

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 £/m ²	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
5 Houses 0% AH	Greenfield / PDL	540	30	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	£228,401	£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) 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 7: Zero Carbon Compliance
				1	£1,500	£125,409	£110,920	£82,820	£54,439	£25,777	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£446,249	£447,334	£419,234	£390,853	£362,191	£333,529	£299,567	£235,741
				3	£1,800	£763,145	£779,314	£751,864	£724,139	£696,139	£668,140	£619,854	£572,156
				4	£1,950	£1,076,388	£1,107,763	£1,080,312	£1,052,587	£1,024,587	£996,588	£933,096	£901,060
				5	£2,100	£1,384,888	£1,429,625	£1,403,149	£1,376,407	£1,349,401	£1,322,395	£1,246,338	£1,229,508
				6	£2,250	£1,686,734	£1,746,125	£1,719,648	£1,692,907	£1,665,901	£1,638,895	£1,548,527	£1,546,757

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

Appendix IIa - MDC Residential Results v11.xlsx

Table 1b: Residual Land Value Results by Value Level - 10 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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				
10 Houses 0% AH	Greenfield / PDL	1100	30	1	£1,500	£49,413	£20,179	£20,040	£10,581	£1,123	Negative RLV	Negative RLV	Negative RLV				
				2	£1,650	£167,948	£141,058	£131,871	£122,639	£113,406	£104,174	£103,592	£70,790	£103,592	£70,790		
				3	£1,800	£272,854	£249,066	£240,216	£231,322	£222,429	£213,535	£204,642	£195,748	£186,854	£186,854		
				4	£1,950	£386,166	£355,206	£346,356	£337,463	£328,569	£319,676	£310,783	£301,890	£292,997	£292,997		
				5	£2,100	£508,686	£461,347	£452,497	£443,603	£434,710	£425,816	£416,923	£408,030	£399,137	£399,137		
				6	£2,250	£621,998	£567,487	£558,637	£549,744	£540,850	£531,956	£523,063	£514,170	£505,277	£505,277		
										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 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	£148,238	£60,536	£60,119	£31,744	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£503,845	£423,175	£395,613	£367,916	£340,218	£312,521	£284,823	£257,126	£229,429	£201,732	£201,732	
				3	£1,800	£818,563	£747,198	£720,648	£693,967	£667,286	£640,605	£613,924	£587,243	£560,562	£533,881	£533,881	
				4	£1,950	£1,158,499	£1,065,619	£1,039,069	£1,012,388	£985,707	£959,027	£932,346	£905,665	£878,984	£852,303	£852,303	
				5	£2,100	£1,526,058	£1,384,040	£1,357,490	£1,330,809	£1,304,129	£1,277,448	£1,250,767	£1,224,086	£1,197,405	£1,170,724	£1,170,724	
6	£2,250	£1,865,994	£1,702,461	£1,675,911	£1,649,231	£1,622,550	£1,595,869	£1,569,188	£1,542,507	£1,515,826	£1,489,145	£1,489,145					
10 Houses 10% AH	Greenfield / PDL	1015	30	1	£1,500	£12,197	£7,692	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£114,798	£105,520	£96,333	£87,101	£77,869	£68,637	£59,405	£50,173	£40,941	£40,941		
				3	£1,800	£214,729	£205,792	£196,942	£187,956	£178,970	£169,984	£160,998	£151,998	£142,998	£142,998		
				4	£1,950	£311,785	£302,848	£293,998	£285,243	£276,488	£267,733	£258,978	£250,223	£241,468	£241,468		
				5	£2,100	£408,841	£399,904	£391,054	£382,204	£373,354	£364,504	£355,654	£346,804	£337,954	£337,954		
				6	£2,250	£505,898	£496,961	£488,111	£479,261	£470,411	£461,561	£452,711	£443,861	£435,011	£435,011		
										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 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	£36,591	£8,077	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£344,395	£316,561	£289,000	£261,302	£233,254	£205,150	£177,046	£148,942	£120,838	£92,734	£92,734	
				3	£1,800	£644,187	£567,375	£500,825	£433,171	£365,517	£297,863	£230,209	£162,555	£94,901	£26,797	£26,797	
				4	£1,950	£935,356	£808,544	£681,994	£555,313	£428,633	£301,952	£175,271	£48,591	£21,910	£21,910	£21,910	
				5	£2,100	£1,226,524	£1,119,713	£948,163	£771,482	£594,801	£418,120	£241,439	£64,758	£38,077	£38,077	£38,077	
6	£2,250	£1,517,693	£1,410,882	£1,164,332	£937,651	£710,970	£484,289	£257,608	£31,007	£4,326	£4,326	£4,326					
10 Houses 20% AH	Greenfield / PDL	940	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£90,968	£81,652	£72,240	£62,811	£53,383	£43,954	£34,526	£25,098	£15,670	£15,670		
				3	£1,800	£189,657	£180,379	£171,192	£161,960	£152,727	£143,495	£134,263	£125,031	£115,799	£115,799		
				4	£1,950	£288,346	£279,160	£269,973	£260,741	£251,509	£242,277	£233,045	£223,813	£214,581	£214,581		
				5	£2,100	£387,035	£377,849	£368,617	£359,385	£350,153	£340,921	£331,689	£322,457	£313,225	£313,225		
				6	£2,250	£485,724	£476,538	£467,306	£458,074	£448,842	£439,610	£430,378	£421,146	£411,914	£411,914		
										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 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	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£272,904	£244,955	£216,719	£188,343	£159,968	£131,592	£103,216	£74,840	£46,464	£18,088	£18,088	
				3	£1,800	£568,972	£541,138	£513,277	£485,479	£457,681	£429,883	£402,085	£374,287	£346,489	£318,691	£318,691	
				4	£1,950	£854,051	£827,239	£800,389	£773,539	£746,689	£719,839	£692,989	£666,139	£639,289	£612,439	£612,439	
				5	£2,100	£1,139,965	£1,112,154	£1,084,343	£1,056,532	£1,028,721	£1,000,910	£973,100	£945,290	£917,480	£889,670	£889,670	
6	£2,250	£1,423,880	£1,397,069	£1,370,258	£1,343,447	£1,316,636	£1,289,825	£1,263,014	£1,236,203	£1,209,392	£1,182,581	£1,182,581					
10 Houses 25% AH	Greenfield / PDL	815	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£46,799	£37,294	£27,882	£18,424	£8,965	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				3	£1,800	£133,975	£124,697	£115,510	£106,277	£97,045	£87,812	£78,579	£69,347	£60,114	£60,114		
				4	£1,950	£219,159	£210,222	£201,372	£192,479	£183,586	£174,693	£165,800	£156,907	£148,014	£148,014		
				5	£2,100	£302,178	£293,241	£284,391	£275,497	£266,604	£257,711	£248,818	£239,925	£231,032	£231,032		
				6	£2,250	£385,197	£376,260	£367,410	£358,516	£349,623	£340,729	£331,836	£322,943	£314,050	£314,050		
										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 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	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£140,397	£111,883	£83,647	£55,271	£26,896	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
				3	£1,800	£401,924	£374,091	£346,529	£318,832	£291,134	£263,437	£235,740	£208,043	£180,346	£152,649	£152,649	
				4	£1,950	£657,478	£630,666	£604,117	£577,436	£550,755	£524,074	£497,393	£470,712	£444,031	£417,350	£417,350	
				5	£2,100	£906,535	£879,723	£853,173	£826,492	£799,811	£773,130	£746,449	£719,768	£693,087	£666,406	£666,406	
6	£2,250	£1,155,591	£1,128,779	£1,102,230	£1,075,549	£1,048,868	£1,022,187	£995,506	£968,825	£942,144	£915,463	£915,463					
10 Houses 30% AH	Greenfield / PDL	815	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£46,799	£37,294	£27,882	£18,424	£8,965	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				3	£1,800	£133,975	£124,697	£115,510	£106,277	£97,045	£87,812	£78,579	£69,347	£60,114	£60,114		
				4	£1,950	£219,159	£210,222	£201,372	£192,479	£183,586	£174,693	£165,800	£156,907	£148,014	£148,014		
				5	£2,100	£302,178	£293,241	£284,391	£275,497	£266,604	£257,711	£248,818	£239,925	£231,032	£231,032		
				6	£2,250	£385,197	£376,260	£367,410	£358,516	£349,623	£340,729	£331,836	£322,943	£314,050	£314,050		
										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 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	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£140,397	£111,883	£83,647	£55,271	£26,896	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
				3	£1,800	£401,924	£374,091	£346,529	£318,832	£291,134	£263,437	£235,740	£208,043	£180,346	£152,649	£152,649	
				4	£1,950	£657,478	£630,666	£604,117	£577,436	£550,755	£524,074	£497,393	£470,712	£444,031	£417,350	£417,350	
				5	£2,100	£906,535	£879,723	£853,173	£826,492	£799,811	£773,130	£746,449	£719,768	£693,087	£666,406	£666,406	
6	£2,250	£1,155,591	£1,128,779	£1,102,230	£1,075,549	£1,048,868	£1,022,187	£995,506	£968,825	£942,144	£915,463	£915,463					

