: \$.1.06 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £611,126 £1,055,772 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£/Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Nepative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £202.707 £465.106 £723,773 £568,419 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £151,188 £401.893 £655.597
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ouses % AH Greenfield / PDL opment Typical Site Type	Area 2645 Market Floor Area	(dph) 30 Site Density (dph)	1 2 3 4 5 6 6 Value	Value £/m² £1,500 £1,650 £2,100 £2,250 Value £/m² £1,500 £1,950 £2,100 £2,250 £1,800 £1,950 £2,250 Value £/m² £1,500 £1,650 £1,800 £2,250 £2,100 £2,250 £2,100 £2,250	Residual Land Value (£) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£/Ha) Base Negative RLV £165,548 £427,947 £689,545 £934,191 £1,176,936 Residual Land Value (£) Base Negative RLV £124,687 £375,653 £1,097,395 Residual Land Value (£/Ha) Base Negative RLV £124,687 £375,653 £1,097,395 Residual Land Value (£/Ha) Base	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £139,201 £401,600 £663,999 £909,578 £1,153,016 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £139,201 £401,600 £663,999 £909,578 £1,153,016 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £139,201 £401,600 £663,999 £909,578 £1,153,016 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £97,300 £349,306 £600,011 £839,040 £1,072,782 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 Negative RLV £97,300 £349,306	Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £84,788 £348,906 £6611,306 £860,352 £1,104,998 Residual Land Value (£/Ha) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £84,788 £248,906 £611,306 £860,352 £1,104,998 Residual Land Value (£) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £42,526 £296,613 £547,317 £789,813 £1,023,556 Residual Land Value (£/Ha) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £42,526 £296,613	Residual Land Value (£) Sensitivity Test 4: \$.1.06 @ £4000 Negative RLV	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £30,013 £296,213 £558,612 £811,126 £1,055,772 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £243,919 £494,673 £740,587 £974,330 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Nepative RLV £14,807 £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £281,748 £544,147 £797,612 £1,042,259 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £230,229 £480,933 £727,798 £961,540 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £230,229 £480,933 £727,798 £961,540 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Com Negative RLV £202,707 £465,106 £723,773 £968,419 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV £151,188 £401,893 £652,597 £887,701 Residual Land Value (£/Ha) Sensitivity Test 7: Zero Carbon Complus S.106 @ £3000 Negative RLV
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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	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	NEV 2530,000 - 2500,000/18 Eath Value > 2530,000 indicative of Visible duccomes in most visible duccomes and indicative of Visible duccomes in most visible duccomes in most visible duccomes and indicative of Visible duccomes in most visible duccomes in most visible duccomes and indicative of Visible duccomes in most visible duccomes and indicative of Visible duccomes in most visible duccomes and indicative of Visible duccomes in most visible duccomes and indicative of Visible duccomes and indicative o
	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.

Strongest viability outcomes |
Source: Dixon Searle LLP (2015) DRAFT

			e Density (dph)	Value Value Level £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				1 £1,500 2 £1,650 3 £1,800 4 £1,950	Negative RLV	Negative RLV £30,745	Negative RLV £3,279	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				5 £2,100	£199,006	£173,352	£147,583	£120,842	£94,101	£67,359	£113,554	£58,498
			-	6 £2,250	£336,076	£310,423	£284,769	£259,116	£233,463	£207,809	£276,269	£199,308
30 Flats Greenfi	field / PDL 19	980	100		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
			-	1 £1,500 2 £1,650 3 £1,800	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				4 £1,950	5550.000	£102,484	£10,929	5100 007	5040 550		6070.540	5404.004
			-	5 £2,100 6 £2,250	£663,352 £1,120,253	£577,841 £1,034,742	£491,944 £949.231	£402,807 £863,720	£313,669 £778.209	£224,531 £692.698	£378,512 £920.895	£194,994 £664.362
	'			- ,,		25,53 1,5 12	33.10,332	2003,120				
			e Density (dph)	Value Value Level £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				1 £1,500 2 £1,650 3 £1,800 4 £1,950	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			ł	5 £2,100	£110,868	£84,127	£57,385	£30,164	£2,697		£47,506	
				6 £2,250	£238,047	£212,394	£186,740	£161,087	£134,871	£108,130	£177,284	£98,272
30 Flats 20% AH Greenfi	field / PDL 13	360	100		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				1 £1,500 2 £1,650 3 £1,800 4 £1,950	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			•	5 £2,100	£369,559	£280,422	£191,284	£100,546	£8,991		£158,352	
				6 £2,250	£793,490	£707,979	£622,468	£536,957	£449,570	£360,432	£590,946	£327,574
Development Typic		. = 6'1										
			e Density (dph)	Value Value Level £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				Level £/m ² 1 £1,500 2 £1,650 3 £1,800							Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
				Level £/m ² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100	Base Negative RLV £74,573	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV
				Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950	Base Negative RLV £74,573 £197,897	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010
Scenario T	ype A	rea (Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250	Base Negative RLV £74,573	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826	Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha)
Scenario T	ype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,500 2 £1,650 3 £1,800	Base Negative RLV £74,573 £197,897 Residual Land Value (£/Ha)	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value {£/Ha}	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha)	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha)	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value {£/Ha}	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha)	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha)	Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha)
Scenario T	ype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,250	Base Negative RLV £74,573 £197,897 Residual Land Value (£/Ha) Base Negative RLV £248,577	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
Scenario T	ype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,500 2 £1,650 3 £1,800 4 £1,950	Base Negative RLV £74,573 £197,897 Residual Land Value (£/Ha) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Scenario T. 30 Flats 25% AH Greenfi	rype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,250 Value Value Level £/m²	Base Negative RLV £74,573 £197,897 Residual Land Value (£/Ha) Base Negative RLV £248,577	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
Scenario T. 30 Flats 25% AH Greenfi	rype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,250 Value Value	Residual Land Value (£) E248,577 E248,577 E659,658 Residual Land Value (£/Ha) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316 £574,146 Residual Land Value (£)	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761 £488,193 Residual Land Value (£)	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £399,055 Residual Land Value (£)	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £309,918 Residual Land Value (£)	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £220,780 Residual Land Value (£)	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754 £454,111 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £186,698 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Scenario T. 30 Flats 25% AH Greenfi	rype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 Value Value Level £/m² 1 £1,500 2 £1,650 3 £2,100 6 £2,250	Residual Land Value (£) E248,577 E659,658 Residual Land Value (£) Residual Land Value (£) Residual Land Value (£) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316 £574,146 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761 £488,193 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £399,055 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £309,918 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £220,780 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754 £454,111 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £186,698 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
Scenario T. 30 Flats 25% AH Greenfi	rype A	rea ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,650 3 £1,800 4 £1,950 5 £2,250 Value Value Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £2,250	Residual Land Value (£) £248,577 £659,658 Residual Land Value (£) £248,577 £659,658 Residual Land Value (£) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316 £574,146 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761 £488,193 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £399,055 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £309,918 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £220,780 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754 £454,111 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £186,698 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV
Scenario T. 30 Flats 30 25% AH Greenfi Development Typic Scenario Typic	riype A	rea (260 et Floor Site ((dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 Value Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250	Residual Land Value (£) E248,577 E659,658 Residual Land Value (£) Residual Land Value (£) Residual Land Value (£) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316 £574,146 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761 £488,193 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £399,055 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £309,918 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £220,780 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754 £454,111 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £186,698 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
Scenario T	riype A	rea (260 et Floor Site (100 Density (dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 Value Value Level £/m² 1 £1,500 2 £1,650 3 £2,100 6 £2,250	Residual Land Value (£) E248,577 E59,658 Residual Land Value (£) Base Negative RLV £248,577 £659,658 Residual Land Value (£) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316 £574,146 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761 £488,193 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £399,055 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,461 Residual Land Value (£/Ha)	Sensitivity Test 4: S.106 @ £4000 Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £309,918 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £38,501 Residual Land Value (£/Ha)	Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £220,780 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £11,034 Residual Land Value (£/Ha)	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754 £454,111 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £81,349 Residual Land Value (£/Ha)	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £186,698 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV Residual Land Value (£/Ha)
Scenario T	riype A	rea (260 et Floor Site (100 Density (dph)	Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,250 Value Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250 Value Level £/m² 1 £1,500 2 £1,650 3 £1,800 4 £1,950 5 £2,100 6 £2,250	Residual Land Value (£) Base Negative RLV £74,573 £197,897 Residual Land Value (£/Ha) Base Negative RLV £248,577 £659,658 Residual Land Value (£) Base Negative RLV £145,685 Residual Land Value (£/Ha) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £47,795 £172,244 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £159,316 £574,146 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £118,944 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £20,328 £146,458 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £67,761 £488,193 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £92,202 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £119,717 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £399,055 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £65,461 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Negative RLV £92,975 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £309,918 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £38,501 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £66,234 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Regative RLV £220,780 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £11,034 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £9,826 £136,233 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £32,754 £454,111 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £81,249 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £56,010 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £186,698 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance

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.
		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.
