

Whole Plan Viability Assessment Local Plan Review

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Executive Summary

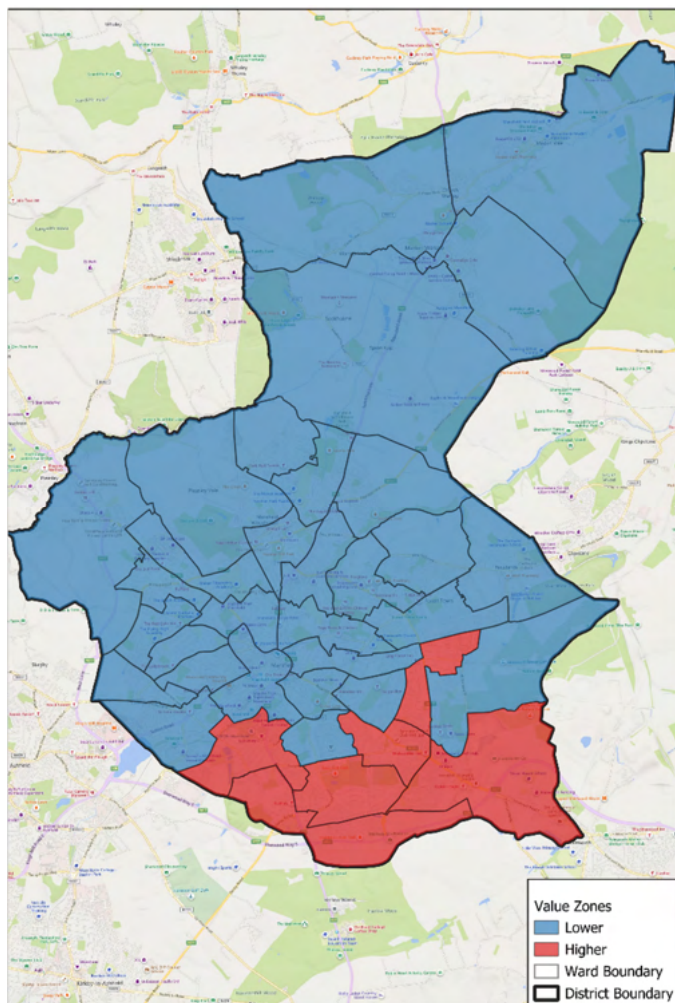
Introduction

- I. Mansfield District Council commissioned Urbà and Porter Planning Economics (Porter PE) to undertake a Whole Plan Viability Assessment to inform the Local Plan Review. The assessment considers whether the cumulative impact of the emerging Local Plan policies can be accommodated whilst ensuring that development remains deliverable across the District. Testing has been undertaken across a range of residential, older persons, non-residential and strategic site typologies representative of development expected to come forward during the plan period.

Key Findings

- II. Development viability varies significantly across the District and is influenced by location, land type, development density and development sector.
- III. Residential viability has been assessed across two value zones derived from an analysis of new-build market values across the District. Figure ES1 identifies the higher value and lower value areas used throughout the assessment.

Figure ES1 Proposed value zones



Source: QGIS, Mansfield District Council, Urbà, Porter PE (June 2026)

- IV. The residential testing demonstrates that greenfield development within the higher value zone generally performs strongly in viability terms and is capable of accommodating higher levels of affordable housing. Viability is more constrained within the lower value zone and on brownfield sites.
- V. Development density has a significant influence on viability. Within the lower value zone, development at approximately 32-43 dwellings per hectare performs materially better than lower-density development and is better able to support affordable housing and other policy requirements.
- VI. Brownfield development remains challenging even where affordable housing requirements are reduced. The evidence indicates that affordable housing is not the principal factor affecting brownfield viability, with viability instead being driven by benchmark land values and redevelopment costs.
- VII. The Systra Strategic Transport Impact Assessment identifies a substantial package of transport infrastructure required to support planned growth. The evidence indicates that development viability is already constrained across many of the District's main growth locations and that developer contributions alone are unlikely to fund the full infrastructure package identified.
- VIII. The viability evidence supports the inclusion of Section 106 obligations, biodiversity net gain, EV charging infrastructure, water efficiency measures and the proposed community open space and outdoor sports contribution of £2,313 per dwelling.
- IX. Despite the identified need for M4(2) Accessible and Adaptable Dwellings and for approximately 5% of market dwellings and 10% of affordable dwellings to meet the M4(3) Wheelchair User Standard, the viability evidence indicates that these optional standards cannot generally be supported when balanced against the Council's other policy requirements. The baseline development costs adopted within the assessment already reflect compliance with mandatory Building Regulations requirements, including M4(1), and these requirements can therefore continue to be delivered.
- X. The testing demonstrates that older persons accommodation has very limited capacity to support affordable housing requirements. Viability remains challenging even where affordable housing is removed.
- XI. Industrial and warehouse development exhibits the strongest viability performance across the non-residential uses tested and is therefore best placed to support planning obligations. Convenience retail development also demonstrates capacity to accommodate planning obligations. In contrast, office and comparison retail development show more limited viability and are less able to support developer contributions.
- XII. Strategic site testing identifies viability deficits across all strategic allocations assessed. However, several of the allocations are progressing through the planning process or benefit from planning permission, and some promoters maintain that the sites remain deliverable, although this has generally not been supported by viability evidence. The evidence therefore suggests that viability pressures are most likely to arise on a site-specific basis rather than indicating a fundamental constraint to the delivery of the Local Plan as a whole.

Recommendations

XIII. The assessment recommends:

- A 20% affordable housing requirement on greenfield sites within the higher value zone.
- A 10% affordable housing requirement on greenfield sites within the lower value zone.
- A 5% affordable housing requirement on brownfield sites across the District.
- A 0% affordable housing requirement for older persons accommodation.
- Strategic sites should provide affordable housing in accordance with the recommended value zone requirements, with the exception of Berry Hill SUE3, where a 10% affordable housing requirement is recommended to reflect the site's specific viability constraints.
- A flexible approach to the affordable housing tenure mix is taken, recognising that Shared Ownership generally performs more favourably in viability terms than Affordable Rent and Social Rent. The Council should allow a greater proportion of Shared Ownership housing where necessary to support development viability and delivery.
- The inclusion of Section 106 obligations, 10% biodiversity net gain, EV charging infrastructure, water efficiency measures and the proposed community open space and outdoor sports contribution, based on the Council's cost assessment indexed using the Bank of England inflation calculator for off-site provision and maintenance (£2,313 per dwelling)
- S106 obligations should remain the principal mechanism for securing infrastructure contributions and site-specific mitigation across the District.
- The Council and Nottinghamshire County Council should continue to pursue alternative infrastructure funding sources, including EMCCA, Active Travel England, the DfT Active Travel Fund and other public sector funding opportunities, recognising that development is unlikely to fund the full cost of the infrastructure identified within the Strategic Transport Impact Assessment.
- A flexible approach should be adopted in relation to strategic site allocations, including the use of site-specific viability evidence and review mechanisms, where appropriate.
- No district-wide requirement for M4(2) and M4(3) accessibility standards.
- A sector-specific approach to planning obligations and developer contributions for non-residential development.

Overall Conclusion

- XIV. The viability evidence supports the Council's proposed policy approach whilst recognising that viability varies significantly between locations, development types and market sectors. Taken as a whole, the evidence supports a balanced strategy that seeks to maximise affordable housing and infrastructure delivery whilst maintaining the overall deliverability of development across the District. The evidence also highlights the importance of a flexible approach to strategic site delivery and the need to supplement developer contributions with alternative infrastructure funding sources where appropriate.

1 Introduction

- 1.1.1 Urbà, along with Porter Planning Economics (Porter PE), have been appointed by Mansfield District Council (the “Council”) to assess the cumulative impact on development viability of the policies in the Local Plan Review, in line with legislation, national policy and guidance.
- 1.1.2 The purpose of the assessment is to determine whether the cumulative impact of the Local Plan Review policies would allow development to remain deliverable over the plan period, whilst ensuring that landowners and developers receive competitive returns consistent with national planning policy and guidance.¹ The assessment seeks to identify an appropriate balance between the Council’s planning objectives and the viability of development, recognising that policy requirements should not undermine the deliverability of the Local Plan.