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

Table 1c: Residual Land Value Results by Value Level - 11 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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			
11 Houses 10% AH	Greenfield / PDL	1090	30	1	£1,500	£12,861	£2,429	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£122,852	£112,669	£102,541	£92,385	£82,229	£69,695	£58,514	£37,093			
				3	£1,800	£229,580	£219,771	£210,014	£200,231	£190,448	£178,248	£167,347	£146,438			
				4	£1,950	£333,808	£323,999	£314,242	£304,459	£294,676	£282,819	£272,338	£252,196			
				5	£2,100	£438,036	£428,227	£418,470	£408,687	£398,904	£387,047	£385,773	£356,424			
				6	£2,250	£542,264	£532,455	£522,698	£512,915	£503,132	£491,275	£480,794	£460,652			
				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 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	£35,075	£6,624	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£335,051	£307,280	£279,656	£251,959	£224,261	£190,077	£159,583	£101,164			
				3	£1,800	£626,128	£572,766	£546,085	£519,405	£486,132	£456,401	£399,377	£371,374			
				4	£1,950	£910,386	£883,634	£857,024	£830,343	£803,663	£771,325	£742,739	£687,808			
				5	£2,100	£1,194,644	£1,141,892	£1,114,282	£1,114,282	£1,087,921	£1,055,583	£1,052,109	£972,667			
				6	£2,250	£1,478,902	£1,452,150	£1,425,540	£1,398,860	£1,372,179	£1,339,841	£1,311,256	£1,256,325			
11 Houses 20% AH	Greenfield / PDL	1015	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£99,022	£88,839	£78,651	£68,463	£57,843	£47,438	£43,877	£12,665			
				3	£1,800	£204,563	£194,754	£184,852	£174,696	£164,540	£154,385	£150,909	£120,442			
				4	£1,950	£306,706	£296,897	£287,141	£277,385	£267,629	£257,873	£254,444	£225,095			
				5	£2,100	£408,850	£399,041	£389,284	£379,501	£369,718	£359,935	£356,587	£327,238			
				6	£2,250	£510,993	£501,184	£491,427	£481,644	£471,861	£462,078	£458,730	£429,381			
				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 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	Negative RLV		
				2	£1,650	£270,060	£242,288	£214,503	£186,128	£157,752	£129,377	£119,666	£328,477			
				3	£1,800	£557,900	£531,148	£504,142	£476,444	£448,747	£421,049	£393,351	£365,653			
				4	£1,950	£836,472	£809,720	£783,111	£756,430	£729,749	£703,069	£676,389	£649,708			
				5	£2,100	£1,115,045	£1,088,293	£1,061,541	£1,034,789	£1,008,037	£981,285	£954,533	£927,781			
				6	£2,250	£1,393,617	£1,366,865	£1,340,113	£1,313,361	£1,286,609	£1,260,113	£1,233,617	£1,171,040			
11 Houses 25% AH	Greenfield / PDL	890	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£55,102	£44,670	£34,234	£23,800	£13,485	£3,081	£355	Negative RLV			
				3	£1,800	£149,481	£139,298	£129,169	£119,014	£108,858	£98,702	£88,546	£65,216			
				4	£1,950	£241,182	£231,373	£221,616	£211,833	£202,050	£192,268	£182,485	£159,295			
				5	£2,100	£331,373	£321,564	£311,807	£302,024	£292,241	£282,458	£272,675	£250,546			
				6	£2,250	£421,563	£411,754	£401,997	£392,214	£382,431	£372,649	£362,866	£340,736			
				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 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	Negative RLV		
				2	£1,650	£150,279	£121,828	£93,529	£65,153	£36,778	£8,403	£967	Negative RLV			
				3	£1,800	£407,675	£379,904	£352,280	£324,583	£296,885	£269,188	£241,490	£177,862			
				4	£1,950	£657,770	£631,018	£604,408	£577,728	£551,047	£524,366	£497,685	£434,440			
				5	£2,100	£903,744	£876,992	£850,382	£823,702	£797,021	£770,340	£743,659	£683,307			
				6	£2,250	£1,149,718	£1,122,966	£1,096,356	£1,069,676	£1,042,995	£1,016,314	£989,633	£929,281			
11 Houses 30% AH	Greenfield / PDL	890	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£55,102	£44,670	£34,234	£23,800	£13,485	£3,081	£355	Negative RLV			
				3	£1,800	£149,481	£139,298	£129,169	£119,014	£108,858	£98,702	£88,546	£65,216			
				4	£1,950	£241,182	£231,373	£221,616	£211,833	£202,050	£192,268	£182,485	£159,295			
				5	£2,100	£331,373	£321,564	£311,807	£302,024	£292,241	£282,458	£272,675	£250,546			
				6	£2,250	£421,563	£411,754	£401,997	£392,214	£382,431	£372,649	£362,866	£340,736			
				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 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	Negative RLV		
				2	£1,650	£150,279	£121,828	£93,529	£65,153	£36,778	£8,403	£967	Negative RLV			
				3	£1,800	£407,675	£379,904	£352,280	£324,583	£296,885	£269,188	£241,490	£177,862			
				4	£1,950	£657,770	£631,018	£604,408	£577,728	£551,047	£524,366	£497,685	£434,440			
				5	£2,100	£903,744	£876,992	£850,382	£823,702	£797,021	£770,340	£743,659	£683,307			
				6	£2,250	£1,149,718	£1,122,966	£1,096,356	£1,069,676	£1,042,995	£1,016,314	£989,633	£929,281			