Source: Dixor	n Searle LLP (2015) DRAFT	T Control of the Cont

Development Typical Site	e Market Floor	Site Density	Value	Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Scenario Type	Area	(dph)	Level	£/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Base	plus S.106 @ £3000
			1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£1,650 £1,800	£399,067 £847,148	£356,312 £807,414	£313,556 £767,680	£270,801 £727,947	£228,045 £688,213	£185,290 £648.480	£119,144 £587,009	£30,342 £499,913
			4	£1,950	£1,272,857	£1,234,332	£1,195,807	£1,157,282	£1,118,757	£1,080,232	£1,020,632	£939,860
				£2,100 £2,250	£1,693,856 £2,114,856	£1,655,331 £2,076,331	£1,616,807 £2,037,806	£1,578,282 £1,999,282	£1,539,757 £1,960,757	£1,501,232 £1,922,232	£1,477,891 £1,862,632	£1,362,316 £1,783,316
			- 0	12,230	22/22-1/000	22,070,002	22,007,000	22/333/202	22)300)737	22/322/202	22)002)002	22),00,020
50 Houses 10% AH Greenfield / Pi	DL 5135	30			Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
1070 ATT			1	£1 500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£1,650	£239,440	£213,787	£188.134	£162,480	£136,827	£111,174	£71,487	£18,205
			3	£1,800	£508,289	£484,448	£460,608	£436,768	£412,928	£389,088	£352,206	£299,948
			4	£1,950	£763,714 £1,016,314	£740,599	£717,484	£694,369	£671,254	£648,139	£612,379	£563,916
			5 6	£2,100 £2,250	£1,016,314 £1.268.914	£993,199 £1.245.799	£970,084 £1,222,684	£946,969 £1.199.569	£923,854 £1.176.454	£900,739 £1,153,339	£886,734 £1.117.579	£817,390 £1,069,990
	· ·				,,							
					- 11 1. 1 1	- 11 11 111 12		- 11 1: 1::1 (2)	- 11 11 111 12		Residual Land Value (£)	Residual Land Value (£)
Development Typical Site Scenario Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
Зеспапо Туре	Alea	(upii)	Level	•						· ·	Base	plus S.106 @ £3000
		1	2	£1,500 £1.650	Negative RLV £249.050	Negative RLV £206.295	Negative RLV £163.539	Negative RLV £120.784	Negative RLV £78.028	Negative RLV £34.439	Negative RLV £9.271	Negative RLV
		1	3	£1,800	£673,973	£634,240	£594,506	£552,747	£509,992	£467,236	£443,092	£314,825
		1	5	£1,950 £2,100	£1,072,076 £1,460,000	£1,033,551 £1,421,475	£995,013 £1,382,950	£955,279 £1,344,425	£915,545 £1,305,900	£875,812 £1,267,376	£853,374 £1,245,620	£734,173 £1,130,046
		1	6	£2,250	£1,480,000 £1,847,924	£1,421,475 £1,809,399	£1,782,930 £1,770,874	£1,344,425 £1,732,349	£1,505,500 £1,693,824	£1,267,376 £1,655,300	£1,633,544	£1,130,046 £1,517,970
Houses		1			Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
50 20% AH Greenfield / Pi	PDL 4670	30			Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 6: Zero Carbon Compliance
			1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	No setime DIV
			2	£1,650	£149,430	£123,777	£98,124	£72,470	£46,817	£20,664	£5,563	Negative RLV
			3	£1,800	£404,384	£380,544	£356,704	£331,648	£305,995	£280,342	£265,855	£188,895
			5	£1,950 £2,100	£643,245 £876,000	£620,131 £852,885	£597,008 £829,770	£573,167 £806.655	£549,327 £783.540	£525,487 £760,425	£512,024 £747,372	£440,504 £678,028
				£2,250	£1,108,754	£1,085,639	£1,062,524	£1,039,410	£1,016,295	£993,180	£980,127	£910,782
Development Typical Site Scenario Type	Market Floor	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£1,650 £1,800	£201,092 £621,482	£158,336 £581,643	£115,581 £538,887	£72,825 £496,132	£28,954 £453,376	£410,620	£386,476	£258,209
			4	£1,950	£1,013,460	£974,228	£934,495	£894,761	£855,027	£815,294	£792,856	£673,655
			6	£2,100 £2.250	£1,393,609 £1.773.759	£1,355,084 £1.735,234	£1,316,560 £1.696,709	£1,278,035 £1,658,184	£1,239,510 £1,619,659	£1,200,985 £1.581.135	£1,179,230 £1,559,379	£1,063,656 £1.443.805
Houses Greenfield / P. 25% AH	PDL 4520	30		22,230	Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
			1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
			2	£1,650	£120,655	£95,002	£69,349	_	=			-
			3	£1,800 £1,950	£372,889 £608,076	£348,986 £584,537	£323,332 £560,697	£297,679 £536,857	£272,026 £513,016	£246,372 £489,176	£231,886 £475,714	£154,926 £404.193
			5	£2,100	£836,166	£813,051	£789,936	£766,821	£743,706	£720,591	£707,538	£638,193
			6	£2,250	£1,064,255	£1,041,140	£1,018,025	£994,911	£971,796	£948,681	£935,628	£866,283
Development Typical Site	e Market Floor	Site Density	Value	Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Development Typical Site Scenario Type	e Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
			Level 1	£/m² £1,500	Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance Base	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
			Level 1 2	£/m ² £1,500 £1,650	Base Negative RLV £116,166	Sensitivity Test 1: S.106 @ £1000 Negative RLV £73,411	Sensitivity Test 2: S.106 @ £2000 Negative RLV £29,432	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV
			Level 1	£/m ² £1,500 £1,650 £1,800 £1,950	Rase Negative RLV £116,166 £520,530 £990,132	Sensitivity Test 1: S.106 @ £1000 Negative RLV £73,411 £477,774 £860,399	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £392,263 £780,931	Sensitivity Test 4: S.106 @ £4000 Negative RLV £349,507 £741,198	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701,464	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £283,613 £679,961	Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £155.347 £559,710
			1 2 3 4 5 5	£/m ² £1,500 £1,650 £1,800 £1,950 £2,100	Base Negative RLV £116,166 £520,530 £900,132 £1,266,361	Sensitivity Test 1: 5.106 @ £1000 Nexative RLV	Sensitivity Test 2: S.106 @ £2000 Neartive RLV	Sensitivity Test 3: 5.106 @ £3000 Negative RLV £392,263 £780,931 £1,150,786	Sensitivity Test 4: 5.106 @ £4000 Negative RLV £349.507 £741.198 £1.112.761	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £283,613 £679,961 £1,052,888	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £155.347 £559.710 £935.677
Scenario Type Tope Top	Area		Level 1 2 3	£/m ² £1,500 £1,650 £1,800 £1,950	Base Negative RLV £116,166 £520,530 £900,132 £1,266,361 £1,629,499 Residual Land Value (£/Ha)	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £29,432 £435,018 £820,665 £1.189,311 £1,552,449 Residual Land Value (£/Ha)	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737 £1,436,875 Residual Land Value (£/Ha)	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £155,347 £559,710 £935,677 £1,300,452 Residual Land Value (£/Ha)
Scenario Type	Area	(dph)	1 2 3 4 5 6	£/m² £1,500 £1,650 £1,800 £1,950 £2,100 £2,250	Base Negative RLV £116,166 £520,530 £900,132 £1,266,361 £1,629,499 Residual Land Value (£/Ha) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £73,411 £6477,774 £850,399 £1,227,836 £1,590,974 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000 Negative RLV £29,432 £435,018 £820,665 £1.189,311 £1,552,449 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000 Negative RLV £392,263 £780,931 £1,150,786 £1,1513,924 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000 Negative RLV £349.507 £741.198 £1.112.261 £1,475,399 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737 £1,436,875 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £283,613 £679,961 £1,052,888 £1,416,026 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £155,347 £559,710 £935,677 £1,300,452 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Scenario Type Type Houses	Area	(dph)	1 2 3 4 5 6 6 1 1 2 2	£/m² £1,500 £1,650 £1,800 £1,950 £2,100 £2,250 £1,500 £1,500 £1,650	Resetive RLV £116,166 £520,530 £900,132 £1,266,361 £1,629,499 Residual Land Value (£/Ha) Base Negative RLV £69,700	Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £29,432 £435,018 £820,665 £1.189,311 £1,552,449 Residual Land Value (£/Ha)	Sensitivity Test 3: S.106 @ £3000 Negative RLV £392,263 £780,931 £1,150,786 £1,1513,924 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV £349.507 £741.198 £1.112.261 £1,475,399 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737 £1,436,875 Residual Land Value (£/Ha)	Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £283,613 £679,961 £1,052,888 £1,416,026 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £155,347 £559,710 £935,677 £1,300,452 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Scenario Type Type Houses	Area	(dph)	1 2 3 4 5 6 1 1 2 3 3 3 4 4 5 6 6 1 1 2 3 3 1 1 2 1 3 1 1 1 1 1 1 1 1 1 1	£/m² £1,500 £1,650 £1,800 £1,950 £2,100 £2,250 £1,500 £1,650 £1,800	Base Negative RLV f.116,166 f.520,530 f.900,132 f.1,265,361 f.1,629,499 Residual Land Value (£/Ha) Base Negative RLV f.69,700 f.312,318	Sensitivity Test 1: S.106 @ £1000 Negative RLV £73,411 £6477,774 £850,399 £1,227,836 £1,590,974 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £44,046 £286,664	Sensitivity Test 2: S.106 @ £2000 Negative RLV £29,432 £435,018 £820,665 £1.189,311 £1,552,449 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £17,659 £261,011	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737 £1,436,875 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £184,051	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 Negative RLV £155,347 £559,710 £935,677 £1,300,452 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £93,208
Scenario Type Type Houses	Area	(dph)	1 2 3 4 5 6 1 1 2 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	£/m² £1,500 £1,650 £1,650 £1,950 £2,100 £2,250 £1,500 £1,500 £1,650 £1,800 £1,950	Rese Negative RLV £116,166 £520,530 £900,132 £1,266,361 £1,629,499 Residual Land Value (£/Ha) Base Negative RLV £69,700 £312,318 £540,079	Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV £392,263 £780,931 £1,150,786 £1,513,924 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £235,358 £466,559	Sensitivity Test 4: 5.106 @ £4000 Negative RLV £349,507 £741,198 £1,112,261 £1,475,399 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £209,704 £444,719	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737 £1,436,875 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £184,051 £420,878	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £155.347 £559.710 £935.677 £1,300.452 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £93,208 £335,826
Scenario Type Type Houses	Area	(dph)	1 2 3 4 5 6 1 1 2 3 3 3 4 4 5 6 6 1 1 2 3 3 1 1 2 1 3 1 1 1 1 1 1 1 1 1 1	£/m² £1,500 £1,650 £1,800 £1,950 £2,100 £2,250 £1,500 £1,650 £1,800	Base Negative RLV f.116,166 f.520,530 f.900,132 f.1,265,361 f.1,629,499 Residual Land Value (£/Ha) Base Negative RLV f.69,700 f.312,318	Sensitivity Test 1: S.106 @ £1000 Negative RLV £73,411 £6477,774 £850,399 £1,227,836 £1,590,974 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £44,046 £286,664	Sensitivity Test 2: S.106 @ £2000 Negative RLV £29,432 £435,018 £820,665 £1.189,311 £1,552,449 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £17,659 £261,011	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000 Negative RLV	Sensitivity Test 5: S.106 @ £5000 Negative RLV £306,752 £701.464 £1.073,737 £1,436,875 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £184,051	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £155,347 £559,710 £935,677 £1,300,452 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £93,208

Key:	Viability Indication - General Overview	Land value filter levels and notes - Indications: A guide to the results
		RLV <£250,000/ha - Probable poor viability outcomes with limited / reduced scope for planning obligations. Workable schemes most relevant to greenfield sites.
	Poor	REV <e250,000 for="" greenile="" ha="Probable" limited="" most="" obligations.="" outcomes="" planning="" poor="" reduced="" relevant="" schemes="" scope="" sites.<="" th="" to="" viability="" with="" workable=""></e250,000>
	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	RLV £350,000 - £500,000/ha – Land value >£350,000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	12.2.2.3.3.3.5.5.5.5.5.5.5.5.5.5.5.5.5.5.
		RLV £500,000/ha – 750,000/ha – Greater confidence in viability across a wider range of site types. Increased scope for planning obligations.
		RLV > £750,000/ha – As above – further increased confidence in viability across wider range of sites in local context.