1.2 Council vision

- 1.2.1 The Local Plan Review sets out the following vision for the District:
- Mansfield will be healthier, greener and more vibrant, offering an excellent quality of life for residents, workers and visitors.
 - It will become a place of choice, with well-designed, resilient neighbourhoods people aspire to live in.
 - A wide range of good-quality housing will meet the needs of all communities, including delivery at the three sustainable urban extensions (SUEs):
 - Pleasley Hill Farm
 - Jubilee Way
 - Berry Hill
 - Neighbourhoods will be well-connected to jobs, education and leisure, supporting active, healthy lifestyles.
 - Bus, cycling and walking infrastructure will be significantly improved, with green corridors linking urban areas to the countryside.
 - New development will be designed for climate resilience, incorporating:
 - Biodiversity Net Gain (BNG)
 - Sustainable drainage systems (SuDS)
 - Measures from Severn Trent Water’s Green Recovery Scheme
 - The local economy will expand and diversify, supported by further-education links that help create innovative, value-added employment.

¹Ministry of Housing, Communities and Local Government (MHCLG), 06 March 2014, PPG on Viability, Paragraph: 002
Reference ID: 10-002-20251216 Revision date: 16 12 2025 & Paragraph: 011 Reference ID: 10-011-20180724 Revision date: 24 07 2018

- A broad portfolio of employment sites will be delivered, including incubator and start-up units to enable local business growth.
- Mansfield town centre will diversify further into a cultural and leisure hub, supported by developments such as:
 - Mansfield Connect
 - White Hart Street
 - Projects in the Town Centre Masterplan
- Market Warsop will strengthen its role as the main service centre for Warsop Parish, offering a vibrant, attractive and safe environment with diverse local services.
- Rural villages will retain their distinctive character and remain attractive, sustainable places to live.
- The District's natural assets will be protected and enhanced to shape new development, boost biodiversity, and improve environmental connectivity.
- Heritage assets and their settings will be conserved and enhanced, reinforcing local identity and contributing to regeneration.

1.3 Policy & Professional Guidance

1.3.1 Throughout this assessment, reference has been made to the following documents:

- National Planning Policy Framework (NPPF), published 27 March 2012, last updated 7 February 2025.
- Planning Practice Guidance (PPG) viability - published 6 March 2014 and last updated 16 December 2025.
- Royal Institution of Chartered Surveyors (RICS) Professional Standard, Financial viability in planning: conduct and reporting, May 2019.
- RICS Professional Standard, Assessing viability in planning under the National Planning Policy Framework 2019 for England, March 2021 [Effective from 01 July 2021].
- RICS Guidance Note, Comparable evidence in real estate valuation, October 2019.

1.4 Report structure

1.4.1 The remainder of this report is structured as follows:

Chapter 2 – National planning policy context

This section sets out the statutory requirements for Local Plan viability, including the NPPF and relevant PPG.

Chapter 3 – Methodology

This chapter sets out the methodology adopted for the viability assessment, including the appraisal approach, development typologies, benchmark land values (BLVs), and the professional guidance used to inform the assessment.

Chapter 4 - Local Plan policy requirements & associated development costs	This section sets out the key policy requirements arising from the Mansfield Local Plan Review, alongside relevant supporting guidance, that have the potential to influence development viability. It identifies the principal policy costs and explains how these have been reflected in the viability assessment.
Chapter 5 – Development typologies, testing scenarios & value inputs	This section sets out the development typologies and testing scenarios used in the viability assessment, together with the value inputs that underpin the appraisals.
Chapter 6 – Cost assumptions & inputs	This section sets out our cost assumptions and inputs that have been used in the development appraisals.
Chapter 7 – BLV assessment	This section sets out our assessment of greenfield and brownfield land values that have been used in the viability testing.
Chapter 8 – Viability testing results	This section presents the results of the viability testing and considers the implications of different policy requirements on development viability.
Chapter 9 –Strategic site viability testing	This section presents the viability assessment of the identified strategic sites. It draws upon information submitted by site promoters, planning applications, supporting technical evidence and site-specific policy requirements to assess the viability and deliverability.
Chapter 10 –Recommendations	In the final section, we set out our policy recommendations based on the evidence gathered and the results of our viability testing.

1.5 Declaration

- 1.5.1 In accordance with RICS Financial Viability in Planning: Conduct and Reporting 1st edition, May 2019 we make the following declarations:

Objectivity, impartiality and reasonableness

- 1.5.2 We confirm that this financial viability assessment has been undertaken objectively, impartially and without interference. In preparing this assessment, reference has been made to all relevant sources of information considered necessary to inform our conclusions and recommendations.

Conflicts of interest

- 1.5.3 We confirm that we have undertaken a conflicts of interest check in relation to this instruction, and we are not aware of any deemed conflicts in relation to this instruction. We confirm that we are not acting on behalf of any party in relation to scheme-specific viability testing in the Mansfield District.

1.6 Limitations of report

- 1.6.1 This report and the accompanying viability appraisals have been prepared solely for the purposes of informing Local Plan preparation. In accordance with VPS 1 of the RICS Valuation – Global Standards and UK National Supplement ("Red Book"), advice prepared for planning and viability purposes does not constitute a formal Red Book valuation and should not be relied upon as such.

2 National planning policy context

2.1 NPPF

- 2.1.1 The NPPF, first published in 2012, has been revised multiple times, including a significant update in December 2024 and minor amendments in February 2025. It sets out the Government's planning policies for England and explains how these policies are to be applied in both plan-making and decision-taking.
- 2.1.2 For Mansfield District, the NPPF provides the national foundation for assessing development needs, shaping strategic policy, and determining the deliverability of plan requirements. Viability considerations—central to national policy—form a key part of this evidence base.

Current consultation on proposed reforms to the NPPF

- 2.1.3 The Government consulted on further proposed reforms to the NPPF between 16 December 2025 and 10 March 2026. The consultation considered potential changes to plan-making, decision-taking and supporting planning guidance, including whether existing viability requirements, such as the use of standardised inputs set out in PPG, should be strengthened or amended. These proposals remain at a consultative stage and do not form part of current national policy.
- 2.1.4 This viability assessment for the District has been prepared with reference to the NPPF published in December 2024, as amended in February 2025, together with relevant PPG. No changes arising from the 2025-26 consultation have been implemented at the time of writing and, accordingly, the assessment is based on the national policy and guidance currently in force as of the date of the report.

Sustainable development

- 2.1.5 Paragraphs 7–8 of the NPPF confirm that the purpose of the planning system is to contribute to sustainable development, defined through three mutually dependent objectives:
- **Economic objective** – supporting growth, investment, productivity and infrastructure by ensuring sufficient land of the right type is available in the right locations.
 - **Social objective** – delivering a sufficient supply of homes, creating high-quality built environments, and supporting healthy, safe and inclusive communities.
 - **Environmental objective** – protecting and enhancing the natural, built and historic environment and promoting resilience, biodiversity enhancement, prudent resource use, and the transition to a low-carbon economy.
- 2.1.6 Paragraph 11 places the presumption in favour of sustainable development at the core of national planning policy. For Local Plans, this means meeting identified needs, aligning growth with infrastructure delivery, responding to climate change and maintaining the overall deliverability of required development.
- 2.1.7 For Mansfield, this means that strategic policies must remain deliverable, balanced and financially realistic, supported by robust viability testing.

Plan-making requirements

- 2.1.8 Paragraph 20 requires strategic policies to set out the overall strategy for the pattern, scale and design quality of development, including provision for:
- housing (including affordable housing), employment and commercial development;
 - infrastructure for transport, utilities, digital communications, waste, water, energy and flood management;
 - community facilities (such as health, education and cultural facilities); and
 - conservation and enhancement of the natural and historic environment.
- 2.1.9 Mansfield must accommodate growth while addressing land constraints and regeneration priorities. Deliverability and financial realism are therefore central requirements of plan-making, consistent with national policy expectations.