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

Appendix Ila - MDC Residential Results v11.xlsx

Table 1d: Residual Land Value Results by Value Level - 15 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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		
15 Houses 10% AH	Greenfield / PDL	1535	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				2	£1,650	£154,251	£140,557	£126,864	£113,170	£99,477	£83,491	£63,222	£34,315		
				3	£1,800	£303,513	£290,340	£277,166	£263,993	£250,819	£235,420	£215,949	£188,827		
				4	£1,950	£452,106	£438,932	£425,759	£412,585	£399,412	£384,013	£364,541	£337,419		
				5	£2,100	£600,698	£587,525	£574,351	£561,178	£548,004	£532,605	£525,532	£486,012		
				6	£2,250	£747,234	£734,061	£720,887	£707,714	£694,540	£681,367	£668,194	£634,604		
				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 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	Negative RLV	Negative RLV
				2	£1,650	£308,502	£281,115	£253,728	£226,341	£198,954	£166,982	£126,443	£68,630		
				3	£1,800	£607,026	£580,680	£554,333	£527,987	£501,640	£475,294	£449,047	£422,700		
				4	£1,950	£904,211	£877,864	£851,518	£825,171	£798,824	£772,477	£746,130	£719,783		
				5	£2,100	£1,201,396	£1,175,049	£1,148,702	£1,122,355	£1,096,008	£1,069,661	£1,043,314	£1,016,967		
				6	£2,250	£1,498,480	£1,469,855	£1,441,230	£1,412,605	£1,383,980	£1,355,355	£1,326,730	£1,298,105		
15 Houses 20% AH	Greenfield / PDL	1410	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				2	£1,650	£111,989	£98,296	£84,602	£70,907	£57,212	£43,517	£29,822	£16,127		
				3	£1,800	£223,978	£208,046	£192,114	£176,182	£160,250	£144,318	£128,386	£112,454		
				4	£1,950	£335,967	£319,934	£303,902	£287,870	£271,838	£255,806	£239,774	£223,742		
				5	£2,100	£447,956	£431,924	£415,892	£399,860	£383,828	£367,796	£351,764	£335,732		
				6	£2,250	£559,945	£543,913	£527,881	£511,849	£495,817	£479,785	£463,753	£447,721		
				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 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	Negative RLV	
				2	£1,650	£223,979	£196,592	£169,205	£141,818	£114,431	£87,044	£59,657	£32,270		
				3	£1,800	£447,958	£420,571	£393,184	£365,797	£338,410	£311,023	£283,636	£256,249		
				4	£1,950	£671,937	£644,550	£617,163	£589,776	£562,389	£535,002	£507,615	£480,228		
				5	£2,100	£895,916	£868,529	£841,142	£813,755	£786,368	£758,981	£731,594	£704,207		
				6	£2,250	£1,119,895	£1,092,508	£1,065,121	£1,037,734	£1,010,347	£982,960	£955,573	£928,186		
15 Houses 25% AH	Greenfield / PDL	1315	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				2	£1,650	£77,254	£63,493	£49,732	£35,971	£22,210	£8,449	£4,688	£9,927		
				3	£1,800	£154,508	£138,986	£123,464	£107,942	£92,420	£76,898	£61,376	£45,854		
				4	£1,950	£231,762	£216,240	£200,718	£185,196	£169,674	£154,152	£138,630	£123,108		
				5	£2,100	£309,016	£293,494	£277,972	£262,450	£246,928	£231,406	£215,884	£200,362		
				6	£2,250	£386,270	£370,748	£355,226	£339,704	£324,182	£308,660	£293,138	£277,616		
				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 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	Negative RLV	
				2	£1,650	£154,508	£126,985	£98,905	£70,825	£42,745	£14,665	£16,585	£18,505		
				3	£1,800	£309,016	£281,493	£253,970	£226,447	£198,924	£171,401	£143,878	£116,355		
				4	£1,950	£463,524	£435,999	£408,474	£380,949	£353,424	£325,899	£298,374	£270,849		
				5	£2,100	£618,032	£590,507	£562,982	£535,457	£507,932	£480,407	£452,882	£425,357		
				6	£2,250	£772,540	£744,999	£717,458	£689,917	£662,376	£634,835	£607,294	£579,753		
15 Houses 30% AH	Greenfield / PDL	1240	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV		
				2	£1,650	£53,580	£39,539	£25,499	£11,459	£1,419	£1,679	£3,339	£5,000		
				3	£1,800	£107,160	£93,078	£79,000	£64,922	£50,844	£36,766	£22,688	£8,610		
				4	£1,950	£160,740	£146,658	£132,580	£118,502	£104,424	£90,346	£76,268	£62,190		
				5	£2,100	£214,320	£200,238	£186,160	£172,082	£158,004	£143,926	£129,848	£115,770		
				6	£2,250	£267,900	£253,818	£239,740	£225,662	£211,584	£197,506	£183,428	£169,350		
				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 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	£107,160	£79,079	£50,998	£22,917	£1,837	£1,597	£1,357	£1,117		
				3	£1,800	£214,320	£186,158	£158,000	£129,842	£101,684	£73,526	£45,368	£17,210		
				4	£1,950	£320,400	£292,238	£264,080	£235,922	£207,764	£179,606	£151,448	£123,290		
				5	£2,100	£426,480	£398,318	£370,160	£342,002	£313,844	£285,686	£257,528	£229,370		
				6	£2,250	£532,560	£504,398	£476,240	£448,082	£419,924	£391,766	£363,608	£335,450		