Source: Dixor	n Searle LLP (2015) DRAFT	T. Control of the con

												Residual Land Value (£)	Residual Land Value (£)
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 11: Zero Carbon	Sensitivity Test 12: Zero Carbon Compliance
					£1,800	£1,010,729	£971,469	£931,735	£892,002	£852,268	£812,534	Compliance Base £1,008,462	plus S.106 @ £3000 £889,664
					£1,850	£1,160,662	£1,122,138	£1,083,613	£1,045,088	£1,006,563	£967,332	£1,158,396	£1,042,822
					£1,900 £1.950	£1,310,596 £1,460,530	£1,272,072 £1,422,006	£1,233,547 £1,383,481	£1,195,022 £1,344,956	£1,156,497 £1,306,431	£1,117,972 £1,267,906	£1,308,330 £1.458.264	£1,192,756 £1,342,690
				4 1	£1,950	22)100 330	22/122/000	22/000/102	22 511 550	22,000,102	22/207/300	Residual Land Value (£/Ha)	22/3-12/030
50 Houses 0% AH	Greenfield / PDL	5600	30			Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
				3 f	£1,800	£606,437	£582,881	£559,041	£535,201	£511,361	£487,521	£605,077	£533,799
					£1,850	£696,397	£673,283	£650,168	£627,053	£603,938	£580,399	£695,038	£625,693
					£1,900	£786,358 £876.318	£763,243 £853.203	£740,128	£717,013	£693,898	£670,783 £760.744	£784,998 £874.959	£715,653
		1	1	4 ±	£1,950	18/0,318	[£853,203	1 1830,088	£806,974	1/83,859	£760,744	E8/4,959	£805,614
Dovolonment	Typical Site	Market Floor	Site Density	Value 1	Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario	Type	Area	(dph)		£/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 11: Zero Carbon	Sensitivity Test 12: Zero Carbon Compliance
Sections	1990	Aica	(арп)				·		· ·	·	· ·	Compliance Base	plus S.106 @ £3000
					£1,800 £1,850	£921,421 £1,068,575	£881,687 £1,030,050	£841,954 £991,449	£802,220 £951,716	£762,486 £911,982	£722,753 £872,248	£919,084 £1,066,309	£799,883 £949,378
					£1,900							£1,211,108	
					£1,950	£1,213,374 £1,358,173	£1,174,849 £1,319,648	£1,136,325 £1,281,123	£1,097,800 £1,242,599	£1,059,275 £1,204,074	£1,020,750 £1,165,549	£1,355,907	£1,095,534 £1,240,333
Houses						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
50 Houses 5% AH	ireenfield / PDL	5335	30			Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 11: Zero Carbon Compliance	Sensitivity Test 12: Zero Carbon Compliance
				3 f	£1,800	£552.852	£529.012	£505.172	£481.332	£457.492	£433.652	£551.450	£479.930
					£1,850	£641,145	£618,030	£594,870	£571,029	£547,189	£523,349	£639,785	£569,627
					£1,900	£728,025	£704,910	£681,795	£658,680	£635,565	£612,450	£726,665	£657,320
				4 £	£1,950	£814,904	£791,789	£768,674	£745,559	£722,444	£699,329	£813,544	£744,200
Development	Typical Site	Market Floor	Site Density	Value	Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario	Type	Area	(dph)		£/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 11: Zero Carbon	Sensitivity Test 12: Zero Carbon Compliance
	.,,,,	7.1.00	(ар,							·		Compliance Base	plus S.106 @ £3000
					£1,800 £1,850	£847,148 £992,033	£807,414 £952.299	£767,680 £912,565	£727,947 £872.832	£688,213 £833.098	£648,480 £793,365	£844,810 £989,695	£725,609 £870,495
				3b f	£1,900	£1,132,523	£1,093,998	£1,055,474	£1,016,949	£977,983	£938,250	£1,130,257	£1,014,683
					£1.950	£1.272.857							
				4 f	£1,950	11,2/2,85/	£1,234,332	£1,195,807	£1,157,282	£1,118,757	£1,080,232	£1,270,590	£1,155,016
50 Houses 10% AH	Greenfield / PDL	5135	30	4 1	£1,950	Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	£1,19,5,307 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	££E57,7287. Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	£1,030,227 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
50 Houses 10% AH	Greenfield / PDL	. 5135	30		£1,800	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
50 Houses 10% AH	Greenfield / PDL	5135	30	3 £	£1,800 £1,850	Residual Land Value (£/Ha) Base £508,289 £595,220	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297
50 Houses 10% AH	Greenfield / PDL	5135	30	3 f 3a f 3b f	£1,800 £1,850 £1,900	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £555,339	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £562,950	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810
50 Houses 10% AH	Greenfield / PDL	5135	30	3 f 3a f 3b f	£1,800 £1,850	Residual Land Value (£/Ha) Base £508,289 £595,220	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297
50 Houses 10% AH				3 £ 3a £ 3b £ 4	£1,800 £1,850 £1,900 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £6556,399 £740,599	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284 £717,484	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154	Residual Land Value (E/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810
10% AH	Typical Site	Market Floor	Site Density	3 <u>f</u> 3a <u>f</u> 3b <u>f</u> 4 <u>f</u>	£1,800 £1,850 £1,900 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£)	Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 £484,448 £571,379 £656,399 £740,599 Residual Land Value (£)	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284 £717,484 Residual Land Value (£)	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£)	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£)	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £600,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance
50 Houses 10% AH G				3	£1,800 £1,850 £1,900 £1,950 Value £/m²	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £655,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus 5.106 @ £3000
10% AH	Typical Site	Market Floor	Site Density	3	£1,800 £1,850 £1,900 £1,950 Value £/m² £1,800	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,320	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460.608 £547.39 £653,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £659,087	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £5589,519	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £745,7216	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$3.06 @ £3000 £6527,016
10% AH	Typical Site	Market Floor	Site Density	3 f 3 3 f 4 f 1 Value Level 3 f 5 3 a f 6 3 a	£1,800 £1,850 £1,900 £1,950 Value £/m ² £1,800 £1,850	Residual Land Value (£/Ha) Base £508,289 £505,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308	Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 £484,448 £571,379 £6556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 £703,820 £847,574	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669,087 £807,841	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £629,353 £768,107	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £538,619 £723,374	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £745,216 £884,971 £1,022,897	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus 5.106 @ 33000 £627,016 £765,770 £904,524
10% AH	Typical Site	Market Floor	Site Density	3	£1,800 £1,850 £1,900 £1,950 Value £/m² £1,800	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,320	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460.608 £547.39 £653,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £659,087	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £5589,519	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,216 £884,971 £1,022,897 £1,157,292	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$3.06 @ £3000 £6627,016
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Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	3	£1,800 £1,850 £1,900 £1,950 Value £/m² £1,800 £1,850 £1,850 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £6779,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,075,163 £11,755,168 Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £555,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,820 £847,574 £985,329 £1,121,033 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669,087 £807,841 £945,595 £1.092,509 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £622,353 £768,107 £906,861 £1,043,984 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £589,519 £728,374 £857,178 £1,005,459 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £527,394 £966,149 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance Carbon Compliance Carbon Compliance Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £600,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £627,016 £765,770 £904,524 £1,041,718 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	3	£1,800 £1,850 £1,900 £1,950 Value £/m ² £1,800 £1,800 £1,900	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,025,163 £1,159,558 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £6556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £708,870 £847,574 £986,329 £1,121,033 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £659,087 £807,841 £946,595 £1,092,509 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £6729,353 £7765,107 £906,361 £1,043,984 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £589,619 £728,374 £867,128 £1,005,459 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £927,394 £966,149 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £6008,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus 5.106 @ £3000 £627,016 £755,770 £904,524 £1,041,713 Residual Land Value (£/Ha)
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	3	£1,800 £1,850 £1,900 £1,950 Value £/m² £1,800 £1,850 £1,950 £1,850 £1,850 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,025,163 £1,159,558 Residual Land Value (£/Ha) Base £449,132 £532,385 £615,098	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £6556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £708,820 £847,574 £986,329 £1.121,033 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545 £591,797	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £633,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669,087 £807,841 £946,595 £1,082,509 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £481,452 £484,704 £567,957	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £622,353 £765,107 £906,861 £1,043,994 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £377,612 £460,864 £544,117	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £589,619 £728,374 £867,128 £1.005,459 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £353,772 £437,024 £520,277	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £562,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £827,394 £956,149 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £328,629 £413,184 £496,437	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,822 £613,738	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £627,016 £765,770 £904,524 £1,041,718 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
Development Scenario Houses	Typical Site Type	Market Floor Area	Site Density (dph)	3	£1,800 £1,850 £1,900 £1,950 Value £/m² £1,800 £1,850 £1,850 £1,850	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,025,163 £1,159,558 Residual Land Value (£/Ha) Base £449,132 £532,385	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £484,448 £571,379 £556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,820 £8847,574 £986,329 £11,21,033 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460.608 £547,539 £653,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669.087 £807,841 £946,595 £1,052,509 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £401,452 £484,704	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £629,353 £768,107 £906,851 £1,043,984 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £377,612 £460,864	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £589,619 £728,374 £867,128 £1,005,459 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £353,772 £437,024	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £327,394 £966,149 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £627,016 £765,770 £904,524 £1.041,718 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