Efficient use of land

- 2.1.10 Section 11 states that land should be used efficiently, taking account of:
- development needs and land availability;
 - local market conditions and viability;
 - existing and planned infrastructure capacity; and
 - opportunities to support sustainable travel.
- 2.1.11 This principle is particularly significant for Mansfield, where future development is expected to comprise a mixture of greenfield and brownfield sites. Brownfield land may require remediation, infrastructure investment or abnormal works, all of which can create viability challenges.
- 2.1.12 Paragraph 86 highlights the need to address barriers to investment—such as inadequate infrastructure or poor environmental conditions—which can directly influence development economics and the deliverability of regeneration.

Housing delivery and land supply

- 2.1.13 Increasing the supply of homes remains a core requirement of the NPPF (paragraph 61). Local planning authorities must understand land availability and identify a sufficient supply and mix of sites that reflect:
- availability;
 - suitability;
 - viability; and
 - achievable delivery timescales (paragraph 72).
- 2.1.14 The NPPF distinguishes between:
- deliverable sites (years 1–5); and

- developable sites (years 6–10, and 11–15 where possible).
- 2.1.15 Local authorities must maintain a five-year housing land supply, updated annually, with a buffer of 5% or 20% depending on past performance.
- 2.1.16 Paragraph 63 also requires that housing needs are assessed for a wide range of groups including families, older people, people with disabilities, students, service families, self-builders and those requiring affordable housing. These different needs influence the range of typologies and tenures tested in the viability assessment.

Affordable housing

- 2.1.17 Paragraph 64 requires Local Plans to specify the type of affordable housing needed, with explicit reference to Social Rent where appropriate. Annex 2 provides national definitions, covering Social Rent, Affordable Rent, discounted market sale, Shared Ownership and other affordable home ownership products.
- 2.1.18 Affordable housing is sought on major development (10 or more dwellings or 0.5 ha or more) unless local areas are designated rural, which does not apply in Mansfield (paragraph 65).
- 2.1.19 For schemes involving the reuse or redevelopment of vacant buildings, any affordable housing requirement must be reduced proportionately through the Vacant Building Credit (paragraph 65). This is relevant to Mansfield, where brownfield land forms a significant part of the land supply.
- 2.1.20 No allowance has been made for Vacant Building Credit (VBC) within the viability assessment. This reflects a conservative approach, recognising that eligibility for and the scale of VBC are site-specific matters that can only be determined through consideration of individual development proposals. It is therefore not appropriate to apply a blanket VBC adjustment across the tested typologies.
- 2.1.21 Paragraph 67 allows higher affordable housing requirements on Green Belt sites unless this affects viability. This does not apply to this testing because the Council has not identified any Green Belt sites.

Economic development and employment land

- 2.1.22 Paragraphs 85–87 require Local Plans to support economic growth and respond to sector-specific locational needs, including:
- technology, creative and knowledge-driven industries;
 - logistics and distribution;
 - industries of local or regional importance.
- 2.1.23 Local Plan policies relating to employment land must therefore be supported by realistic viability assumptions and inputs.

Developer contributions

2.1.24 Paragraph 35 requires Local Plans to set out the contributions expected from development, including:

- affordable housing requirements;
- infrastructure for education, health, transport and flood management;
- digital connectivity and utilities; and
- green infrastructure and community facilities.

2.1.25 The NPPF is clear that these policy expectations must not undermine the deliverability of the Plan (paragraph 35). This is a core requirement of plan-level viability assessment.

Planning obligations and viability

2.1.26 Paragraph 58 sets out the statutory tests for planning obligations. Obligations must be:

- necessary to make development acceptable;
- directly related to the development; and
- fairly and reasonably related in scale and kind.

2.1.27 Paragraph 59 states that where policies have been viability-tested and are up to date, planning applications that comply with them should be assumed to be viable. Any viability assessments submitted at application stage must:

- follow national guidance,
- use standardised inputs, and
- be made publicly available.

2.1.28 For Mansfield, this reinforces the importance of a robust, proportionate, and clearly evidenced plan-level viability assessment to ensure that the Local Plan's policy requirements remain deliverable across changing market conditions.

2.2 Recent Ministerial Statement on Local Plan Deliverability & Viability

2.2.1 In July 2026, the Minister of State for Housing and Planning wrote to the Planning Inspectorate regarding the consideration of deliverability and viability matters during Local Plan examinations. The letter emphasises the importance of a pragmatic and proportionate approach to assessing deliverability and viability, particularly in the context of fluctuating market conditions.

2.2.2 The letter highlights that Inspectors should carefully consider whether identified viability or deliverability concerns are of such significance that they genuinely undermine the soundness of a plan, or whether they represent matters that may reasonably be expected to change over time as market conditions evolve. It further states that Inspectors should distinguish between uncertainty arising from prevailing market conditions and evidence indicating a fundamental obstacle to delivery.

- 2.2.3 The Minister also confirms that the assessment of plan viability does not require the individual testing of every site allocation, nor assurance that every individual site is viable. Rather, plan-makers may use representative site typologies to assess viability at the plan-making stage.
- 2.2.4 The approach adopted in our assessment is consistent with these principles. The assessment considers a range of representative development typologies and examines whether the cumulative impact of policy requirements can be accommodated across a range of development scenarios and market conditions over the plan period as a whole.

3 Methodology

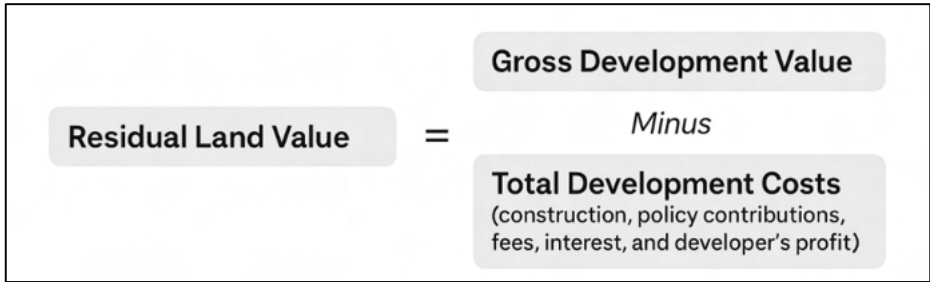
3.1 Introduction

3.1.1 This chapter sets out the methodology used to assess the viability of development typologies and strategic sites for the Local Plan Review. It explains the valuation approach applied, the structure of the modelling, and how the results are interpreted for plan-making.

3.2 Viability modelling principles

3.2.1 Viability is assessed using a residual appraisal, whereby the value of the completed development (Gross Development Value (GDV)) is offset against all development costs to calculate the amount available to pay for land (residual land value) - the residual formula is summarised in Figure 3-1.

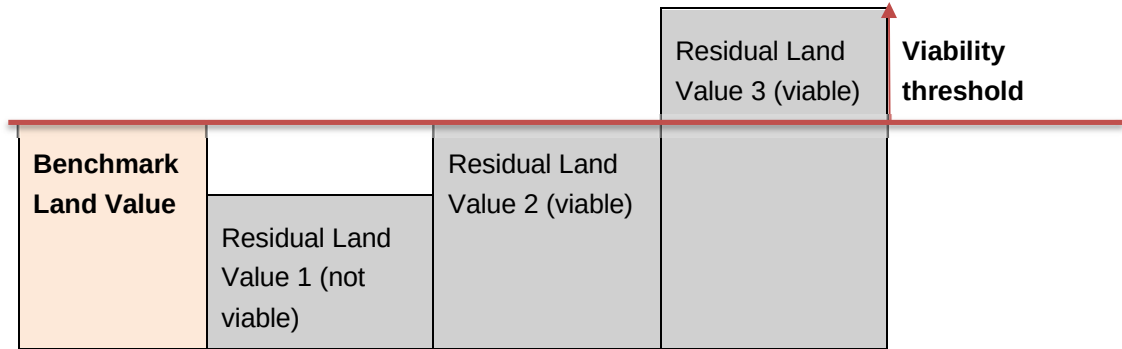
Figure 3-1 Residual formula summary



Source: Urbà (July 2026)

3.2.2 The residual land value generated by the appraisal is then compared with the BLV. If the residual land value meets or exceeds the BLV, the development is considered viable; if it falls below, the development is unlikely to support the full policy requirements. This reflects the role of the BLV as the viability threshold. This is summarised in Figure 3-2.