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

Appendix Iia - MDC Residential Results v11.xlsx

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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			
30 Houses 10% AH	Greenfield / PDL	3060	30	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	£848,661	£824,048	£799,435	£774,822	£750,209	£712,566	£661,173			
				5	£2,100	£1,143,910	£1,119,990	£1,095,614	£1,071,000	£1,046,387	£1,021,774	£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			
				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 7: Zero Carbon Compliance plus S.106 @ £3000
				1	£1,500	£8,467	Negative RLV	Negative RLV	Negative RLV	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	£848,661	£824,048	£799,435	£774,822	£750,209	£712,566	£661,173			
				5	£2,100	£1,143,910	£1,119,990	£1,095,614	£1,071,000	£1,046,387	£1,021,774	£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			
30 Houses 20% AH	Greenfield / PDL	2815	30	1	£1,500	Negative RLV	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	£1,267,001	£1,243,082	£1,219,162	£1,195,242	£1,171,323	£1,147,403	£1,133,802	£1,060,703			
				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 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	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	£1,267,001	£1,243,082	£1,219,162	£1,195,242	£1,171,323	£1,147,403	£1,133,802	£1,060,703			
30 Houses 25% AH	Greenfield / PDL	2645	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£165,548	£139,201	£112,175	£84,788	£57,401	£30,013	£14,807	Negative RLV			
				3	£1,800	£427,947	£401,600	£375,253	£348,906	£322,559	£296,213	£281,748	£202,707			
				4	£1,950	£689,545	£663,999	£637,652	£611,306	£584,959	£558,612	£544,147	£465,106			
				5	£2,100	£934,191	£909,578	£884,965	£860,352	£835,739	£811,126	£797,612	£723,773			
				6	£2,250	£1,176,936	£1,153,016	£1,129,096	£1,104,998	£1,080,885	£1,055,772	£1,042,259	£968,419			
				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 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	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£165,548	£139,201	£112,175	£84,788	£57,401	£30,013	£14,807	Negative RLV			
				3	£1,800	£427,947	£401,600	£375,253	£348,906	£322,559	£296,213	£281,748	£202,707			
				4	£1,950	£689,545	£663,999	£637,652	£611,306	£584,959	£558,612	£544,147	£465,106			
				5	£2,100	£934,191	£909,578	£884,965	£860,352	£835,739	£811,126	£797,612	£723,773			
				6	£2,250	£1,176,936	£1,153,016	£1,129,096	£1,104,998	£1,080,885	£1,055,772	£1,042,259	£968,419			
30 Houses 30% AH	Greenfield / PDL	2520	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£124,687	£97,300	£69,913	£42,526	£14,934	Negative RLV	Negative RLV	Negative RLV			
				3	£1,800	£375,653	£349,306	£322,959	£296,613	£270,266	£243,919	£230,229	£151,188			
				4	£1,950	£626,357	£600,011	£573,664	£547,317	£520,970	£494,623	£480,933	£401,893			
				5	£2,100	£863,653	£839,040	£814,427	£789,813	£765,200	£740,587	£727,798	£652,597			
				6	£2,250	£1,097,395	£1,072,782	£1,048,169	£1,023,556	£998,943	£974,330	£961,540	£887,701			
				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 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	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£124,687	£97,300	£69,913	£42,526	£14,934	Negative RLV	Negative RLV	Negative RLV			
				3	£1,800	£375,653	£349,306	£322,959	£296,613	£270,266	£243,919	£230,229	£151,188			
				4	£1,950	£626,357	£600,011	£573,664	£547,317	£520,970	£494,623	£480,933	£401,893			
				5	£2,100	£863,653	£839,040	£814,427	£789,813	£765,200	£740,587	£727,798	£652,597			
				6	£2,250	£1,097,395	£1,072,782	£1,048,169	£1,023,556	£998,943	£974,330	£961,540	£887,701			

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

Appendix IIa - MDC Residential Results v11.xlsx

Table 1g: Residual Land Value Results by Value Level - 50 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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
50 Houses 10% AH	Greenfield / PDL	5135	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£399,067	£356,312	£313,556	£270,801	£228,045	£185,290	£119,144	£30,342
				3	£1,800	£847,148	£807,414	£767,680	£727,947	£688,213	£648,480	£587,009	£499,513
				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
				5	£2,100	£1,693,856	£1,655,331	£1,616,807	£1,578,282	£1,539,757	£1,501,232	£1,477,891	£1,362,316
				6	£2,250	£2,114,856	£2,076,331	£2,037,806	£1,999,282	£1,960,757	£1,922,232	£1,862,632	£1,783,316
				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 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	£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	£740,599	£717,484	£694,369	£671,254	£648,139	£612,379	£563,916
				5	£2,100	£1,016,314	£993,199	£970,084	£946,969	£923,854	£900,739	£886,734	£817,390
				6	£2,250	£1,268,914	£1,245,799	£1,222,684	£1,199,569	£1,176,454	£1,153,339	£1,117,579	£1,069,990
50 Houses 20% AH	Greenfield / PDL	4670	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£249,050	£206,295	£163,539	£120,784	£78,028	£34,439	£9,271	Negative RLV
				3	£1,800	£673,973	£634,240	£594,506	£552,747	£509,992	£467,236	£443,092	£314,825
				4	£1,950	£1,072,076	£1,033,551	£995,013	£955,279	£915,545	£875,811	£835,374	£734,173
				5	£2,100	£1,460,000	£1,421,475	£1,382,950	£1,344,425	£1,305,900	£1,267,375	£1,245,620	£1,130,046
				6	£2,250	£1,847,924	£1,809,399	£1,770,874	£1,732,349	£1,693,824	£1,655,299	£1,633,544	£1,517,970
				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 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	£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	£331,864	£305,995	£280,342	£265,855	£188,895
				4	£1,950	£643,245	£620,131	£597,008	£573,167	£549,327	£525,487	£512,024	£440,504
				5	£2,100	£876,000	£852,885	£829,770	£806,655	£783,540	£760,425	£747,372	£678,028
				6	£2,250	£1,108,754	£1,085,639	£1,062,524	£1,039,410	£1,016,295	£993,180	£980,127	£910,782
50 Houses 25% AH	Greenfield / PDL	4520	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£201,092	£158,336	£115,581	£72,825	£28,954	Negative RLV	Negative RLV	Negative RLV
				3	£1,800	£621,482	£581,643	£538,887	£496,132	£453,376	£410,620	£386,476	£258,209
				4	£1,950	£1,013,460	£974,228	£934,995	£894,761	£855,027	£815,294	£792,856	£673,655
				5	£2,100	£1,393,609	£1,355,084	£1,316,560	£1,278,035	£1,239,510	£1,200,985	£1,179,230	£1,063,656
				6	£2,250	£1,773,759	£1,735,234	£1,696,709	£1,658,184	£1,619,659	£1,581,135	£1,559,379	£1,443,805
				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 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	£120,655	£95,002	£69,349	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				3	£1,800	£372,889	£348,986	£323,332	£297,679	£272,026	£246,372	£231,886	£154,926
				4	£1,950	£608,076	£584,537	£560,697	£536,857	£513,016	£489,176	£475,714	£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
50 Houses 30% AH	Greenfield / PDL	4255	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£116,166	£73,411	£29,432	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				3	£1,800	£570,530	£477,774	£385,018	£292,263	£209,507	£126,752	£43,997	£155,347
				4	£1,950	£900,132	£860,399	£820,665	£780,931	£741,198	£701,464	£679,961	£559,710
				5	£2,100	£1,266,361	£1,227,836	£1,189,311	£1,150,786	£1,112,261	£1,073,737	£1,052,888	£935,677
				6	£2,250	£1,629,499	£1,590,974	£1,552,449	£1,513,924	£1,475,399	£1,436,875	£1,416,026	£1,300,452
				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 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	£69,700	£44,046	£17,659	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				3	£1,800	£312,318	£286,664	£261,011	£235,358	£209,704	£184,051	£170,168	£93,208
				4	£1,950	£540,079	£516,239	£492,399	£468,559	£444,719	£420,878	£407,977	£335,826
				5	£2,100	£759,816	£736,702	£713,587	£690,472	£667,357	£644,242	£631,733	£561,406
				6	£2,250	£977,699	£954,584	£931,469	£908,355	£885,240	£862,125	£849,616	£780,271