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Development Scenario Houses 15% AH Development Scenario	Typical Site Type Greenfield / PDL Typical Site Type	Market Floor Area 4860 Market Floor Area	Site Density (dph) 30 Site Density (dph)	3	£1,800 £1,900 £1,950 £1,950 £1,950 £1,850 £1,950 £1,850 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,025,163 £1,159,558 Residual Land Value (£/Ha) Base £449,132 £532,385 £615,098 £695,735 Residual Land Value (£) Base £4749,132 £532,385 £615,098 £695,735	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £488,448 £571,379 £556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,820 £847,574 £986,329 £11,21,033 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545 £591,797 £672,620 Residual Land Value (£/ Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545 £591,797 £677,742 £901,244 £1,033,551 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460.608 £547,339 £633,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669,087 £807,841 £946,595 £1.082,509 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £401,452 £484,704 £567,957 £649,505 Residual Land Value (£/) Sensitivity Test 2: S.106 @ £2000 £594,506 £728,008 £851,510 £995,013 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £672,9353 £768,107 £906,861 £1,043,984 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £377,612 £460,864 £544,117 £626,390 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £5552,747 £688,275 £681,777 £955,279 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (E/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (E) Sensitivity Test 4: S.106 @ £4000 £589,619 £728,374 £867,128 £1005,459 Residual Land Value (E/Ha) Sensitivity Test 4: S.106 @ £4000 £353,772 £437,024 £520,277 £603,275 Residual Land Value (E/S) Sensitivity Test 4: S.106 @ £4000 £559,992 £648,541 £782,043 £515,545 Residual Land Value (E/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £627,394 £965,149 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £328,629 £413,184 £496,437 £579,689 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £467,236 £608,807 £742,510 £875,512 Residual Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,7216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£/ Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£/ Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£/ Sensitivity Test 11: Zero Carbon Compliance £605,138 £938,640 £1,059,810 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £627,016 £765,770 £904,524 £1,041,718 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £376,209 £459,462 £594,715 £605,031 Residual Land Value (£/Ba) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £550,732 £685,937 £819,440 £954,942 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
Development Scenario Houses 15% AH Development Scenario	Typical Site Type Greenfield / PDL Typical Site Type	Market Floor Area 4860 Market Floor Area	Site Density (dph) 30 Site Density (dph)	3	£1,800 £1,800 £1,950 £1,950 Value £/m² £1,800 £1,800 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,850 £1,950 £1,850 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,025,163 £1,159,558 Residual Land Value (£/Ha) Base £449,132 £532,385 £615,098 £695,735 Residual Land Value (£) Base £673,973 £807,475 £940,978 £1,072,076 Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £488,448 £571,379 £555,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,820 £847,574 £985,329 £1,121,033 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545 £591,797 £672,620 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £475,292 £508,545 £591,797 £677,620 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £634,240 £767,742 £901,244 £1,033,551 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £380,544 £460,645	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460,608 £547,539 £6533,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669,087 £807,841 £9345,995 £1.082,509 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £401,452 £484,704 £567,957 £649,505 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £401,452 £884,704 £567,957 £649,505 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £934,506 £728,008 £851,510 £995,013 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £594,506 £728,008 £861,510 £995,013 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £622,353 £768,107 £905,861 £1,043,984 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £377,612 £460,864 £544,117 £626,390 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £377,612 £680,864 £541,177 £688,275 £821,777 £955,279 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £552,747 £688,275 £821,777 £955,279 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £331,648 £412,965	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £589,619 £728,374 £887,128 £1.005,459 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 £353,772 £633,774 £837,024 £520,277 £603,275 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 £559,992 £648,541 £7782,043 £915,545 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £527,394 £9565,149 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £328,629 £413,184 £496,437 £579,689 Residual Land Value (£/B) Sensitivity Test 5: S.106 @ £5000 £328,629 £413,184 £496,437 £579,689	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance £671,636 £805,138 £938,640 £1,059,810 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.3.06 @ £3000 £6527,016 £765,770 £904,524 £1,041,718 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £376,209 £459,462 £542,715 £625,031 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.306 @ £3000 £550,282 £685,937 £819,440 £952,942 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £550,282 £683,937 £819,440 £952,942 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
Development Scenario 50 Houses 15% AH Development Scenario	Typical Site Type Greenfield / PDL Typical Site Type	Market Floor Area 4860 Market Floor Area	Site Density (dph) 30 Site Density (dph)	3	£1,800 £1,900 £1,950 £1,950 £1,950 £1,850 £1,950 £1,850 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950 £1,950	Residual Land Value (£/Ha) Base £508,289 £595,220 £679,514 £763,714 Residual Land Value (£) Base £748,554 £887,308 £1,025,163 £1,159,558 Residual Land Value (£/Ha) Base £449,132 £532,385 £615,098 £695,735 Residual Land Value (£) Base £4749,132 £532,385 £615,098 £695,735	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £488,448 £571,379 £556,399 £740,599 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £703,820 £847,574 £986,329 £11,21,033 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545 £591,797 £672,620 Residual Land Value (£/ Sensitivity Test 1: S.106 @ £1000 £425,292 £508,545 £591,797 £677,742 £901,244 £1,033,551 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £460.608 £547,339 £633,284 £717,484 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £669,087 £807,841 £946,595 £1.082,509 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £401,452 £484,704 £567,957 £649,505 Residual Land Value (£/) Sensitivity Test 2: S.106 @ £2000 £594,506 £728,008 £851,510 £995,013 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £436,768 £523,699 £610,169 £694,369 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £672,9353 £768,107 £906,861 £1,043,984 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £377,612 £460,864 £544,117 £626,390 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £5552,747 £688,275 £681,777 £955,279 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (E/Ha) Sensitivity Test 4: S.106 @ £4000 £412,928 £499,859 £586,790 £671,254 Residual Land Value (E) Sensitivity Test 4: S.106 @ £4000 £589,619 £728,374 £867,128 £1005,459 Residual Land Value (E/Ha) Sensitivity Test 4: S.106 @ £4000 £353,772 £437,024 £520,277 £603,275 Residual Land Value (E/S) Sensitivity Test 4: S.106 @ £4000 £559,992 £648,541 £782,043 £515,545 Residual Land Value (E/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £389,088 £476,019 £552,950 £648,139 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £547,715 £688,640 £627,394 £965,149 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £328,629 £413,184 £496,437 £579,689 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £467,236 £608,807 £742,510 £875,512 Residual Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £506,886 £593,817 £678,154 £762,354 Residual Land Value (£) Sensitivity Test 11: Zero Carbon Compliance Base £746,7216 £884,971 £1,022,897 £1,157,292 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£/ Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£/ Sensitivity Test 11: Zero Carbon Compliance £447,730 £530,982 £613,738 £694,375 Residual Land Value (£/ Sensitivity Test 11: Zero Carbon Compliance £605,138 £938,640 £1,059,810 Residual Land Value (£/Ha) Sensitivity Test 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £435,366 £522,297 £608,810 £693,010 Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £627,016 £765,770 £904,524 £1,041,718 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance £376,209 £459,462 £594,715 £605,031 Residual Land Value (£/Ba) Sensitivity Test 12: Zero Carbon Compliance plus \$.106 @ £3000 £550,732 £685,937 £819,440 £954,942 Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance

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	RLV £350.000 - £500.000/ha – Land value >£350.000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	
	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.
Source: Dixor	n Searle LLP (2015) DRAFT	

Development Scenario	t Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£967,865	£865,599	£771,315	£677,031	£582,748	£488,464	£349,411	£59,985
				3 4	£1,800 £1,950	£1,905,732 £2,834,221	£1,807,031 £2,734,668	£1,718,562 £2,646,199	£1,630,093 £2,557,731	£1,541,625 £2,469,261	£1,452,315 £2,380,793	£1,319,498 £2,250,315	£1,049,330 £1,984,908
				5	£2,100	£3,762,710	£3,662,304	£3,573,836	£3,485,366	£3,396,898	£3,308,429	£3,177,952	£2,912,545
				6	£2,250	£4,691,199	£4,589,941	£4,501,473	£4,413,004	£4,324,534	£4,236,066	£4,105,589	£3,840,182
100 Mixed 10% AH	Mixed 10% AH Greenfield / PDL	10145	30			Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£290,360	£259,680	£231,395	£203,109	£174,824	£146,539	£104,823	£17,996
				3 4	£1,800	£571,719	£542,109	£515,569	£489,028	£462,487	£435,695	£395,849	£314,799
				5	£1,950 £2,100	£850,266 £1.128.813	£820,400 £1,098,691	£793,860 £1,072,151	£767,319 £1,045,610	£740,778 £1,019,069	£714,238 £992,529	£675,094 £953,386	£595,472 £873,763
					£2,100	£1,128,813 £1.407.360	£1,098,691 £1.376.982	£1,072,151 £1.350.442	£1,045,610 £1.323.901	£1,019,069 £1.297.360	£1.270.820	£953,386 £1.231.677	£873,763 £1.152.055
					12,230	11,407,300	11,370,302	11,550,112	11,323,301	11,237,300	11,270,020	11,231,077	11,132,000
Dovolonment	t Typical Site	Market Floor	Site Density	Value	Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario					£/m²		Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (±) Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000		Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
- Scenario	Туре	Area	(dph)	Level		Base	Sensitivity Test 1: 5.106 @ £1000	Sensitivity Test 2: 5.106 @ £2000	Sensitivity Test 3: 5.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: 5.106 @ £5000	Base	plus S.106 @ £3000
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				3	£1,650	£752,392 £1.650.881	£660,925	£566,642	£472,358	£378,074	£283,790	£142,796	£798 365
				4	£1,800 £1,950	£1,650,881 £2,528,592	£1,565,055 £2,442,767	£1,476,166 £2,354,298	£1,386,111 £2,265,829	£1,296,055 £2,177,360	£1,205,998 £2,088,891	£1,074,211 £1,959,426	£798,365 £1,694,019
				5	£2,100	£3,406,304	£3,320,479	£3,232,009	£3,143,540	£3,055,071	£2,966,602	£2,837,137	£2,571,730
				6	£2,250	£4,284,015	£4,198,190	£4,109,721	£4,021,251	£3,932,783	£3,844,314	£3,714,849	£3,449,442
100 Mixed 20% AH	Greenfield / PDL	9485	30			Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£225,718	£198,278	£169,992	£141,707	£113,422	£85,137	£42,839	
				3	£1,800	£495,264	£469,516	£442,850	£415,833	£388,816	£361,800	£322,263	£239,510
				4	£1,950	£758,578	£732,830	£706,289	£679,749	£653,208	£626,667	£587,828	£508,206
				5 6	£2,100 £2.250	£1,021,891 £1,285,205	£996,144 £1.259.457	£969,603 £1,232,916	£943,062 £1,206,375	£916,521 £1,179,835	£889,981 £1.153.294	£851,141 £1,114,455	£771,519 £1.034.833
				ь	£2,250	£1,285,205	£1,259,457	£1,232,916	£1,206,375	£1,179,835	£1,153,294	£1,114,455	±1,034,833
Development Scenario	t Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£572,572	£703,567	£384,005	£289,721	£193,856	£96,284		· ·
				3 4	£1,800 £1,950	£1,440,399 £2,278,459	£1,564,365 £2,401,374	£1,260,287 £2,101,520	£1,170,232 £2,013,051	£1,080,176 £1,924,582	£990,120 £1,836,114	£857,390 £1,708,701	£574,538 £1,442,277
				5	£2,100	£3,115,467	£3,238,383	£2,101,520 £2.938.529	£2,850,060	£2,761,592	£2.673.123	£2.545.710	£1,442,277 £2,280,303
				6	£2,250	£3,952,476	£4,075,392	£3.775.539	£3.687.070	£3.598.601	£3.510.132		
100 Mixed 25% AH	ixed Greenfield / PDL		30	ь						13,330,001	£3,510,132	£3,382,719	£3,117,312
	Greenfield / PDL	8880	30			Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	£3,382,719 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
	Greenfield / PDL	8880	30	1	£1,500	Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
	Greenfield / PDL	8880	30	1 2	£1,500 £1,650	Base Negative RLV £171,772	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV
	Greenfield / PDL	8880	30	1 2 3	£1,500 £1,650 £1,800	Base Negative RLV £171,772 £432,120	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086	Residual Land Value (£/Ha) Sensitivity Test 3: 5:106 @ £3000 Negative RLV £86,916 £351,069	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361
	Greenfield / PDL	8880	30	1 2 3 4	£1,500 £1,650 £1,800 £1,950	Base Negative RLV £171,772 £432,120 £683,538	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456	Residual Land Value (£/Ha) Sensitivity Test 3: 5:106 @ £3000 Negative RLV £86,916 £351,069 £603,915	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683