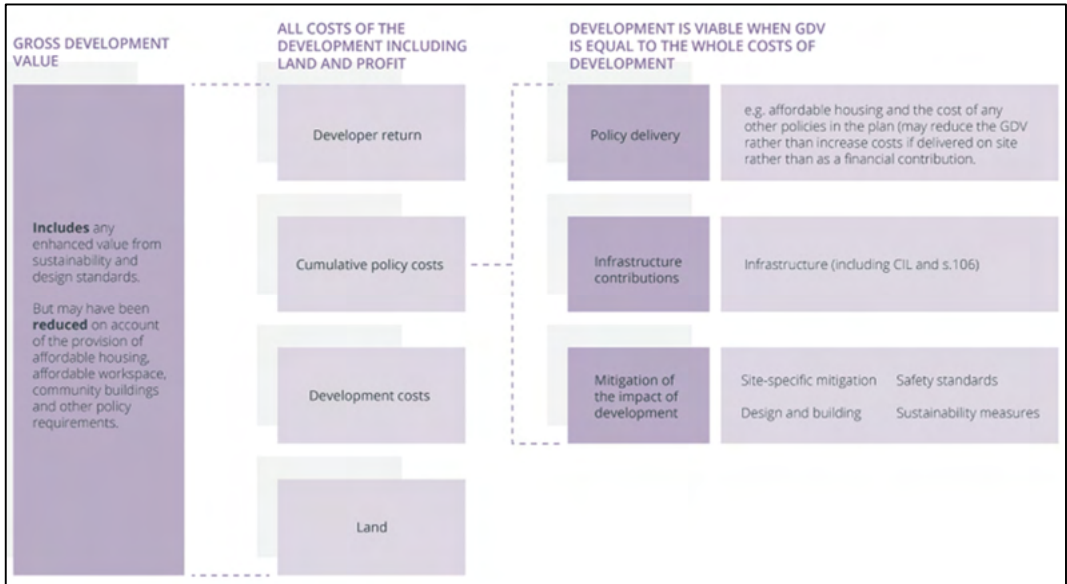
Figure 3-2 Benchmark Land Value v Residual Land Value – test of viability



Source: Urbà (July 2026)

3.2.4 The residual approach provides a structured way to judge whether the cumulative cost of policies can be accommodated within overall development economics. By balancing GDV against costs and land value expectations, the method identifies the capacity of development to contribute towards the Local Plan’s policy requirements. A simplified overview of this framework is shown in Figure 3-3.

Figure 3-3 Residual framework



Source: RICS (March 2021)

3.3 Viability modelling approach

3.3.1 Our viability testing has been undertaken using a bespoke Microsoft Excel model. As the assessment considers a range of potential policy options, the residential appraisals have been structured differently from the standard approach described in Section 3.2. Rather than calculating a residual land value and comparing it to the BLV, the BLV is included directly within the appraisal as a development cost. The model therefore calculates the “residual surplus” available after accounting for all development costs, including the BLV, but prior to applying the Local Plan Review policy requirements (except for affordable housing, which is incorporated directly within the appraisal). Any positive surplus represents the funding available to support the range of the Local Plan Review policy costs considered in Chapter 4.

3.3.2 As illustrated in Figure 3-4, the BLV is included within the appraisal alongside build costs and other development costs, excluding policy costs. This enables the base residual surplus available to fund policy requirements to be identified clearly.

Figure 3-4 Extract 1 from residential residual appraisal

Benchmark Land Value					
Plot area (hectares)	0.24				
Benchmark land value		£53,412	SDLT	Agents & legals	Benchmark land value + costs
Benchmark land value £ per hectare		£227,000	£0	1.75%	£54,346
Residual land value plus purchaser costs					£54,346
Unit Build Costs					
	No. of units	Total sqm GIA	Cost per sqm	Gross to net flats 85%	Total Costs
1 bed flat	0.35	21	£2,002		£42,866
2 bed house	2.45	196	£1,700		£333,200
3 bed house	3.15	315	£1,700		£535,500
4 bed house	1.05	147	£1,700		£249,900
Total unit build costs	7.00	679			£1,161,466
Additional Costs					
External works for services and infrastructure - houses		20%	of build costs		£223,720
External works for services and infrastructure - flats		15%	of build costs		£6,430
Site abnormalities - applied to brownfield development only		£0	per ha		£0
Biodiversity net gain - greenfield		£1,011	per unit		£7,077
Biodiversity net gain - brownfield		£0	per unit		£0
EV charging points - houses		£1,000	per house		£6,650
EV charging points - flats		£500	per flat		£175
Site opening up cost - greenfield		£0	per unit		£0
Building Safety Levy		£0.00	psm		£0
Total additional costs					£244,052

Source: Urbà (July 2026)

3.3.3 Figure 3-5 shows the residual surplus expressed as a S106 contribution. In the example shown, the surplus is £58,876 (£8,411 per unit). This cost is phased within the cashflow to coincide with unit delivery and therefore accrues finance costs, reflecting the way obligations are paid in practice.

Figure 3-5 Extract 2 from residential residual appraisal

Policy Costs					
Water efficiency	£9	per unit	100% of units		£63
M4 (2)	£0	per unit	100% of units (except those providing M4(3))		£0
M4(3) - market units	£0	per unit	10% of units		£0
M4(3) - affordable units	£0	per unit	25% of units		£0
New community open space and outdoor sports provision	£0	per unit	100% of units		£0
Total policy costs					£63
Professional Fees					
Based on percentage of construction costs (build and additional)	8%	of unit build & additional costs			£112,441
Total professional fees					£112,441
Contingency					
Based on percentage of construction costs (build and additional)	4%	of unit build & additional costs			£56,221
Total contingency					£56,221
Residual Contributions - S106					
Residual surplus for policy contributions	£8,411	per unit			£58,876
Total S106					£58,876

Source: Urbà (July 2026)

Mansfield District Whole Plan Viability Assessment Local Plan Review

3.3.4 Figure 3-6 presents the summary of results. The initial surplus of £58,876 (£8,411 per unit) is carried forward into the first column. Moving from left to right across the table, each policy requirement is deducted sequentially, reducing the available surplus. In the example shown, the available surplus of £8,411 per unit is sufficient to fund all identified policy costs and still leaves a residual surplus of £1,410 per unit. This remaining balance could support additional S106 obligations or increase landowner and/or developer returns.

Figure 3-6 Example of summary table of results of residential testing

		Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision	S106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with headroom?
Higher Value Greenfield										
7	75	-£172,512	-£24,645	-£26,958	-£29,458	-£30,718	-£31,645	-£31,645	-£31,645	No
7	35	£58,876	£8,411	£6,098	£3,598	£2,338	£1,410	£1,410	£1,410	Yes
25	25	-£109,431	-£430	-£2,744	-£5,244	-£6,504	-£7,431	-£7,431	-£7,431	No
40	30	£45,001	£1,125	£1,469	£2,369	£2,369	£2,369	£2,369	£2,369	No
65	35	£1,584,949	£24,076	£21,763	£19,263	£18,003	£17,075	£17,075	£17,075	Yes
175	35	£4,204,941	£24,028	£21,715	£19,215	£17,955	£17,027	£17,027	£17,027	Yes

Source: Urbà (July 2026)

3.3.5 For non-residential development, the modelling is more straightforward because far fewer policy variables apply. These appraisals use the standard residual method, comparing the residual land value directly against the BLV (as described in Section 3.2). Figure 3-7 shows an example where the scheme generates a residual land value of £405,077, which equates to £648,124 per gross hectare (ha).