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

Appendix IIa - MDC Residential Results v11.xlsx

Table 1ga: Residual Land Value Results by Value Level - 50 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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 11: Zero Carbon Compliance Base	Residual Land Value (£) Sensitivity Test 12: Zero Carbon Compliance plus S.106 @ £3000
50 Houses 0% AH	Greenfield / PDL	5600	30	3	£1,800	£1,010,729	£971,469	£931,735	£892,002	£852,268	£812,534	£1,008,462	£889,664
				3a	£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
				3b	£1,900	£1,310,596	£1,272,072	£1,233,547	£1,195,022	£1,156,497	£1,117,972	£1,308,330	£1,192,756
				4	£1,950	£1,460,530	£1,422,006	£1,383,481	£1,344,956	£1,306,431	£1,267,906	£1,458,264	£1,342,690
						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 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
				3	£1,800	£606,437	£582,881	£559,041	£535,201	£511,361	£487,521	£605,077	£533,799
				3a	£1,850	£696,397	£673,283	£650,168	£627,053	£603,938	£580,399	£695,038	£625,693
				3b	£1,900	£786,358	£763,243	£740,128	£717,013	£693,898	£670,783	£784,998	£715,653
				4	£1,950	£876,318	£853,203	£830,088	£806,974	£783,859	£760,744	£874,959	£805,614
				50 Houses 5% AH	Greenfield / PDL	5335	30	3	£1,800	£921,421	£881,687	£841,954	£802,220
3a	£1,850	£1,068,575	£1,030,050					£991,449	£951,716	£911,982	£872,248	£1,066,309	£949,378
3b	£1,900	£1,213,374	£1,174,849					£1,136,324	£1,097,799	£1,059,274	£1,020,749	£1,211,108	£1,095,534
4	£1,950	£1,358,173	£1,319,648					£1,281,123	£1,242,598	£1,204,073	£1,165,548	£1,355,907	£1,240,333
		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 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
3	£1,800	£552,852	£529,012					£505,172	£481,332	£457,492	£433,652	£551,450	£479,930
3a	£1,850	£641,145	£618,030					£594,870	£571,029	£547,189	£523,349	£639,785	£569,627
3b	£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
50 Houses 10% AH	Greenfield / PDL	5135	30					3	£1,800	£847,148	£807,414	£767,680	£727,947
				3a	£1,850	£992,033	£952,299	£912,565	£872,832	£833,098	£793,365	£989,695	£870,495
				3b	£1,900	£1,132,523	£1,093,998	£1,055,473	£1,016,948	£978,423	£939,898	£1,130,257	£1,014,683
				4	£1,950	£1,272,857	£1,234,332	£1,195,807	£1,157,282	£1,118,757	£1,080,232	£1,270,590	£1,155,016
						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 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
				3	£1,800	£508,289	£484,448	£460,608	£436,768	£412,928	£389,088	£506,886	£435,366
				3a	£1,850	£595,220	£571,379	£547,539	£523,699	£499,859	£476,019	£593,817	£522,297
				3b	£1,900	£679,514	£653,284	£627,054	£600,824	£574,594	£548,364	£674,154	£608,810
				4	£1,950	£763,714	£740,599	£717,484	£694,369	£671,254	£648,139	£762,354	£693,010
				50 Houses 15% AH	Greenfield / PDL	4860	30	3	£1,800	£748,554	£708,820	£669,087	£629,353
3a	£1,850	£887,308	£847,574					£807,840	£768,107	£728,374	£688,640	£884,971	£765,770
3b	£1,900	£1,025,163	£986,329					£947,495	£908,661	£869,827	£830,993	£1,022,897	£904,524
4	£1,950	£1,159,558	£1,121,033					£1,082,508	£1,043,983	£1,005,458	£966,933	£1,157,292	£1,041,718
		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 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
3	£1,800	£449,132	£425,292					£401,452	£377,612	£353,772	£329,932	£447,730	£376,209
3a	£1,850	£532,385	£508,545					£484,704	£460,864	£437,024	£413,184	£530,982	£459,462
3b	£1,900	£615,098	£591,258					£567,418	£543,578	£519,738	£495,898	£613,738	£542,715
4	£1,950	£695,735	£672,620					£649,505	£626,390	£603,275	£580,160	£694,375	£625,031
50 Houses 20% AH	Greenfield / PDL	4670	30					3	£1,800	£673,973	£634,240	£594,506	£554,772
				3a	£1,850	£807,475	£767,742	£728,008	£688,275	£648,541	£608,807	£805,138	£685,937
				3b	£1,900	£940,978	£901,244	£861,510	£821,777	£782,043	£742,309	£938,640	£819,440
				4	£1,950	£1,072,076	£1,033,551	£995,026	£956,501	£917,976	£879,451	£1,075,810	£952,942
						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 11: Zero Carbon Compliance	Residual Land Value (£/Ha) Sensitivity Test 12: Zero Carbon Compliance
				3	£1,800	£404,384	£380,544	£356,704	£332,864	£309,024	£285,184	£402,982	£330,139
				3a	£1,850	£484,485	£460,645	£436,805	£412,965	£389,125	£365,285	£483,083	£411,562
				3b	£1,900	£564,587	£540,747	£516,907	£493,067	£469,227	£445,387	£563,184	£491,664
				4	£1,950	£643,245	£620,131	£597,017	£573,903	£550,789	£527,675	£641,886	£571,765