	Greenfield / PDL	8880	30	1 2 3 4 5	£1,500 £1,650 £1,800 £1,950 £2,100	Base Negative RLV £171,772 £432,120	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086	Residual Land Value (£/Ha) Sensitivity Test 3: 5:106 @ £3000 Negative RLV £86,916 £351,069	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361
Development Scenario	Greenfield / PDL t Typical Site Type	8880 Market Floor Area	30 Site Density (dph)	1 2 3 4 5	£1,500 £1,650 £1,800 £1,950	Regative RLV £171,772 £432,120 £683,538 £934,640	Sensitivity Test 1: 5.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £971,515	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £828,478	Residual Land Value (£/Ha) Sensitivity Test 5: 5.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Development Scenario	t Typical Site	Market Floor	Site Density	1 2 3 4 5 6 Value Level 1	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV	Sensitivity Test 1: 5.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £571,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: 5:106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5:106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £557,375 £828,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000
Development Scenario	t Typical Site	Market Floor	Site Density	1 2 3 4 5 6 Value Level 1 2	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m ² £1,500 £1,650	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £571,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £825,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (E/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV
Development Scenario	t Typical Site	Market Floor	Site Density	1 2 3 4 5 6 Value Level 1 2 3 3	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,800	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £828,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757 £906,744	Residual Land Value (£/Ha) Sensitivity Test 5: 5.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: \$.106 @ £5000 Negative RLV £812,461	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$5.106 @ £3000 Negative RLV £395,793
Development Scenario	t Typical Site	Market Floor	Site Density	1 2 3 4 4 5 6 6 Value Level 1 2 3 4 4	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,950	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negrative RLV £426,322 £1,267,786 £2,076,546	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675 £1,899,609	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618 £1,139	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £825,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757 £906,744 £1,722,671	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £812,461 £1,634,201	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,639	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £395,793 £1,238,627
Development Scenario	t Typical Site	Market Floor	Site Density	1 2 3 4 5 6 Value Level 1 2 3 3	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,800	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £828,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757 £906,744	Residual Land Value (£/Ha) Sensitivity Test 5: 5.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: \$.106 @ £5000 Negative RLV £812,461	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$5.106 @ £3000 Negative RLV £395,793
Development Scenario 100 Mixed 100 30% AH	t Typical Site	Market Floor	Site Density	1 2 3 4 5 6 Value Level 1 2 3 4 4 5	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,650 £1,950 £2,100	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786 £2,076,546 £2,881,215	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078 £2,792,746	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,455 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675 £1,899,609 £2,704,277	Residual Land Value (£/Ha) Sensitivity Test 3: 5:106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5:106 @ £3000 Negative RLV £140,383 £997,618 £1,11,19	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £828,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757 £906,744 £1,722,671 £2,527,339	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £78,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £812,461 £1,634,201 £2,438,870	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,639 £2,313,308	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £395,793 £1,238,627 £2,047,901
Mixed	t Typical Site Type	Market Floor Area	Site Density (dph)	1 2 3 4 5 6 Value Level 1 2 3 4 4 5	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,650 £1,950 £2,100	Regative RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786 £2,076,546 £2,881,215 £3,685,883 Residual Land Value (£/Ha) Base	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078 £2,792,746 £3,597,414 Residual Land Value (£/Ha)	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675 £1,889,609 £2,704,277 £3,508,945 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £140,383 £997,618 £1.811,139 £2.615,808 £3,420,477 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: 5.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: 5.106 @ £5000 Negative RLV £812,461 £1,634,201 £2,438,870 £3,243,538 Residual Land Value (£/Ha) Sensitivity Test 5: 5.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,639 £2,313,308 £3,117,976 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £395,793 £1,238,627 £2,047,901 £2,852,570 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Mixed	t Typical Site Type	Market Floor Area	Site Density (dph)	1 2 3 4 5 6 Value Level 1 2 2 3 4 4 5 6 6 1 2 2 3 4 4 5 6 6 1 1 2 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	£1,500 £1,650 £1,850 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,800 £1,950 £2,100 £2,250	Residual Land Value (£) Base Negative RLV £171,772 £432,120 £683,538 £534,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786 £2,076,546 £2,076,546 £2,881,215 £3,685,883 Residual Land Value (£/Ha) Base Negative RLV £127,887	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £4693,099 £720,412 £571,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078 £2,792,746 £3,597,414 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £99,611	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,037,675 £1,087,675 £1,089,609 £2,704,277 £3,508,945 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV £271,220	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618 £1,811,139 £2,615,808 £3,420,477 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £2,615,808 £3,420,477 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £828,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757 £906,744 £1,722,671 £2,527,339 £3,332,008 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,5527	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £812,461 £1,634,201 £2,438,870 £3,243,538 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,659 £2,313,308 £3,117,976 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 Negative RLV £395,793 £1,238,627 £2,047,901 £2,852,570 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
Mixed	t Typical Site Type	Market Floor Area	Site Density (dph)	1 2 3 4 5 6 Value Level 1 2 3 4 5 6	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,800 £1,250 £2,100 £2,250	Resetive RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786 £2,076,546 £2,881,215 £3,685,883 Residual Land Value (£/Ha) Base Negative RLV £127,897 £380,336	Sensitivity Test 1: S.106 @ £1000 Negative RLV £21,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value {£} Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078 £2,792,746 £3,597,414 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £99,611 £353,319	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,332,662 Residual Land Value {£} Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675 £1,899,609 £2,704,277 £3,508,945 Residual Land Value {£/Ha} Sensitivity Test 2: S.106 @ £2000 Negative RLV £71,220 £326,302	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618 £1,311,139 £2,615,808 £3,420,477 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £42,115 £299,286	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £812,461 £1,634,201 £2,438,870 £3,243,538 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,639 £2,313,308 £3,117,976 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £395,793 £1,238,627 £2,047,901 £2,852,570 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus \$.104,000 plus \$.100 plu
Mixed	t Typical Site Type	Market Floor Area	Site Density (dph)	1 2 3 3 4 5 6 Value Level 1 2 3 3 4 5 6 6	£1,500 £1,650 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,800 £1,500 £2,250 £1,650 £1,650 £1,650 £1,650 £1,650 £1,650 £1,650 £1,650 £1,650	Residual Land Value (£) E121,772 E432,120 E683,538 E934,640 E1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786 £2,076,546 £2,881,215 £3,685,883 Residual Land Value (£/Ha) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £211,070 £469,309 £720,412 £571,515 £1,222,618 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078 £2,792,746 £3,597,414 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £99,611 £353,319 £595,6423	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,132,662 Residual Land Value {£} Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675 £1,899,609 £2,704,277 £3,508,945 Residual Land Value {£/Ha} Sensitivity Test 2: S.106 @ £2000 Negative RLV £71,220 £326,302 £5569,883	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618 £1,11,139 £2,615,808 £3,420,477 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £42,115 £29,286 £543,342	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £58,157 £324,053 £577,375 £825,478 £1,079,580 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £41,757 £906,744 £1,722,671 £2,527,339 £3,332,008 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £1,227 £272,023 £516,801	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £812,461 £1,634,201 £2,438,870 £3,243,538 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (E/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,639 £2,313,308 £3,117,976 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (E/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$1.06 @ £3000 Negative RLV £395,793 £1,238,627 £2,047,901 £2,852,570 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus \$1.04 \text{Plus} Pl
Mixed	t Typical Site Type	Market Floor Area	Site Density (dph)	1 2 3 4 5 6 Value Level 1 2 3 4 5 6	£1,500 £1,650 £1,800 £1,950 £2,100 £2,250 Value £/m² £1,500 £1,650 £1,800 £1,250 £2,100 £2,250	Resetive RLV £171,772 £432,120 £683,538 £934,640 £1,185,743 Residual Land Value (£) Base Negative RLV £426,322 £1,267,786 £2,076,546 £2,881,215 £3,685,883 Residual Land Value (£/Ha) Base Negative RLV £127,897 £380,336	Sensitivity Test 1: S.106 @ £1000 Negative RLV £21,070 £469,309 £720,412 £971,515 £1,222,618 Residual Land Value {£} Sensitivity Test 1: S.106 @ £1000 Negative RLV £332,038 £1,177,730 £1,988,078 £2,792,746 £3,597,414 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £99,611 £353,319	Sensitivity Test 2: S.106 @ £2000 Negative RLV £115,202 £378,086 £630,456 £881,559 £1,332,662 Residual Land Value {£} Sensitivity Test 2: S.106 @ £2000 Negative RLV £237,400 £1,087,675 £1,899,609 £2,704,277 £3,508,945 Residual Land Value {£/Ha} Sensitivity Test 2: S.106 @ £2000 Negative RLV £71,220 £326,302	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £86,916 £351,069 £603,915 £855,018 £1,106,121 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £140,383 £997,618 £1,311,139 £2,615,808 £3,420,477 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £42,115 £299,286	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £28,885 £297,036 £550,834 £801,937 £1,053,040 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £812,461 £1,634,201 £2,438,870 £3,243,538 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £257,217 £512,610 £763,713 £1,014,816 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £678,646 £1,508,639 £2,313,308 £3,117,976 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £172,361 £432,683 £684,091 £935,194 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £395,793 £1,238,627 £2,047,901 £2,852,570 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance plus \$.104,000 plus \$.100 plu

Key:	Viability Indication -	Land value filter levels and notes - Indications: A guide to the results					
rtey.	General Overview						
	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	RLV £350.000 - £500.000/ha – Land value >£350.000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.					
	circumstances	The Established Facilities and Allies and Al					
	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.					