Figure 3-7 Extract 1 from non-residential residual appraisal

Residual Land Value				
1454 sqm/ha 40%	Gross site area hectares 0.63			
Residual land value	£405,077	SDLT £19,906	Agents & legals 1.75%	Residual land value + costs £432,072
Residual land value £ per hectare	£648,124			
Residual land value plus purchaser costs				£432,072

Source: Urbà (June 2026)

3.3.6 Figure 3-8 presents the corresponding summary results, showing the £405,077 residual land value. We compare this figure to the BLV, with the difference forming the “surplus,” which is then converted to a surplus on a £ per sqm basis. In the example, we see that the residual land value does not meet the BLV, hence, it is shown to be non-viable. Where the residual land value falls within a 10% margin of the BLV, this is identified as marginally viable. This margin is not intended to represent a fixed or prescriptive cut-off, but rather to provide a broad indication of viability where outcomes may be particularly sensitive to changes in assumptions and inputs.

Figure 3-8 Example of summary table of results of non-residential testing

Typology	Residual Land Value	Benchmark Land Value	Viability Surplus	Viability Surplus £psm on GIA area	Viable?
Warehouse – small – brownfield	£405,077	£769,231	-£364,153	-£146	No

Source: Urbà (June 2026)

3.3.7 The modelling outputs presented in this section provide a consistent basis for comparing the viability of the development typologies used in the assessment. These results form the foundation for understanding the capacity of different forms of development to accommodate the cumulative impact of the Local Plan Review policies.

3.3.8 The PPG² also confirms that where policies have been informed by viability evidence at the plan-making stage, decision-stage viability assessment should not normally be required, except in the limited circumstances identified by the guidance (for example, wholly different development types, unusual site characteristics, or significant economic change). The typology testing contained in this report is therefore intended to demonstrate that the Local Plan's policy requirements are generally achievable, without needing further viability appraisal for most planning applications.

3.4 What to test?

3.4.1 In accordance with the PPG, Local Plan viability testing does not require appraising every individual development site. Instead, plan makers should use typologies—groups of sites with shared characteristics that are representative of the development expected to come forward over the plan period. This provides a proportionate basis for assessing the cumulative impact of policy requirements. The PPG states:

*'Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.'*³

What is meant by a typology approach to viability?

3.4.2 Typologies are formed by grouping sites that share similar characteristics, as described in the PPG.⁴ These may include factors such as location, whether the site is brownfield or greenfield, the size of the site, and its current and proposed use or type of development. Using these shared characteristics allows the viability testing to represent the forms of development that are likely to come forward during the plan period, using proportionate and realistic assumptions and inputs.

Viability testing of key sites

3.4.3 Where the Local Plan includes key or strategic sites that are critical to the delivery of planned growth, these may require additional or separate viability testing. As the PPG explains,⁵ this may include large sites, sites providing a significant proportion of planned supply, sites that unlock wider development, or sites in priority regeneration areas. The PPG explains⁶ that evidence, such as the Strategic Housing Land Availability Assessments, can assist in determining where site specific assessments are required.

² MHCLG, 06 March 2014, PPG on Viability, Paragraph: 008 Reference ID: 10-008-20190509 Revision date: 09 05 2019

³ Ibid, Paragraph: 003 Reference ID: 10-003-20180724 Revision date: 24 07 2018

⁴ Ibid, Paragraph: 004 Reference ID: 10-004-20190509 Revision date: 09 05 2019

⁵ Ibid, Paragraph: 005 Reference ID: 10-005-20180724 Revision date: 24 07 2018

⁶ Ibid

3.5 Development appraisal inputs

- 3.5.1 The assumptions used in the appraisals are based on standardised inputs rather than site-specific data, reflecting the approach supported by national guidance.⁷ The PPG⁸ sets out that viability assessments should be based on appropriate available evidence, informed by engagement with developers, landowners, and infrastructure and affordable housing providers. It also states that viability assessments should be proportionate, simple, transparent and publicly available.

GDV

- 3.5.2 GDV represents the estimated total value of a completed development. For residential development, this will typically be based on the aggregate sales value of dwellings or, where relevant, the capitalised value of rental income. For commercial development, GDV should reflect an appropriate capital value derived from rental income and investment yields consistent with market evidence.
- 3.5.3 For plan-making purposes, GDV should be based on typologies rather than specific schemes. Values should be informed by market evidence and expressed as averages, with appropriate adjustments to reflect differences in location, use, scale and typology. Outlier values should be excluded to ensure that assumptions reflect typical market conditions.⁹

Development costs

- 3.5.4 Development costs are defined in the PPG¹⁰ as those that reflect local market conditions and should be identified as far as possible at the plan-making stage. The PPG¹¹ sets out that costs may include:
- build costs, drawing on appropriate data sources such as the Building Cost Information Service (BCIS);
 - abnormal costs, including remediation of contaminated land, listed building works, or costs associated with brownfield, phased or complex sites;
 - site-specific infrastructure costs, such as access roads, sustainable drainage systems, green infrastructure, utilities connections and decentralised energy;
 - the total cost of relevant policy requirements, including affordable housing, infrastructure contributions, CIL charges, biodiversity net gain and other applicable standards;
 - general finance costs, including interest;
 - professional, project management, marketing, sales and legal costs, including organisational overheads and professional site fees; and
 - project contingencies, where justified by scheme-specific risks.

⁷ Ibid, Paragraph: 011 Reference ID: 10-011-20180724 Revision date: 24 07 2018

⁸ Ibid

⁹ Ibid, Paragraph: 012 Reference ID: 10-012-20180724 Revision date: 24 07 2018

¹⁰ Ibid, Paragraph: 013 Reference ID: 10-013-20240214 Revision date: 12 02 2024

¹¹ Ibid

- 3.5.5 These costs should be reflected within the appraisals and, where relevant, taken into account in establishing the BLV.

3.6 BLV

Existing Use Value plus a premium (EUV+)

- 3.6.1 The PPG¹² requires that the BLV for viability assessment is based on Existing Use Value plus a premium (EUV+). The premium should represent the minimum return at which a reasonable landowner would be willing to sell, while allowing the development to comply fully with policy requirements. Establishing BLV is an iterative and collaborative process, informed by engagement between plan makers, landowners, developers and infrastructure and affordable housing providers.¹³
- 3.6.2 The PPG sets out three requirements for establishing BLV. It should:
- *'be based upon existing use value*
 - *allow for a premium to landowners (including equity resulting from those building their own homes)*
 - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees'*¹⁴
- 3.6.3 The EUV is the value of land in its current lawful use. It does not represent the price paid for the land and should exclude any element of hope value.¹⁵ EUV can be informed by evidence such as Land Registry data, capitalised rental income, market reports, or other published sources appropriate to the type and use of the site.¹⁶
- 3.6.4 Market evidence may be used as a cross-check,¹⁷ but it must not replace the EUV+ approach. Differences between market evidence and BLV can arise from different assumptions about policy compliance, risk, or the development model being tested.¹⁸
- 3.6.5 The PPG states¹⁹ that the price paid for land is not a relevant justification for failing to comply with plan policies. Landowners and purchasers are expected to take full account of policy requirements when agreeing land transactions.
- 3.6.6 RICS guidance supports the EUV+ method for planning purposes and distinguishes BLV from market value. As RICS explains, BLV *'should not be assumed to equate to market value. It is based on PPG requirements and a prescribed method that may not accord with assumptions and methods used to assess the price paid for land in the marketplace at any particular point in time.'*²⁰ The RICS Financial Viability in Planning Professional Standard²¹ also requires reporting of EUV, the premium, appropriately adjusted market evidence (used as a

¹² Ibid, Paragraph: 014 Reference ID: 10-014-20190509 Revision date: 09 05 2019

¹³ Ibid

¹⁴ Ibid, Paragraph: 015 Reference ID: 10-015-20190509 Revision date: 09 05 2019

¹⁵ Ibid, Paragraph: 016 Reference ID: 10-016-20190509 Revision date: 09 05 2019

¹⁶ Ibid

¹⁷ Ibid, Paragraph: 017 Reference ID: 10-017-20190509 Revision date: 09 05 2019

¹⁸ Ibid, Paragraph: 015 Reference ID: 10-015-20190509 Revision date: 09 05 2019

¹⁹ Ibid, Paragraph: 019 Reference ID: 10-019-20190509 Revision date: 09 05 2019

²⁰ RICS, March 2021 [effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 2.1.5

²¹ RICS, May 2019, Financial viability in planning: conduct and reporting, Paragraph 2.7

cross-check), and the assumptions and justifications adopted, with alternative use value reported only where realistic and policy-compliant.