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

Appendix IIa - MDC Residential Results v11.xlsx

Table 1h: Residual Land Value Results by Value Level - 100 Unit Scheme - Mixed

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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			
100 Mixed 10% AH	Greenfield / PDL	10145	30	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	£1,800	£1,905,732	£1,807,031	£1,718,562	£1,630,093	£1,541,625	£1,453,157	£1,319,498	£1,049,330			
				4	£1,950	£2,834,221	£2,734,668	£2,646,199	£2,557,731	£2,469,261	£2,380,793	£2,250,315	£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			
				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 7: Zero Carbon Compliance
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	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	£118,253	£90,000	£61,715	£33,430	£5,145
				3	£1,800	£571,719	£542,109	£515,569	£489,028	£462,487	£435,946	£409,405	£382,864	£356,323	£330,782	£304,241
				4	£1,950	£850,266	£820,400	£793,860	£767,319	£740,778	£714,238	£687,697	£661,156	£634,615	£608,074	£581,533
				5	£2,100	£1,128,813	£1,098,691	£1,072,151	£1,045,610	£1,019,069	£992,529	£965,988	£939,447	£912,906	£886,365	£859,824
				6	£2,250	£1,407,360	£1,376,982	£1,350,442	£1,323,901	£1,297,360	£1,270,820	£1,244,279	£1,217,738	£1,191,197	£1,164,656	£1,138,115
100 Mixed 20% AH	Greenfield / PDL	9485	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£752,392	£660,925	£566,642	£472,358	£378,074	£283,790	£189,506	£95,222	£1,000		
				3	£1,800	£1,650,881	£1,565,055	£1,476,166	£1,386,111	£1,296,055	£1,205,998	£1,115,942	£1,025,885	£935,829	£845,772	
				4	£1,950	£2,528,592	£2,442,767	£2,354,298	£2,265,829	£2,177,360	£2,088,891	£2,000,422	£1,911,953	£1,823,484	£1,735,015	
				5	£2,100	£3,406,304	£3,320,479	£3,232,009	£3,143,540	£3,055,071	£2,966,602	£2,878,133	£2,789,664	£2,701,195	£2,612,726	
				6	£2,250	£4,284,015	£4,198,190	£4,109,721	£4,021,251	£3,932,783	£3,844,314	£3,755,845	£3,667,376	£3,578,907	£3,490,438	
				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 7: Zero Carbon Compliance
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	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	£56,852	£28,567	£0,282	£-28,017	£-56,534
				3	£1,800	£495,264	£469,516	£443,768	£418,020	£392,272	£366,524	£340,776	£315,028	£289,280	£263,532	£237,784
				4	£1,950	£758,578	£732,830	£707,082	£679,749	£652,416	£625,083	£597,750	£570,417	£543,084	£515,751	£488,418
				5	£2,100	£1,021,891	£996,144	£970,396	£944,649	£918,902	£893,155	£867,408	£841,661	£815,914	£790,167	£764,420
				6	£2,250	£1,285,205	£1,259,457	£1,233,710	£1,207,962	£1,182,215	£1,156,468	£1,130,721	£1,104,974	£1,079,227	£1,053,480	£1,027,733
100 Mixed 25% AH	Greenfield / PDL	8880	30	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	£834,562	£965,557	£1,096,552	£1,227,547	£1,358,542	£1,489,537	£1,620,532	£1,751,527	
				3	£1,800	£1,440,399	£1,564,365	£1,688,331	£1,812,297	£1,936,263	£2,060,229	£2,184,195	£2,308,161	£2,432,127	£2,556,093	
				4	£1,950	£2,278,459	£2,401,374	£2,524,289	£2,647,204	£2,770,119	£2,893,034	£3,015,949	£3,138,864	£3,261,779	£3,384,694	
				5	£2,100	£3,115,467	£3,238,383	£3,361,298	£3,484,213	£3,607,128	£3,730,043	£3,852,958	£3,975,873	£4,098,788	£4,221,703	
				6	£2,250	£3,952,476	£4,075,392	£4,198,307	£4,321,222	£4,444,137	£4,567,052	£4,689,967	£4,812,882	£4,935,797	£5,058,712	
				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 7: Zero Carbon Compliance
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£171,772	£211,070	£250,368	£289,666	£328,964	£368,262	£407,560	£446,858	£486,156	£525,454	£564,752
				3	£1,800	£432,120	£469,309	£506,498	£543,687	£580,876	£618,065	£655,254	£692,443	£729,632	£766,821	£804,010
				4	£1,950	£683,538	£720,412	£757,286	£794,160	£831,034	£867,908	£904,782	£941,656	£978,530	£1,015,404	£1,052,278
				5	£2,100	£934,640	£971,515	£1,008,390	£1,045,264	£1,082,138	£1,119,012	£1,155,886	£1,192,760	£1,229,634	£1,266,508	£1,303,382
				6	£2,250	£1,185,743	£1,222,618	£1,259,492	£1,296,366	£1,333,240	£1,370,114	£1,406,988	£1,443,862	£1,480,736	£1,517,610	£1,554,484
100 Mixed 30% AH	Greenfield / PDL	8415	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV			
				2	£1,650	£426,322	£332,038	£237,754	£143,470	£49,186	£-45,100	£-139,786	£-234,472	£-329,158	£-423,844	
				3	£1,800	£1,267,786	£1,177,730	£1,087,674	£997,618	£907,562	£817,506	£727,450	£637,394	£547,338	£457,282	
				4	£1,950	£2,076,546	£1,988,078	£1,899,610	£1,811,142	£1,722,674	£1,634,206	£1,545,738	£1,457,270	£1,368,802	£1,280,334	
				5	£2,100	£2,881,215	£2,792,746	£2,704,277	£2,615,808	£2,527,339	£2,438,871	£2,350,402	£2,261,934	£2,173,466	£2,084,998	
				6	£2,250	£3,685,883	£3,597,414	£3,508,945	£3,420,476	£3,332,007	£3,243,538	£3,155,069	£3,066,600	£2,978,131	£2,889,662	
				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 7: Zero Carbon Compliance
				1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£127,897	£99,611	£71,325	£43,039	£14,753	£-13,533	£-42,247	£-70,961	£-99,675	£-128,389	£-157,103
				3	£1,800	£380,336	£353,319	£326,302	£299,286	£272,270	£245,254	£218,238	£191,222	£164,206	£137,190	£110,174
				4	£1,950	£622,964	£596,423	£569,883	£543,342	£516,801	£490,260	£463,719	£437,178	£410,637	£384,096	£357,555
				5	£2,100	£864,365	£837,824	£811,283	£784,742	£758,201	£731,660	£705,119	£678,578	£652,037	£625,496	£598,955
				6	£2,250	£1,105,765	£1,079,224	£1,052,684	£1,026,143	£1,000,602	£975,061	£949,520	£923,979	£898,438	£872,897	£847,356