Source: Dixon	Searle LLP (2015) DRAFT						

Development Typical Site											
	Market Floor	Site Density	Value Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance
Scenario Type	Area	(dph)	Level £/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Base	plus S.106 @ £3000
			3 £1,800	£2,209,243	£2,120,774	£2,032,305	£1,943,836	£1,855,367	£1,766,898	£1,633,761	£1,365,993
			3a £1,850	£2,539,893	£2,451,424	£2,362,954	£2,274,486	£2,186,017	£2,097,548	£1,964,411	£1,699,004
			3b £1,900 4 £1.950	£2,870,542 £3,201,192	£2,782,074 £3.112.723	£2,693,605 £3,024,254	£2,605,135 £2,935,785	£2,516,667 £2,847,316	£2,428,198 £2,758,848	£2,295,061 £2,625,710	£2,029,654 £2,360,303
				Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Besides Lead Velve (C/U-)
100 Houses 0% AH Greenfield / PDL	11200	30			Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000		Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
0% AH				Base		·			·	Sensitivity Test 6: Zero Carbon Compliance	
			3 £1,800	£662,773	£636,232	£609,692	£583,151	£556,610	£530,069	£490,128	£409,798
			3a £1,850 3b £1,900	£761,968	£735,427	£708,886	£682,346	£655,805	£629,264	£589,323	£509,701
			3b £1,900 4 £1,950	£861,163 £960.358	£834,622 £933.817	£808,081 £907.276	£781,541 £880,736	£755,000 £854.195	£728,459 £827,654	£688,518 £787,713	£608,896 £708.091
	1		4 11,930	1500,536	1333,017	1507,270	1880,730	1034,133	1027,034	1707,713	1708,091
										Residual Land Value (£)	Residual Land Value (£)
Development Typical Site	Market Floor	Site Density	Value Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
Scenario Type	Area	(dph)	Level £/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Base	plus S.106 @ £3000
			3 £1,800	£2,046,345	£1,957,876	£1,869,407	£1,780,938	£1,692,469	£1,604,000	£1,471,783	£1,201,616
			3a £1,850	£2,366,666	£2,278,197	£2,189,728	£2,101,259	£2,012,790	£1,924,321	£1,792,600	£1,527,193
			3b £1,900 4 £1,950	£2,341,221 £3,007,306	£2,598,517 £2,918,837	£2,510,048 £2,830,369	£2,421,579 £2.741,899	£2,333,110 £2,653,430	£2,244,641 £2,564,962	£2,112,921 £2,433,241	£1,847,514 £2 167 834
	I	I	→ I1,33U	20,007,000			25/112/002				22/207/004
100 Houses 5% AH Greenfield / PDL	10550	30		Residual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
	1	1	3 £1,800	£613,903	£587,363	£560,822	£534,282	£507,741	£481,200	£441,535	£360,485
			3a £1,850	£710,000	£683,459	£656,918	£630,378	£603,837	£577,296	£537,780	£458,158
			3b £1,900	£702,366	£779,555	£753,014	£726,474	£699,933	£673,392	£633,876	£554,254
			4 £1,950	£902,192	£875,651	£849,111	£822,570	£796,029	£769,488	£729,972	£650,350
Development Typical Site	Market Floor	Site Density	Value Value	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario Typical Site	Area	(dph)	Level £/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
Scellario Type	Area	(арп)	·				<u> </u>			Base	plus S.106 @ £3000
			3 £1,800	£1,895,500	£1,807,031	£1,718,562	£1,630,093	£1,541,625	£1,452,315	£1,319,498	£1,049,330
			3a £1,850	£2,204,712	£2,116,244	£2,027,775	£1,939,305	£1,850,837	£1,762,368	£1,631,890	£1,364,089
			3b £1,900 4 £1,950	£2,513,924 £2,823,137	£2,425,456 £2,734,668	£2,336,987 £2.646,199	£2,248,518 £2.557,731	£2,160,049 £2,469,261	£2,071,580 £2,380,793	£1,941,103 £2,250,315	£1,675,696 £1,984,908
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)					
100 Houses Greenfield / PDL	10145	30		Residual Land Value (£/Ha)			Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
10% AH				Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 6: Zero Carbon Compliance
			3 £1,800	£568.650							
					£542,109	£515,569	£489,028	£462,487	£435,695	£395,849	£314,799
			3a £1,850	£661,414	£634,873	£608,332	£581,792	£555,251	£528,710	£489,567	£409,227
			3a £1,850 3b £1,900	£661,414 £754,177	£634,873 £727,637	£608,332 £701,096	£581,792 £674,555	£555,251 £648,015	£528,710 £621,474	£489,567 £582,331	£409,227 £502,709
			3a £1,850	£661,414	£634,873	£608,332	£581,792	£555,251	£528,710	£489,567	£409,227
			3a £1,850 3b £1,900	£661,414 £754,177	£634,873 £727,637	£608,332 £701,096	£581,792 £674,555	£555,251 £648,015	£528,710 £621,474 £714,238	£489,567 £582,331 £675,094	£409,227 £502,709 £595,472
Development Typical Site	Market Floor	Site Density	3a £1,850 3b £1,900	£661,414 £754,177	£634,873 £727,637	£608,332 £701,096	£581,792 £674,555	£555,251 £648,015	£528,710 £621,474	£489,567 £582,331 £675,094	£409,227 £502,709 £595,472 Residual Land Value (£)
Development Typical Site Scenario Type	Market Floor Area	Site Density (dph)	3a £1,850 3b £1,900 4 £1,950	£661,414 £754,177 £846,941	£634,873 £727,637 £820,400	£608,332 £701,096 £793,860	£581,792 £674,555 £767,319	£555,251 £648,015 £740,778	£528,710 £621,474 £714,238	£489,567 £582,331 £675,094 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	£409,227 £502,709 £595,472 Residual Land Value (£)
	arnetriooi		3a £1,850 3b £1,900 4 £1,950 Value Value Level £/m ²	£661,414 £754,177 £846,941 Residual Land Value (£) Base	E634,873 E727,637 E820,400 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	E605,332 £701,096 £793,860 Residual Land Value (£) Sensitivity Test 2: S.106 ⊕ £2000	E581,792 £674,555 £767,319 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	£555,251 £648,015 £740,778 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	£528,710 £621,474 £714,238 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	£489,567 £582,331 £6775,094 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	£409,227 £502,709 £595,472 Residual Land Value (£) • Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000
	arnetriooi		3a £1,850 3b £1,900 4 £1,950 Value Value Level £/m ² 3 £1,800	£651,414 £754,177 £846,941 Residual Land Value (£) Base £1,764,857	E634,873 E727,637 E820,400 Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 £1,676,388	E600,332 £701,096 £793,860 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 £1,587,920	E581,792 £674,555 £767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440	£555,251 £648,015 £740,778 Residual Land Value (£) Sensitivity Test 4: \$.106 @ £4000 £1,409,385	E528,710 E621,474 E714,238 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998	F489,567 £582,331 £675,094 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,186,217	£409,227 £502,709 £595,472 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 £915,629
	arnetriooi		3a £1,850 3b £1,900 4 £1,950 Value Value Level £/m² 3 £1,800 3a £1,850 3b £1,950	E651,414	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 £1,676,388 £1,977,826 £2,279,264	E600,332 £701,096 £793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357 £2,190,795	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,102,2326	E555,251 E648,015 E740,778 Residual Land Value (£) Sensitivity Test 4: \$.106 @ £4000 £1,409,385 £1,712,419 £2,013,857	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320	### F489,567 ### ### ### ### ### #### #### ########	### ##################################
	arnetriooi		3a £1,850 3b £1,900 4 £1,950 Value Value Level £/m² 3 £1,800 3a £1,850	£661,414 £754,177 £846,941 Residual Land Value (£) Base £1,764,857 £2,066,295	E634,873 E727,637 E820,400 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 £1,676,388 £1,977,826	E608,332 £701,096 £793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889	£555,251 £648,015 £740,778 Residual Land Value (£) Sensitivity Test 4: \$.106 @ £4000 £1,409,385 £1,712,419	F528,710 6621,474 £714,238 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750	### ### ##############################	£409,227 £502,709 £595,472 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.3.06 @ £3000 £915,629 £1,222,895
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Scenario Type	Area	(dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,950 4 £1,950	E651,414 £754,177 £846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,550,702 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000	E608,332 E701,096 £793,860 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 £1,587,920 £1,889,357 £2,490,795 £2,492,233 Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: \$.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: \$.106 @ £3000	E555,251 E648,015 E740,778 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 £1,409,385 £1,712,419 £2,013,857 £2,315,295 Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000	E528,710 E621,474 E714,238 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	### F489,567 ### ### ### ### ### #### #### ########	### ##################################
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Scenario Type 100 Houses Greenfield / PDI	Area	(dph)	3a £1,850 3b £1,900 4 £1,950 Value Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 3 £1,850 3 £1,850	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	E600,332 E701,096 E793,860 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 £1,587,920 £1,889,357 £2,190,795 £2,492,233 Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 £476,376 £566,807	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267	### ##################################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,186,217 £1,493,062 £1,794,622 £2,095,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	### ##################################
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Scenario Type 100 Houses Greenfield / PDI	Area	(dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,800 4 £1,950 3 £1,800 3b £1,900 4 £1,950 3 £1,850 3b £1,850 3b £1,850 3b £1,850	E661,414 E754,177 E846,941 Residual Land Value (E) Base E1,764,857 E2,066,295 £2,367,713 E2,669,171 Residual Land Value (E/Ha) Base E529,457 £619,889 £710,320	E634,873 E727,637 E820,400 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779	E606,332	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698	E555,251 E648,015 E740,778 Residual Land Value (£) Sensitivity Test 4: \$.106 @ £4000 £1,409,385 £1,712,419 £2,013,857 £2,315,295 Residual Land Value (£/Ha) Sensitivity Test 4: \$.106 @ £4000 £422,815 £513,726 £604,157	E528,710 E621,474 E714,238 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £538,896	### ### ##############################	E409,227 E502,709 E595,472 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus 5.106 @ £3000 E915,629 £1,222,895 £1,529,215 £1,830,653 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £274,689 £366,868 £458,765
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Scenario Type 100 Houses 15% AH Greenfield / PDL Development Typical Site	Area 9780 Market Floor	(dph) 30 Site Density	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,800 4 £1,950 3 £1,800 4 £1,950 3 £1,800 4 £1,950 Value Level £1,950	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,763,857 £2,066,295 £23,87,733 £2,659,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751	E634,873 E727,637 E820,400 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£)	E608,332 £701,096 £793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357 £2,190,795 £2,492,723 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £476,376 £566,807 £577,239 £747,670	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/	### ##################################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,796,320 £2,038,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £338,896 £626,667	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,136,217 £1,493,062 £1,794,622 £2,096,050 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	E409,227 E502,709 E595,472 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus S.106 @ £3000 £915,629 £1,222,895 £1,222,895 £1,529,215 £1,330,653 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £274,689 £366,868 £458,765 £549,196
Scenario Type Houses 15% AH Greenfield / PDL	9780	(dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,800 4 £1,950 3 £1,900 4 £1,950 Value Level £/m² Value Level £/m²	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,763,857 £2,066,295 £2,367,733 £2,659,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,550,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/	E600,332	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £1,499,440 £1,890,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	### ##################################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £38,896 £626,667 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,186,217 £1,493,062 £1,794,622 £2,096,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,337 £628,818 Residual Land Value (£/ Sensitivity Test 6: Zero Carbon Compliance	### ##################################
Scenario Type 100 Houses 15% AH Greenfield / PDL Development Typical Site	Area 9780 Market Floor	(dph) 30 Site Density	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 3 £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,850 3b £1,900 4 £1,950	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524	### ##################################	E608,332	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000	### ##################################	### ### ##############################	### Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance #### Base #### E1,186,217 ####################################	### ##################################