3.6.7 The RICS International Valuation Standards, 2017 defines EUV as:

*'Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use.'*²²

Determining the appropriate landowner premium

3.6.8 Determining the appropriate landowner premium involves professional judgement.²³ While the EUV+ method is widely supported, research shows that premiums can be difficult to quantify in some circumstances. The premium should incentivise land release while ensuring that development can meet all relevant policy requirements.²⁴

3.6.9 Professional judgement requires balancing the expectations of landowners and developers with the planning objective of securing maximum benefits in the public interest through the granting of planning permission.²⁵

3.6.10 To inform the premium for our assessment, reference has been made to established evidence sources, including:

- **The Harman Report**²⁶ - was published in response to the introduction of viability becoming more prominent in the planning system post the introduction of the NPPF. Although the Harman Report pre-dates the current iteration of the PPG on viability, it remains a useful reference for understanding land value expectations in plan-making. It supports the EUV+ approach and highlights that premiums must reflect the fact that future plan policy requirements will have an impact on land values and owners' expectations.²⁷ Harman emphasises that market values can provide a sense-check but should not be used, because they may reflect assumptions about planning obligations that are inconsistent with emerging policy.²⁸ It also recognises that long-held greenfield sites often involve landowners with long-term horizons²⁹ who may seek a higher uplift above EUV than would typically apply in an urban context.³⁰
- **The Homes and Communities Agency (HCA) Area-Wide Viability Model (Annex 1)** - although now dated, remains a relevant reference point because it provides a transparent discussion of typical premium. It identifies that, for urban sites, BLVs often fall within 10% to 30% above EUV, while greenfield sites frequently require premiums in the order of 10 to 20 times agricultural value³¹ to incentivise release. These ranges provide a useful sense-check when considering the scale of uplift that might reasonably apply to different

²² International Valuation Standards Council, 2017, International Valuation Standards, Paragraph 150.1

²³ MHCLG, 6 March 2014, PPG on viability, Paragraph: 017 Reference ID: 10-017-20190509 Revision date: 09 05 2019

²⁴ Ibid

²⁵ Ibid, Paragraph: 011 Reference ID: 10-011-20180724 Revision date: 24 07 2018

²⁶ Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners

²⁷ Ibid, page 29

²⁸ Ibid

²⁹ Ibid, page 30

³⁰ Ibid

³¹ HCA, August 2010, Area Wide Viability Model (Annex 1 Transparent Viability Assumptions)

land types, and they continue to be referenced in site-specific viability assessments and planning appeal evidence, where recognised benchmarks for landowner incentives are required.

- **The Inspector's Post-Hearing Letter to the North Essex Authorities** - provides a practical example of premium calibration. In that case, agricultural land with an EUV of approximately £10,000 per gross acre was considered likely to require a premium of around x10 EUV (£100,000 per acre) to incentivise release. The Inspector concluded that, given substantial policy costs, premiums in the range of x5 to x10 EUV were appropriate.³² This highlights the need to balance landowner expectations with the cost of policy compliance.

3.6.11 Alternative Use Value (AUV) is referenced in the PPG as a potential input to BLV where there is clear evidence of a realistic, policy-compliant alternative use. In the context of Local Plan viability, such circumstances are uncommon, and AUV has only limited relevance. It has therefore not been applied in our assessment.

Conclusion on approach to land value

3.6.12 Our assessment has adopted an EUV+ approach to establishing the BLVs. Our BLVs reflect EUVs based on the prevailing site use, together with an appropriate landowner premium and relevant site-specific costs, whilst ensuring that development can viably support an appropriate level of policy requirements.

3.7 Stakeholder engagement

- 3.7.1 On 19 March 2026, a virtual viability workshop was held via Microsoft Teams with housebuilders, land promoters, developers and planning agents. The workshop presented the emerging viability assumptions and appraisal inputs used in our assessment and provided an opportunity for stakeholder feedback. A copy of the presentation is included at Appendix A.
- 3.7.2 Feedback was received through discussion during the workshop, and attendees were also invited to submit written representations supported by evidence. No written responses were received following the event. Where relevant, this report refers to stakeholder comments received through the engagement process and explains how these have informed the assessment.
- 3.7.3 Since the stakeholder workshop was undertaken, the sites used to inform the potential residential typologies have changed. Consequently, the unit sizes and sales values adopted within the viability appraisals have been reviewed and updated to reflect the revised typologies and the locations of the sites now being assessed. These updated assumptions and inputs form the basis of the viability testing presented in this report.
- 3.7.4 In addition to the stakeholder workshop, engagement was undertaken with promoters of the strategic sites being promoted through the Local Plan Review. The information and feedback

³² Planning Inspectorate, 15 May 2020, Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, Paragraph 205

received has informed our assessment of these sites where relevant. The site-specific viability analysis is set out in Chapter 9.

4 Local Plan policy requirements & associated development costs

4.1 Introduction

4.1.1 This chapter identifies the Local Plan Review policies and developer contribution requirements that may give rise to additional development costs and explains how they have been reflected in the viability assessment.

4.2 Draft Local Plan review

4.2.1 Table 4-1 summarises the principal Local Plan Review policy requirements relevant to development viability and identifies how each has been reflected in the assessment. A full policy review is provided in Appendix B.

Table 4-1 Potential policy costs to test

Potential policy	Urbà comment	Cost used in testing
P2: Safe, healthy and attractive development	Creating public open space and public realm – assumed this is delivered onsite through one or a combination of difference in gross to net developable area, external works and site opening up costs.	Cost captured through the cost of land and/or the external works and site opening up costs used in the appraisal. Included as fixed costs in the appraisal.
P5: Climate change and new development – blue & green Infrastructure & BNG / IN2: Green infrastructure / NE2: Biodiversity and geodiversity – BNG IN10: Car and cycle parking - sustainable urban drainage paving systems	Blue & green infrastructure assumed delivered onsite through one or a combination of difference in gross to net developable area, external works and site opening up costs. BNG separate cost in the appraisal based on 10%	Blue & green infrastructure costs are captured through the cost of land (difference between gross and net site area), the external works and site opening up costs used in the appraisal. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. ³³ Therefore, this element of the policy has been superseded by this mandatory requirement. Cost based on DEFRA's BNG and Local Nature Recovery Strategies Impact Assessment, 2019 East Midlands estimates: £1,011 per unit - greenfield scenario £287 per unit - brownfield scenario.