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

Appendix IIa - MDC Residential Results v11.xlsx

Table 1ha: Residual Land Value Results by Value Level - 100 Unit Scheme - Mixed

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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
100 Houses 0% AH	Greenfield / PDL	11200	30	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	£2,870,542	£2,782,074	£2,693,605	£2,605,135	£2,516,667	£2,428,198	£2,295,061	£2,029,654
				4	£1,950	£3,201,192	£3,112,723	£3,024,254	£2,935,785	£2,847,316	£2,758,848	£2,625,710	£2,360,303
						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 7: Zero Carbon Compliance plus S.106 @ £3000
				3	£1,800	£662,773	£636,232	£609,692	£583,151	£556,610	£530,069	£490,128	£409,798
				3a	£1,850	£761,968	£735,427	£708,886	£682,346	£655,805	£629,264	£589,323	£509,701
				3b	£1,900	£861,163	£834,622	£808,081	£781,541	£755,000	£728,459	£688,518	£608,896
				4	£1,950	£960,358	£933,817	£907,276	£880,736	£854,195	£827,654	£787,713	£708,091
				100 Houses 5% AH	Greenfield / PDL	10550	30	3	£1,800	£2,046,345	£1,957,876	£1,869,407	£1,780,938
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	£2,341,221	£2,252,752					£2,164,283	£2,075,814	£1,987,345	£1,898,876	£1,767,155	£1,501,748
4	£1,950	£3,007,306	£2,918,837					£2,830,368	£2,741,899	£2,653,430	£2,564,961	£2,433,241	£2,167,834
		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 7: Zero Carbon Compliance plus S.106 @ £3000
3	£1,800	£613,903	£587,362					£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	£675,825					£649,284	£622,744	£596,203	£579,662	£539,546	£459,924
4	£1,950	£902,192	£875,651					£849,111	£822,570	£796,029	£769,488	£729,972	£650,350
100 Houses 10% AH	Greenfield / PDL	10145	30					3	£1,800	£1,895,500	£1,807,031	£1,718,562	£1,630,093
				3a	£1,850	£2,204,712	£2,116,243	£2,027,774	£1,939,305	£1,850,836	£1,762,367	£1,628,709	£1,358,541
				3b	£1,900	£2,513,924	£2,425,455	£2,336,986	£2,248,517	£2,160,048	£2,071,579	£1,937,921	£1,667,753
				4	£1,950	£2,823,137	£2,734,668	£2,646,199	£2,557,730	£2,469,261	£2,380,792	£2,247,134	£1,976,966
						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 7: Zero Carbon Compliance plus S.106 @ £3000
				3	£1,800	£568,650	£542,109	£515,569	£489,028	£462,487	£435,946	£395,849	£314,799
				3a	£1,850	£661,414	£634,873	£608,332	£581,792	£555,251	£528,710	£489,567	£409,227
				3b	£1,900	£754,177	£727,637	£701,096	£674,555	£648,015	£621,474	£582,331	£502,709
				4	£1,950	£846,941	£820,400	£793,860	£767,319	£740,778	£714,238	£675,094	£595,472
				100 Houses 15% AH	Greenfield / PDL	9780	30	3	£1,800	£1,764,857	£1,676,388	£1,587,919	£1,499,450
3a	£1,850	£2,066,295	£1,977,826					£1,889,357	£1,800,888	£1,712,419	£1,623,950	£1,490,292	£1,220,124
3b	£1,900	£2,367,733	£2,279,264					£2,190,795	£2,102,326	£2,013,857	£1,925,388	£1,791,730	£1,521,562
4	£1,950	£2,669,171	£2,580,702					£2,492,233	£2,403,764	£2,315,295	£2,226,826	£2,093,168	£1,822,000
		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 7: Zero Carbon Compliance plus S.106 @ £3000
3	£1,800	£529,457	£502,916					£476,376	£449,835	£423,294	£396,753	£356,656	£276,006
3a	£1,850	£619,889	£593,348					£566,807	£540,267	£513,726	£487,185	£447,088	£366,866
3b	£1,900	£710,320	£683,779					£657,239	£630,698	£604,157	£577,616	£537,519	£457,297
4	£1,950	£800,751	£774,211					£747,670	£721,129	£694,588	£668,047	£627,950	£547,728
100 Houses 20% AH	Greenfield / PDL	9485	30					3	£1,800	£1,653,524	£1,565,055	£1,476,586	£1,388,117
				3a	£1,850	£1,946,095	£1,857,626	£1,769,157	£1,680,688	£1,592,219	£1,503,750	£1,370,092	£1,100,924
				3b	£1,900	£2,238,666	£2,150,197	£2,061,728	£1,973,259	£1,884,790	£1,796,321	£1,662,663	£1,392,495
				4	£1,950	£2,531,237	£2,442,768	£2,354,299	£2,265,830	£2,177,361	£2,088,892	£1,955,234	£1,685,066
						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 7: Zero Carbon Compliance plus S.106 @ £3000
				3	£1,800	£496,057	£469,516	£442,975	£416,434	£389,893	£363,352	£323,255	£242,605
				3a	£1,850	£583,828	£557,287	£530,746	£504,205	£477,664	£451,123	£411,026	£330,376
				3b	£1,900	£671,599	£645,058	£618,517	£591,976	£565,435	£538,894	£500,797	£419,900
				4	£1,950	£759,371	£732,830	£706,289	£679,748	£653,207	£626,666	£587,520	£506,868