Scenario Type 100 Houses 15% AH Greenfield / PDL Development Typical Site	Area 9780 Market Floor	(dph) 30 Site Density	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 Value £1,950 Value £1,950 Value £1,850 3b £1,900 4 £1,950 Value £4/m² 3 £1,800 3a £1,800 4 £1,950	E661,414 E754,177 E846,941 Residual Land Value (E) Base £1,764,857 £2,066,295 £2,367,733 £2.669,171 Residual Land Value (E/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (E) Base £1,653,524 £1,946,095	E634,873 E727,637 E820,400 Residual Land Value (£) Sensitivity Test 1: \$.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,550,702 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: \$.106 @ £1000	E600,332 E701,096 E793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357 £2,190,795 £2,492,233 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £476,376 £556,807 £657,239 £747,670 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,107,2326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000	### ##################################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,795,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £538,896 £626,667 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,136,217 £1,136,217 £1,493,052 £1,794,622 £2,096,050 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £628,818 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £538,387 £538,387 £538,387 £538,387	E409,227
Scenario Type 100 Houses 15% AH Greenfield / PDL Development Typical Site	Area 9780 Market Floor	(dph) 30 Site Density	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 3 £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,850 3b £1,900 4 £1,950	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524	### ##################################	E608,332	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000	### ##################################	### ### ##############################	### Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance #### Base #### E1,186,217 ####################################	### ##################################
Scenario Type 100 Houses 15% AH Greenfield / PDL Development Typical Site	Area 9780 Market Floor	(dph) 30 Site Density	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 Value £1,950 Value £1,950 Value £1,850 3b £1,900 4 £1,950 Value £4/m² 3 £1,800 3a £1,800 4 £1,950	E661,414 E754,177 £846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524 £1,946,095 £2,236,665 £2,531,236	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211	E608,332	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,102,336 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/ Sensitivity Test 3: 5.106 @ £3000 £419,832 £540,267 £630,698 £721,129	### ### ##############################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £358,896 £626,667 Residual Land Value (£/Ba) Sensitivity Test 5: S.106 @ £5000 £451,125 £388,96 £1,255 £388,96 £1,255,978 £1,255,978 £1,255,978	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,186,217 £1,493,062 £1,794,622 £2,095,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £353,837 £628,818 Residual Land Value (£/ Sensitivity Test 6: Zero Carbon Compliance £357,085 £447,918 £358,387 £628,818	### ##################################
Scenario Type 100 Houses 15% AH Greenfield / PDL Development Typical Site	Area 9780 Market Floor	(dph) 30 Site Density	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 Value £1,950 Value £1,950 Value £1,850 3b £1,900 4 £1,950 Value £4/m² 3 £1,800 3a £1,800	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524 £1,946,095 £2,238,665	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	E600,332 E701,096 E793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357 £2,190,795 £2,492,233 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £476,376 £556,807 £657,239 £747,670 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	E581,792 E674,555 E767,319 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,107,2326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000	## ## ## ## ## ## ## ## ## ## ## ## ##	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,795,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £538,896 £626,667 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,186,217 £1,493,062 £1,794,622 £2,095,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £353,837 £628,818 Residual Land Value (£/ Sensitivity Test 6: Zero Carbon Compliance £357,029 £1,074,211 £1,372,029 £1,666,855	## ## ## ## ## ## ## ## ## ## ## ## ##
Scenario Type Houses 100 Houses 15% AH Greenfield / PDL Development Typical Site Type Houses Creatical / IDD	9780 Market Floor Area	(dph) 30 Site Density (dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 Value £1,950 Value £1,950 Value £1,950 Value £1,950 Value £1,950	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524 £1,946,095 £2,238,655 £2,238,655 £2,231,236 Residual Land Value (£/Ha) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,550,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £1,565,055 £1,857,626 £2,150,196 £2,442,767 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	E600,332	Residual Land Value (£) Sensitivity Test 3: 5.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 £1,386,111 £1,680,688 £1,973,259 £2,265,829 Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000	## ## ## ## ## ## ## ## ## ## ## ## ##	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £361,800 £451,125 £538,896 £626,667 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £451,125 £538,896 £626,667	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,136,217 £1,136,217 £1,439,062 £1,794,622 £2,096,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £628,818 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £628,818	## ## ## ## ## ## ## ## ## ## ## ## ##
Scenario Type Houses 100 Houses 15% AH Greenfield / PDL Development Typical Site Type Houses Creatical / IDD	9780 Market Floor Area	(dph) 30 Site Density (dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,800 4 £1,950 3 £1,950 Value £/m² 3 £1,800 4 £1,950 Value Level £/m² 3 £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,659,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524 £1,945,095 £2,238,665 £2,531,236 Residual Value (£/Ha) Base	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 £1,565,055 £1,857,626 £2,150,196 £2,442,767 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000	E600,332 E701,096 E793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357 £2,490,795 £2,492,223 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £476,376 £566,807 £657,239 £747,670 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,476,166 £1,769,157 £2,051,727 £2,354,298 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £1,386,111 £1,880,688 £1,973,259 £2,265,629 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	### ### ##############################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,938 £1,503,750 £1,796,320 £2,038,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £338,896 £626,667 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £1,205,938 £1,503,750 £1,796,320 £2,038,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,136,217 £1,493,062 £1,794,622 £2,096,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £628,818 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £1,074,211 £1,372,029 £1,666,855 £1,959,426 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	## ## ## ## ## ## ## ## ## ## ## ## ##
Scenario Type Houses 100 Houses 15% AH Greenfield / PDL Development Typical Site Type Houses Creatical / IDD	9780 Market Floor Area	(dph) 30 Site Density (dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 Value £1,950 Value £1,950 Value £1,950 Value £1,950 Value £1,950	E661,414 E754,177 £846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,713 E5,669,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524 £1,946,095 £2,238,665 £2,531,236 Residual Land Value (£/Ha) Base £496,057 £583,828	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £1,565,055 £1,857,626 £2,150,196 £2,150,196 £2,442,767 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 £469,516	E600,332	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £1,386,111 £1,680,688 £1,973,259 £2,265,829 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £1,386,111 £1,680,688 £1,973,259 £2,265,829 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	### ### ##############################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £38,896 £626,667 Residual Land Value (£/ Sensitivity Test 5: S.106 @ £5000 £1,205,998 £1,503,750 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £1,796,320 £2,088,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,186,217 £1,493,062 £1,794,622 £2,095,050 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £628,818 Residual Land Value (£/ Sensitivity Test 6: Zero Carbon Compliance £1,074,211 £1,372,029 £1,666,855 £1,959,426 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	### ##################################
Scenario Type Houses 100 Houses 15% AH Greenfield / PDL Development Typical Site Type Houses Creatical / IDD	9780 Market Floor Area	(dph) 30 Site Density (dph)	3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,800 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950 Value Level £/m² 3 £1,800 3a £1,850 3b £1,900 4 £1,950	E661,414 E754,177 E846,941 Residual Land Value (£) Base £1,764,857 £2,066,295 £2,367,733 £2,659,171 Residual Land Value (£/Ha) Base £529,457 £619,889 £710,320 £800,751 Residual Land Value (£) Base £1,653,524 £1,945,095 £2,238,665 £2,531,236 Residual Value (£/Ha) Base £496,057	Residual Land Value (£) Sensitivity Test 1: 5.106 @ £1000 £1,676,388 £1,977,826 £2,279,264 £2,580,702 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 £502,916 £593,348 £683,779 £774,211 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000 £1,565,055 £1,857,626 £2,150,196 £2,442,767 Residual Land Value (£/Ha) Sensitivity Test 1: 5.106 @ £1000	E600,332 E701,096 E793,860 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,587,920 £1,889,357 £2,490,795 £2,492,223 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 £476,376 £566,807 £657,239 £747,670 Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000 £1,476,166 £1,769,157 £2,051,727 £2,354,298 Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 £1,499,440 £1,800,889 £2,102,326 £2,403,764 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £449,832 £540,267 £630,698 £721,129 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 £1,386,111 £1,880,688 £1,973,259 £2,265,629 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	### ### ##############################	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 £1,205,938 £1,503,750 £1,796,320 £2,038,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £361,800 £451,125 £338,896 £626,667 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 £1,205,938 £1,503,750 £1,796,320 £2,038,891 Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base £1,136,217 £1,493,062 £1,794,622 £2,096,060 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £355,865 £447,918 £538,387 £628,818 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance £1,074,211 £1,372,029 £1,666,855 £1,959,426 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	## ## ## ## ## ## ## ## ## ## ## ## ##

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.
Source: Dixon	Searle LLP (2015) DRAFT	

Table 1i: Residual Land Value Results by Value Level - 350 Unit Scheme - Mixed

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Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		/alue Ro £/m²	esidual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000
					1,500 1,650	Negative RLV £253,397	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				3	1,800	£3,277,923	£2,968,281	£2,658,640	£2,348,999	£2,039,357	£1,729,716	£1,267,224	£293,311
					1,950 2,100	£6,250,896 £9,223,870	£5,941,255 £8.914.229	£5,631,614 £8.604.588	£5,321,972 £8,294,946	£5,012,331 £7.985.305	£4,702,690 £7.675.663	£4,244,299 £7,217,273	£3,315,376 £6,288,349
					2,250	£12,196,844	£11,887,203	£11,577,561	£11,267,921	£10,958,278	£10,648,637	£10,190,247	£9,261,323
350 Mixed 10% AH	Mixed 10% AH Greenfield / PDL	35515	30		Res	idual Land Value (£/Ha) Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
				2	1,500 1,650	Negative RLV £21,720	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
					1,800	£280,965	£254,424	£227,883	£201,343	£174,802	£148,261	£108,619	£25,141
					1,950	£535,791	£509,250	£482,710	£456,169	£429,628	£403,088	£363,797	£284,175
					2,100	£790,617 £1.045.444	£764,077 £1.018.903	£737,536 £992.362	£710,995 £965,822	£684,455 £939,281	£657,914 £912,740	£618,623 £873,450	£539,001 £793,828
			I .		2)200	22,0-15,1-1-1	22,020,000	2372,302	2303)022	2505,202	2522,745	20/0/-00	2735,020
Develonment	Typical Site	Market Floor	Site Density	Value	/alue Ro	esidual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Scenario	Type	Area	(dph)		E/m²	Base	Sensitivity Test 1: S.106 @ £1000	Sensitivity Test 2: S.106 @ £2000	Sensitivity Test 3: S.106 @ £3000	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000	Sensitivity Test 6: Zero Carbon Compliance	Sensitivity Test 7: Zero Carbon Compliance
	.,,,-		(p)		1.500				·			Base	plus S.106 @ £3000
					1,650	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				3	1,800	£2,295,779	£2,000,234	£1,690,593	£1,378,816	£1,063,621	£731,060	£260,859	
					1,950 2,100	£5,071,005 £7,846,232	£4,775,461 £7.550.687	£4,465,820 £7,241,046	£4,156,179 £6,931,405	£3,846,537 £6,621,764	£3,528,379 £6,303,606	£3,087,179 £5,862,405	£2,144,157 £4,919,384