³³ <https://www.gov.uk/guidance/understanding-biodiversity-net-gain>

Potential policy	Urbà comment	Cost used in testing																																				
		We consider these rates to remain reasonable, with the July 2026 Pricing Reports from Biodiversity Units UK, showing price fluctuations (both up and down), depending on habitat type. Included as fixed costs in the appraisal.																																				
P5: Climate change and new development – SuDs and water management measures / CC3: Sustainable drainage systems (SuDS)	SuDS delivered through blue and green infrastructure which is assumed to delivered onsite through a combination of difference in gross to net developable area, external works and site opening up costs. The policy requires residential development to achieve a water consumption target of 110 litres per person per day and a specific allowance has therefore been included within the appraisals.	SuDs cost captured through the cost of land (difference between gross and net developable area), the external works allowance and site opening up costs used in the appraisal. Water efficiency cost of £9 per dwelling based on the Department of Communities and Local Government Housing Standards Review Cost Impact, September 2014 by EC Harris – this is still reasonable and has been included in our assessment. Included as fixed costs in the appraisal.																																				
P5: Climate change and new development – appropriate flexibility to allow for future adaptation	Council evidence base states there is a for all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around 10% in the affordable sector). The assessment considers whether these requirements remain viable when balanced against other policy requirements.	M4(2) costs at £1,400 per dwelling based on MHCLG Raising accessibility standards for new homes consultation paper (2020). Although the cost is not applied to those dwellings achieving M4(3) to avoid double counting. M4(3) adaptable at £10,307 and accessible at £22,791 based on 3-bed semi detached (assumed as an average cost per dwelling) from the Department for Communities and Local Government Housing Standards Review Cost Impacts, September 2014 – see extract below. <table border="1"><caption>Table 45 – Access costs summary</caption><thead><tr><th></th><th>1B Apartment</th><th>2B Apartment</th><th>2B Terrace</th><th>3B Semi-detached</th><th>4B Detached</th></tr></thead><tbody><tr><td>Cost all dwellings (extra over current industry practice)</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Category 1</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Category 2</td><td>£940</td><td>£907</td><td>£523</td><td>£521</td><td>£520</td></tr><tr><td>Category 3 Adaptable</td><td>£7,807</td><td>£7,891</td><td>£9,754</td><td>£10,307</td><td>£10,568</td></tr><tr><td>Category 3 Accessible</td><td>£7,764</td><td>£8,048</td><td>£22,238</td><td>£22,791</td><td>£23,052</td></tr></tbody></table> Tested as a viability output.		1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached	Cost all dwellings (extra over current industry practice)						Category 1	-	-	-	-	-	Category 2	£940	£907	£523	£521	£520	Category 3 Adaptable	£7,807	£7,891	£9,754	£10,307	£10,568	Category 3 Accessible	£7,764	£8,048	£22,238	£22,791	£23,052
	1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached																																	
Cost all dwellings (extra over current industry practice)																																						
Category 1	-	-	-	-	-																																	
Category 2	£940	£907	£523	£521	£520																																	
Category 3 Adaptable	£7,807	£7,891	£9,754	£10,307	£10,568																																	
Category 3 Accessible	£7,764	£8,048	£22,238	£22,791	£23,052																																	
P5: Climate change and new development – renewable and/or low carbon energy	The 2022 update to Part L of the Building Regulations, significantly raised energy-performance requirements, introducing a 31% carbon-reduction target for new	Given the uplift introduced through the 2022 amendments to Part L, this element of the policy is assumed to be delivered through Building Regulations (which is																																				

Potential policy	Urbà comment	Cost used in testing																				
technologies or scope for their future provision;	homes, a fabric-first approach, new U-value limits, primary-energy metrics, and mandatory photographic evidence of compliance. These interim measures prepare the industry for the much more stringent 2025 Future Homes Standard.	reflected in the BCIS costs) compliance rather than through a separate viability cost. Included in the BCIS costs.																				
P5: Climate change and new development – sustainable transport and travel facilities / IN10: Car and cycle parking – EV charging	Changes to Part S of the Buildings Regulations, which came into effect on June 15th 2022, require all new homes to provide an electric charging point – therefore an element of this policy is now covered in the Building Regulations.	EV charging points: £1,000 per house and £500 per two flats - cost based DfT, Residential charging infrastructure provision, 24th September 2021. Included as a fixed cost in the appraisal.																				
H3: Housing density and mix	Council's evidence on housing need, currently suggests the following dwelling mixes. <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%	Dwelling mix based on the housing need. We have also tested Affordable Rent tenure, and assumed the same dwelling mix as Social Rent, as this is the closest tenure type. In higher density typologies where all flats are assumed, the dwelling mix is 65% 1 bed flat and 35%and 2 bed flat, to reflect how this type of development comes forward in the market. Included as appraisal inputs.
	1 bed	2 bed	3 bed	4+ bed																		
Market	5%	35%	45%	15%																		
Low-cost home ownership	10%	45%	35%	10%																		
Social rent	30%	35%	20%	15%																		
H4: Affordable housing	Current adopted Local Plan requirement is between 5 – 20% depending on location (two zones) and whether development is greenfield or brownfield. The Council has confirmed a requirement for a mix of affordable housing tenures, with a preferred tenure split of 60% Social Rent, 20% Affordable Rent and 20% Intermediate housing.	In our assessment, we test variable percentages of affordable housing, assuming onsite delivery, with a variable split of tenures. These values are informed by evidence of previous engagement with Registered Providers (RPs) and comparable viability assessments: ▪ Social Rent – 45% of market value ▪ Affordable Rent – 50% of market value ▪ Shared Ownership – 70% of market value Included as appraisal inputs and assessed as part of the outputs, balanced against other policy requirements.																				

Potential policy	Urbà comment	Cost used in testing																				
IN1: Infrastructure delivery – Health (Primary Care)	Currently applied to Residential 25+ dwellings for new/extended health facilities – cost based on the following formula in the Council's SPD – not collected on every development. <table><tr><td>(B) Additional patients to be accommodated</td><td>x</td><td>(D) Standard area m²/person Based on total list size of approx. ⁴⁰</td><td>x</td><td>(E) Cost of extension including fees £/m²</td><td>=</td><td>Total cost (B) x (D) x (E)</td></tr><tr><td></td><td></td><td>0.085m²</td><td></td><td>£5,000</td><td></td><td></td></tr></table>	(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. ⁴⁰	x	(E) Cost of extension including fees £/m ²	=	Total cost (B) x (D) x (E)			0.085m ²		£5,000			This is captured through a S106 Obligation. Our analysis of recorded S106 Obligations ranges widely (set out in Appendix C), from circa £150 to over £3,100 per unit, reflecting variation in site scale, policy requirements, and site-specific obligations. Our testing assumes an average cost of £2,500 per unit. Tested as a viability output.						
(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. ⁴⁰	x	(E) Cost of extension including fees £/m ²	=	Total cost (B) x (D) x (E)																
		0.085m ²		£5,000																		
IN1: Infrastructure delivery – Education – Primary, Secondary Post-16	Currently applied to Residential 10+ dwellings – cost based on a formula in the County Council's Developer Contributions Strategy – not collected on every development. <table><caption>Table 1: Level of Contributions Required 2023/24</caption><tr><th>Education Phase</th><th>Places generated per 100 dwellings</th><th>Temporary Exemption</th><th>Permanent Exemption</th><th>New School Build</th></tr><tr><td>Primary</td><td>21</td><td>£10,405</td><td>£22,008</td><td>£31,054</td></tr><tr><td>Secondary</td><td>16</td><td>£11,681</td><td>£30,270</td><td>£37,621</td></tr><tr><td>Post 16</td><td>3</td><td>£11,681</td><td>£30,270</td><td>£37,621</td></tr></table>	Education Phase	Places generated per 100 dwellings	Temporary Exemption	Permanent Exemption	New School Build	Primary	21	£10,405	£22,008	£31,054	Secondary	16	£11,681	£30,270	£37,621	Post 16	3	£11,681	£30,270	£37,621	
Education Phase	Places generated per 100 dwellings	Temporary Exemption	Permanent Exemption	New School Build																		
Primary	21	£10,405	£22,008	£31,054																		
Secondary	16	£11,681	£30,270	£37,621																		
Post 16	3	£11,681	£30,270	£37,621																		
IN1: Infrastructure delivery – Education – Education – SEND	Currently applied to Residential 100+ dwellings - cost based on a formula in the County Council's Developer Contributions Strategy of £104,556 per place – not collected on every development.																					
IN4: New community open space and outdoor sports provision	The Council's emerging evidence base identifies alternative cost scenarios for open space provision, both of which are considered within the viability testing. <table><tr><th></th><th>Current (per dwelling)</th><th>Applying BoE inflation from 2022</th><th>Applying BoE inflation from 2006</th></tr><tr><td>Offsite</td><td>£1,100</td><td>£1,259.63</td><td>£1,917.87</td></tr><tr><td>Maintenance</td><td>£920</td><td>£1,053.51</td><td>£1,604.04</td></tr></table>		Current (per dwelling)	Applying BoE inflation from 2022	Applying BoE inflation from 2006	Offsite	£1,100	£1,259.63	£1,917.87	Maintenance	£920	£1,053.51	£1,604.04	Testing considers the BoE inflation (2022 base) and BoE inflation (2006 base). Tested as a viability output.								
	Current (per dwelling)	Applying BoE inflation from 2022	Applying BoE inflation from 2006																			
Offsite	£1,100	£1,259.63	£1,917.87																			
Maintenance	£920	£1,053.51	£1,604.04																			
IN1: Infrastructure delivery – public transport & highways	The Council's Strategic Transport Impact Assessment, prepared by Systra, identifies a range of highway, public transport and active travel measures required to support planned growth. Systra has provided an apportionment of the works and costs across the strategic sites and sites grouped together in a series of clusters. The contributions will be secured through site-specific S106 and/or S278 agreements. Details of the infrastructure requirements and the apportionment of the works are provided in Appendix D.	Strategic sites include specific infrastructure costs, whereas the generic typologies consider the costs identified through the clusters. Tested as a viability output.																				
Policy IN8 Protecting and improving the sustainable transport network – enhancement of existing sustainable transport network or facilitate the delivery of highway improvement schemes/sustainable transport solutions																						