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

Appendix IIa - MDC Residential Results v11.xlsx

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	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				
350 Mixed 10% AH	Greenfield / PDL	35515	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV				
				2	£1,650	£253,397	£253,397	£253,397	£253,397	£253,397	£253,397	£253,397	£253,397	£253,397	£253,397		
				3	£1,800	£3,277,923	£2,968,281	£2,658,640	£2,348,999	£2,039,357	£1,729,716	£1,420,074	£1,110,433	£800,791	£491,150	£181,509	
				4	£1,950	£6,250,896	£5,941,255	£5,631,614	£5,321,972	£5,012,331	£4,702,690	£4,393,048	£4,083,407	£3,773,766	£3,464,125	£3,154,484	£2,844,843
				5	£2,100	£9,223,870	£8,914,229	£8,604,588	£8,294,946	£7,985,305	£7,675,663	£7,366,022	£7,056,381	£6,746,740	£6,437,099	£6,127,458	£5,817,817
				6	£2,250	£12,196,844	£11,887,203	£11,577,561	£11,267,919	£10,958,278	£10,648,637	£10,338,995	£10,029,354	£9,719,713	£9,410,072	£9,100,431	£8,790,790
				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 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	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720	£21,720
				3	£1,800	£280,965	£274,424	£267,883	£261,343	£254,802	£248,261	£241,721	£235,180	£228,639	£222,098	£215,558	£209,017
				4	£1,950	£535,791	£509,250	£482,710	£456,169	£429,628	£403,088	£376,547	£350,006	£323,465	£296,924	£270,383	£243,843
				5	£2,100	£790,617	£764,077	£737,536	£710,995	£684,455	£657,914	£631,373	£604,832	£578,291	£551,750	£525,209	£498,668
				6	£2,250	£1,045,444	£1,018,903	£992,362	£965,822	£939,281	£912,740	£886,199	£859,658	£833,117	£806,576	£780,035	£753,494
350 Mixed 20% AH	Greenfield / PDL	32510	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV				
				2	£1,650	£2,295,779	£2,000,234	£1,690,593	£1,378,816	£1,067,039	£755,262	£443,485	£131,708	£20,931	£10,466	£5,001	
				3	£1,800	£5,071,905	£4,775,461	£4,479,017	£4,182,573	£3,886,129	£3,589,685	£3,293,241	£2,996,797	£2,700,353	£2,403,909	£2,107,465	
				4	£1,950	£7,846,232	£7,550,687	£7,255,143	£6,959,598	£6,664,054	£6,368,509	£6,072,965	£5,777,421	£5,481,877	£5,186,333	£4,890,789	
				5	£2,100	£10,621,459	£10,325,914	£10,030,370	£9,734,825	£9,439,281	£9,143,737	£8,848,193	£8,552,649	£8,257,105	£7,961,561	£7,666,017	
				6	£2,250	£13,396,686	£13,101,141	£12,805,597	£12,510,052	£12,214,508	£11,918,964	£11,623,420	£11,327,876	£11,032,332	£10,736,788	£10,441,244	
				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 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	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£196,781	£171,449	£144,908	£118,184	£91,168	£62,662	£32,156	£2,650	£2,135	£1,620	£1,105	£600
				3	£1,800	£434,658	£409,325	£382,785	£356,244	£329,703	£303,162	£276,621	£250,080	£223,539	£196,998	£170,457	£143,916
				4	£1,950	£672,534	£647,202	£620,661	£594,120	£567,579	£541,038	£514,497	£487,956	£461,415	£434,874	£408,333	£381,792
				5	£2,100	£910,411	£885,078	£858,538	£831,997	£805,456	£778,915	£752,374	£725,833	£700,292	£674,751	£649,210	£623,669
				350 Mixed 25% AH	Greenfield / PDL	31060	30	1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
2	£1,650	£1,849,333	£1,539,692					£1,225,209	£909,309	£579,316	£249,303	£19,290	£1,735	£1,220	£705		
3	£1,800	£4,529,521	£4,219,880					£3,910,239	£3,600,598	£3,290,957	£2,981,315	£2,671,674	£2,362,033	£2,052,392	£1,742,751		
4	£1,950	£7,209,710	£6,900,068					£6,590,427	£6,280,786	£5,971,145	£5,661,504	£5,351,863	£5,042,222	£4,732,581	£4,422,940	£4,113,299	
5	£2,100	£9,889,898	£9,580,256					£9,270,615	£8,960,974	£8,651,333	£8,341,692	£8,032,051	£7,722,410	£7,412,769	£7,103,128	£6,793,487	
6	£2,250	£12,570,086	£12,260,444					£11,950,803	£11,641,162	£11,331,521	£11,021,880	£10,712,239	£10,402,598	£10,092,957	£9,783,316	£9,473,675	
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 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	Negative RLV	Negative RLV	Negative RLV	
2	£1,650	£158,514	£131,974					£105,018	£77,941	£49,656	£21,369	£2,135	£1,620	£1,105	£600	£100	
3	£1,800	£388,245	£361,704					£335,163	£308,623	£282,082	£255,541	£229,000	£202,459	£175,918	£149,377	£122,836	
4	£1,950	£617,975	£591,434					£564,894	£538,353	£511,812	£485,271	£458,730	£432,189	£405,648	£379,107	£352,566	
5	£2,100	£847,706	£821,165					£794,624	£768,083	£741,542	£715,001	£688,460	£661,919	£635,378	£608,837	£582,296	
350 Mixed 30% AH	Greenfield / PDL	29590	30					1	£1,500	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
				2	£1,650	£1,373,989	£1,058,794	£735,082	£405,088	£68,942	£1,735	£1,220	£705	£190	£135		
				3	£1,800	£3,960,686	£3,651,045	£3,341,403	£3,031,762	£2,722,120	£2,412,479	£2,102,837	£1,793,196	£1,483,555	£1,173,914		
				4	£1,950	£6,545,162	£6,235,520	£5,925,879	£5,616,238	£5,306,597	£4,996,956	£4,687,315	£4,377,674	£4,068,033	£3,758,392		
				5	£2,100	£9,129,638	£8,819,997	£8,510,356	£8,200,715	£7,891,073	£7,581,432	£7,271,791	£6,962,150	£6,652,509	£6,342,868		
				6	£2,250	£11,714,114	£11,404,473	£11,094,832	£10,785,191	£10,475,550	£10,165,909	£9,856,268	£9,546,627	£9,236,986	£8,927,345		
				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 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	Negative RLV	Negative RLV	Negative RLV	
				2	£1,650	£117,771	£90,754	£63,007	£34,722	£5,909	£2,135	£1,620	£1,105	£600	£100	£50	
				3	£1,800	£339,487	£312,947	£286,406	£259,865	£233,325	£206,784	£180,243	£153,702	£127,161	£100,620	£74,079	
				4	£1,950	£561,014	£534,473	£507,932	£481,391	£454,850	£428,309	£401,768	£375,227	£348,686	£322,145	£295,604	
				5	£2,100	£782,540	£756,000	£729,459	£702,918	£676,377	£649,836	£623,295	£596,754	£570,213	£543,672	£517,131	

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

Appendix 1a - MDC Residential Results v11.xlsx