					2,250	£10,621,459	£10,325,914	£10,016,273	£9,706,631	£9,396,990	£9,078,833	£8,637,632	£7,694,610
Mixed 350	Greenfield / PDL	32510	30	,		dual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
20% AH					1,500	Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Sensitivity Test 2: S.106 @ £2000 Negative RLV	Sensitivity Test 3: S.106 @ £3000 Negative RLV	Sensitivity Test 4: S.106 @ £4000	Sensitivity Test 5: S.106 @ £5000 Negative RLV	Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Sensitivity Test 6: Zero Carbon Complianc
				2	1,650								Negative RLV
					1,800	£196,781	£171,449	£144,908	£118,184	£91,168	£62,662	£22,359	0400 707
					1,950 2,100	£434,658 £672,534	£409,325 £647,202	£382,785 £620,661	£356,244 £594,120	£329,703 £567,580	£302,432 £540,309	£264,615 £502,492	£183,785 £421,661
					2,250	£910,411	£885,078	£858,538	£831,997	£805,456	£778,186	£740,368	£659,538
Development Scenario	Typical Site	Market Floor Area	Site Density (dph)		/alue Ro £/m²	esidual Land Value (£) Base	Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus S.106 @ £3000
					1,500 1,650	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
					1,800	£1,849,333	£1,539,692	£1,225,209	£909,309	£579,316	£249,303		_
					1,950 2,100	£4,529,521 £7.209.710	£4,219,880 £6,900,068	£3,910,239 £6.590.427	£3,600,598 £6,280,786	£3,290,956 £5,971,145	£2,981,315 £5.661.503	£2,534,605 £5,214,793	£1,639,267 £4,319,455
					2,250	£9,889,898	£9,580,256	£9,270,615			£8.341.692		£6.999.643
350 Mixed 25% AH	Greenfield / PDL	31060	20		Ros	dual Land Value (£/Ha)			£8,960,974	£8,651,333	10,341,032	£7,894,981	16,999,643
		31000	30			Base	Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	E3,950,974 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000	£7,894,981 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance
		31000	30		1,500			Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc
		31000	30	2	1,500 1,650	Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
		31000	30	3	1,500 1,650 1,800	Base Negative RLV £158,514	Sensitivity Test 1: S.106 @ £1000	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £49,656	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV
		31000	30	2 3 4 5	1,500 1,650 1,800 1,950 2,100	Base Negative RLV £158,514 £388,245 £617,975	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163 £564,894	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £49,656 £282,082 £511,812	Residual Land Value (£/Ha) Sensitivity Test 5: \$.106 @ £5000 Negative RLV £21,369 £255,541 £485,272	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239
		31000	30	2 3 4 5	1,500 1,650 1,800 1,950	Base Negative RLV £158,514 £388,245	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163	Residual Land Value (£/Ha) Sensitivity Test 3: 5.106 @ £3000 Negative RLV £77,941 £306,623	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £49,656 £282,082	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369 £255,541	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliano Negative RLV £140,509
Development Scenario	Typical Site	Market Floor Area	Site Density (dph)	2 3 4 5 6 Value	1,500 1,650 1,800 1,950 2,100 2,250	Base Negative RLV £158,514 £388,245 £617,975	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163 £564,894	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £49,656 £282,082 £511,812	Residual Land Value (£/Ha) Sensitivity Test 5: \$.106 @ £5000 Negative RLV £21,369 £255,541 £485,272	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239
Development Scenario		Market Floor	Site Density	2 3 4 5 5 6 5 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500 1,650 1,800 1,950 2,100 2,250 /alue Ro E/m ² 1,500 1,650	Base Negative RLV £158,514 £388,245 £617,975 £847,706 ssidual Land Value (£) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163 £554,894 £794,624 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353 £768,083 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369 £255,541 £485,272 £715,002 Residual Land Value (£)	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc
Development Scenario		Market Floor	Site Density	2 3 4 5 5 6 5 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500 1,650 1,800 1,950 2,100 2,250 /alue	Base Negative RLV £158,514 £388,245 £617,975 £847,706 esidual Land Value (£) Base Negative RLV £1,373,989	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £1,058,794	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163 £564,894 £794,624 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £735,082	Residual Land Value (£/Ha) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £77,941 £306,623 £538,353 £768,083 Residual Land Value (£) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £405,088	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £49,656 £282,082 £511,812 £741,543 Residual Land Value (£) Sensitivity Test 4: 5.106 @ £4000 Negative RLV £68,942	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369 £255,541 £485,272 £715,002 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus \$.106 @ £3000 Negative RLV
Development Scenario		Market Floor	Site Density	2 3 4 5 5 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500 1,650 1,800 1,950 2,100 2,250 /alue Ro E/m ² 1,500 1,650	Base Negative RLV £158,514 £388,245 £617,975 £847,706 ssidual Land Value (£) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163 £554,894 £794,624 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353 £768,083 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369 £255,541 £485,272 £715,002 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus \$.106 @ £3000
Development Scenario		Market Floor	Site Density	2 3 4 5 6 Value Level 1 2 3 4 4 5 5	1,500 1,650 1,800 1,950 2,100 2,250 /alue Ref E/m ² 1,500 1,650 1,800 1,950	Rase Negative RLV £158,514 £388,245 £617,975 £847,706 sidual Land Value (£) Base Negative RLV £1,373,989 £3,960,686	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £1,058,794 £3,651,045	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £1,969,730	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £1,032,570
Development Scenario Mixed 350 Mixed 30% AH		Market Floor	Site Density	2 3 4 5 6 Value Level 1 2 3 4 4 5 5	1,500 1,650 1,800 1,950 2,100 2,250 /alue Ref/m² 1,500 1,650 1,800 1,950 2,250	Base Negative RLV £158,514 £388,245 £617,975 £847,706 sisidual Land Value (£) Base Negative RLV £1,373,989 £3,950,685 £6,545,162	Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value ⟨£⟩ Sensitivity Test 1: \$.106 @ £1000 Negative RLV £1,058,794 £3,551,045 £6,235,520	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £105,018 £335,163 £564,894 £794,624 Residual Land Value (£) Sensitivity Test 2: 5.106 @ £2000 Negative RLV £735,082 £3,341,403 £5,925,879	Residual Land Value (£/Ha) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £77,941 £306,623 £538,353 £768,083 Residual Land Value (£) Sensitivity Test 3: \$.106 @ £3000 Negative RLV £405,088 £3,031,762 £5,616,238	Residual Land Value (£/Ha) Sensitivity Test 4: 5:106 @ £4000 Negative RLV £49,656 £282,082 £511,812 £741,543 Residual Land Value (£) Sensitivity Test 4: 5:106 @ £4000 Negative RLV £68,942 £2,722,120 £5:306.597	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369 £255,541 £485,272 £715,002 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £2,412,479 £4,996,956	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £1,969,730 £4,554,205	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus \$.106 @ £3000 Negative RLV £1,032,570 £3,675,282
asa Mixed	Туре	Market Floor Area	Site Density (dph)	2 3 4 5 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500 1,650 1,800 1,950 2,100 2,250 /alue Ref/m² 1,500 1,650 1,800 1,950 2,250	Base Negative RLV £158,514 £388,245 £617,975 £847,706 esidual Land Value (£) Base Negative RLV £1.373,989 £3,960,686 £6,545,162 £9,129,638 idual Land Value (£/Ha)	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £521,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £1,058,794 £3,651,045 £6,235,520 £8,819,997 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV £21,369 £255,541 £485,272 £715,002 Residual Land Value (£) Sensitivity Test 5: S.106 @ £5000 Negative RLV £2,412,479 £4,996,956 £7,581,432 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £1,969,730 £4,554,206 £7,133,682 Residual Land Value (£/Ha)	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Compliance plus \$.106 @ £3000 Negative RLV £1,032,570 £3,625,282 £6,209,758 Residual Land Value (£/Ha)
asa Mixed	Туре	Market Floor Area	Site Density (dph)	2 3 4 5 6 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500 1,650 1,800 1,950 2,100 2,2100 2,250 /alue	Rase Negative RLV £158,514 £388,245 £617,975 £847,706 esidual Land Value (£) Base Negative RLV £1,373,989 £3,960,686 £6,545,162 £9,129,638 dual Land Value (£/Ha) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £1,058,794 £3,651,045 £6,235,520 £8,819,997 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £90,754	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353 £765,083 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £405,088 £3,031,762 £5,616,238 £8,200,715 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £405,088 £3,031,762 £5,516,238	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £49,656 £282,082 £511,812 £741,543 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £68,942 £7,722,120 £53,065,97 £7,891,073 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £59,909	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £576,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £19,69,730 £4,554,205 £7,138,682 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £559,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus \$.106 @ £3000 Negative RLV £1,032,570 £3,625,282 £6,209,758 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc
asa Mixed	Туре	Market Floor Area	Site Density (dph)	2 3 4 5 6 1 1 2 2 3 3 4 4 5 5 6 1 2 2 3 3 4 4 4 5 5 6 1 2 2 3 3 4 4 4 5 5 6 6 1 1 2 2 3 3 4 4 5 5 6 6 1 1 2 2 3 3 4 4 5 5 6 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500	Rase Negative RLV £158,514 £388,245 £617,975 £847,706 sidual Land Value (£) Base Negative RLV £1,373,989 £3,960,686 £6,545,162 £9,129,638 ddual Land Value (£/Ha) Base Negative RLV £117,771 £339,487	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £1,058,794 £3,651,045 £6,235,520 £8,819,997 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £90,754 £312,947	Residual Land Value (£/Ha) Sensitivity Test 2: 5.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353 £768,083 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £405,088 £3.031,762 £5.616,238 £8,200,715 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £405,088 £3.031,762 £5.16,238 £8,200,715	Residual Land Value (£/Ha) Sensitivity Test 4: 5.106 @ £4000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £676,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £1,969,730 £4,554,206 £7,138,682 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £599,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus \$.106 @ £3000 Negative RLV £1,032,570 £3,625,282 £6,209,758 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc
asa Mixed	Туре	Market Floor Area	Site Density (dph)	2 3 4 5 6 1 1 2 3 3 4 4 5 5 6 5 6 1 1 2 5 5 6 6 1 1 2 5 6 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1,500 1,650 1,800 1,950 2,100 2,2100 2,250 /alue	Rase Negative RLV £158,514 £388,245 £617,975 £847,706 esidual Land Value (£) Base Negative RLV £1,373,989 £3,960,686 £6,545,162 £9,129,638 dual Land Value (£/Ha) Base Negative RLV	Sensitivity Test 1: S.106 @ £1000 Negative RLV £131,974 £361,704 £591,434 £821,165 Residual Land Value (£) Sensitivity Test 1: S.106 @ £1000 Negative RLV £1,058,794 £3,651,045 £6,235,520 £8,819,997 Residual Land Value (£/Ha) Sensitivity Test 1: S.106 @ £1000 Negative RLV £90,754	Residual Land Value (£/Ha) Sensitivity Test 2: S.106 @ £2000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £77,941 £308,623 £538,353 £765,083 Residual Land Value (£) Sensitivity Test 3: S.106 @ £3000 Negative RLV £405,088 £3,031,762 £5,616,238 £8,200,715 Residual Land Value (£/Ha) Sensitivity Test 3: S.106 @ £3000 Negative RLV £405,088 £3,031,762 £5,516,238	Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £49,656 £282,082 £511,812 £741,543 Residual Land Value (£) Sensitivity Test 4: S.106 @ £4000 Negative RLV £68,942 £7,722,120 £53,065,97 £7,891,073 Residual Land Value (£/Ha) Sensitivity Test 4: S.106 @ £4000 Negative RLV £59,909	Residual Land Value (£/Ha) Sensitivity Test 5: S.106 @ £5000 Negative RLV	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance Negative RLV £217,252 £446,982 £576,713 Residual Land Value (£) Sensitivity Test 6: Zero Carbon Compliance Base Negative RLV £1,969,730 £4,554,205 £7,138,682 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc Negative RLV £140,509 £370,239 £559,969 Residual Land Value (£) Sensitivity Test 7: Zero Carbon Complianc plus \$.106 @ £3000 Negative RLV £1,032,570 £3,625,282 £6,209,758 Residual Land Value (£/Ha) Sensitivity Test 6: Zero Carbon Complianc

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	RLV £350.000 - £500.000/ha – Land value >£350.000 indicative of viable outcomes in most Mansfield Local Plan relevant scenarios.
	circumstances	
		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.
Source: Dixon	Searle LLP (2015) DRAFT	