Potential policy	Urbà comment	Cost used in testing
along the District's main arterial routes and public transport corridors,		
IN9: Impact of development on the transport network - any significant impacts on the highway network can be suitably mitigated		
NE2: Biodiversity and geodiversity - Forest ppSPA mitigation	As stated above BNG is now a mandatory requirement and we have included specific costs in our testing to reflect this. Planned growth is unlikely to have a significant impact on the Sherwood Forest ppSPA, with any impact requiring site specific mitigation, which would constitute an abnormal costs and will need to be reflected in a reduced land value as per the PPG.	BNG cost is as per above analysis. Included as an appraisal input.

4.3 Council Planning Obligations Supplementary Planning Document (SPD)

- 4.3.1 Table 4-2 summarises the key requirements set out in the Council's Planning Obligations SPD. Some of these requirements reflect policies already identified in Table 4-1. The table therefore helps to show how these policy requirements are likely to be applied in practice and how they have been reflected in the viability assumptions.

Table 4-2 Planning obligations SPD requirements

Infrastructure type	Trigger for Obligation	Type of provision / contribution	Cost used in testing
Affordable Housing	Residential 10+ dwellings or >0.5 ha	On-site provision or commuted sum	As explained in Table 4-1 variable levels are being tested as onsite provision, and then balanced against other policy requirements.
Biodiversity Net Gain	All qualifying development	10% BNG on/off-site	As explained in Table 4-1, this is now a mandatory requirement and has been included as a cost in the appraisals.
Green / Blue Infrastructure	Development located within and adjacent to the Strategic Green Infrastructure (GI) network, new residential development of 10 or more dwellings (community open space), 100 dwellings or more (playing pitches), 30 dwellings or more (allotments)	New or improved on or off-site GI provision	As explained in Table 4-1, assumed delivered onsite through a combination of difference in gross to net developable area, external works and site opening up costs. Contributions towards the future maintenance of on-site open space are assumed to be covered through the S106 allowance.
Health (Primary Care)	Residential 25+ dwellings	New/extended health facilities	We assume these costs are met through our S106 allowance.
NCC Infrastructure	Varies by service	Education, libraries, transport, waste	
Public Realm / Public Art	Res 10+ dwellings; Non-res 1000m2+	Financial contributions	

Source: Planning Obligations SPD (adopted September 2022), Urbà (June 2026)

4.4 Nottinghamshire County Council Developer Contributions Strategy

- 4.4.1 Nottinghamshire County Council (NCC) has adopted a Developer Contributions Strategy which identifies a range of additional infrastructure requirements. These are summarised in Table 4-3. The associated costs are typically secured through S106 obligations and are therefore assumed to be captured within the S106 allowance adopted in the viability assessment

Table 4-3 NCC Developer Contributions Strategy requirements

Infrastructure type	Trigger for Obligation	Type of provision / contribution
Education – Primary & Secondary	Residential 10+ dwellings where capacity is insufficient	Financial contributions for expansions or new schools
Education – Post-16	Where local secondary schools offer sixth-form	Financial contribution to Post-16 places
SEND	100+ dwellings	Contribution for specialist school provision
Highways / Transport	Any development generating significant movement	On/off-site works via conditions/S278/S106
Walking, Cycling & PROW	Where links or upgrades are required	Improvements to walking/cycling/PROW
Public Transport – Infrastructure	Residential 10+ or >1,000sqm employment	Bus stop/shelter/RTI improvements
Public Transport – Services	Residential >100 dwellings or large employment	Revenue support for new/extended routes
Travel Plans	As per Highway Design Guide thresholds	Monitoring fee via S106
Libraries	Residential 50+ dwellings	New/extended libraries or stock
Waste Management	Residential 50+ dwellings near capacity sites	New/expanded recycling centres
Green Spaces	Adjacent/near NCC green spaces	Maintenance/capital improvements

Source: NCC Developer Contributions Strategy (adopted 10 April 2024), Urbà (June 2026)

5 Development typologies, testing scenarios & value inputs

5.1 Introduction

- 5.1.1 This chapter sets out the generic typologies and testing scenarios used in the viability assessment, together with the value inputs that underpin the appraisals. As explained in Chapter 3, it is not necessary to test every individual site; instead, a typology-based approach is used to ensure that the assessment reflects the range of sites expected to come forward across the Local Plan area. Strategic site testing is considered separately in Chapter 9.
- 5.1.2 The RICS guidance explains that *‘development typologies should be representative of the development that is planned and reflect the characteristics of groups of sites identified in the proposed land supply. These typologies will be a combination of site typologies (e.g. greenfield or brownfield) and scheme typologies (e.g. houses or flats for sale or build to rent, other specialist housing, and commercial or mixed-use schemes).’³⁴* The identified typologies are then tested using sales value assumptions informed by available market evidence.

5.2 Residential typologies

- 5.2.1 Generic residential typologies are developed through the following analysis:

Residential sales values - sales value assumptions are informed by the detailed analysis presented in the Property Market Report (Appendix E). This analysis has been used to determine whether viability testing should be undertaken by reference to different sales value areas, reflecting variations in market conditions across the District. The RICS explains *‘since value is often highly location-dependent, assessors should identify the high- and low-value locations within a plan area. Areawide assessments should test typologies in different value bands to reflect value variations within an LPA area based on the available evidence. Failure to do this could have a serious impact on the delivery of government policy to decrease the dependence on viability appraisals at the decision-taking stage of the planning process.’³⁵*

³⁴ RICS, March 2021 (effective from 01 July 2021), Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 3.3.6

³⁵ Ibid, Paragraph 4.2.8

- **Spatial distribution of development sites** - the location of proposed development sites has been considered alongside the sales value analysis to assess whether sites are concentrated within particular value areas or are spread across multiple market areas. This informs whether separate viability testing by value area is justified.
- **Development characteristics** - the nature of proposed developments, including whether sites are greenfield or brownfield, site capacity and development density, has been reviewed and cross-referenced against sales values. These factors influence development economics and therefore inform the range of typologies tested.
- **Dwelling type and tenure mix** - the typologies reflect the District's anticipated housing needs, including the expected mix of market and affordable housing tenures and a range of dwelling sizes, comprising one, two, three and four-bedroom homes.

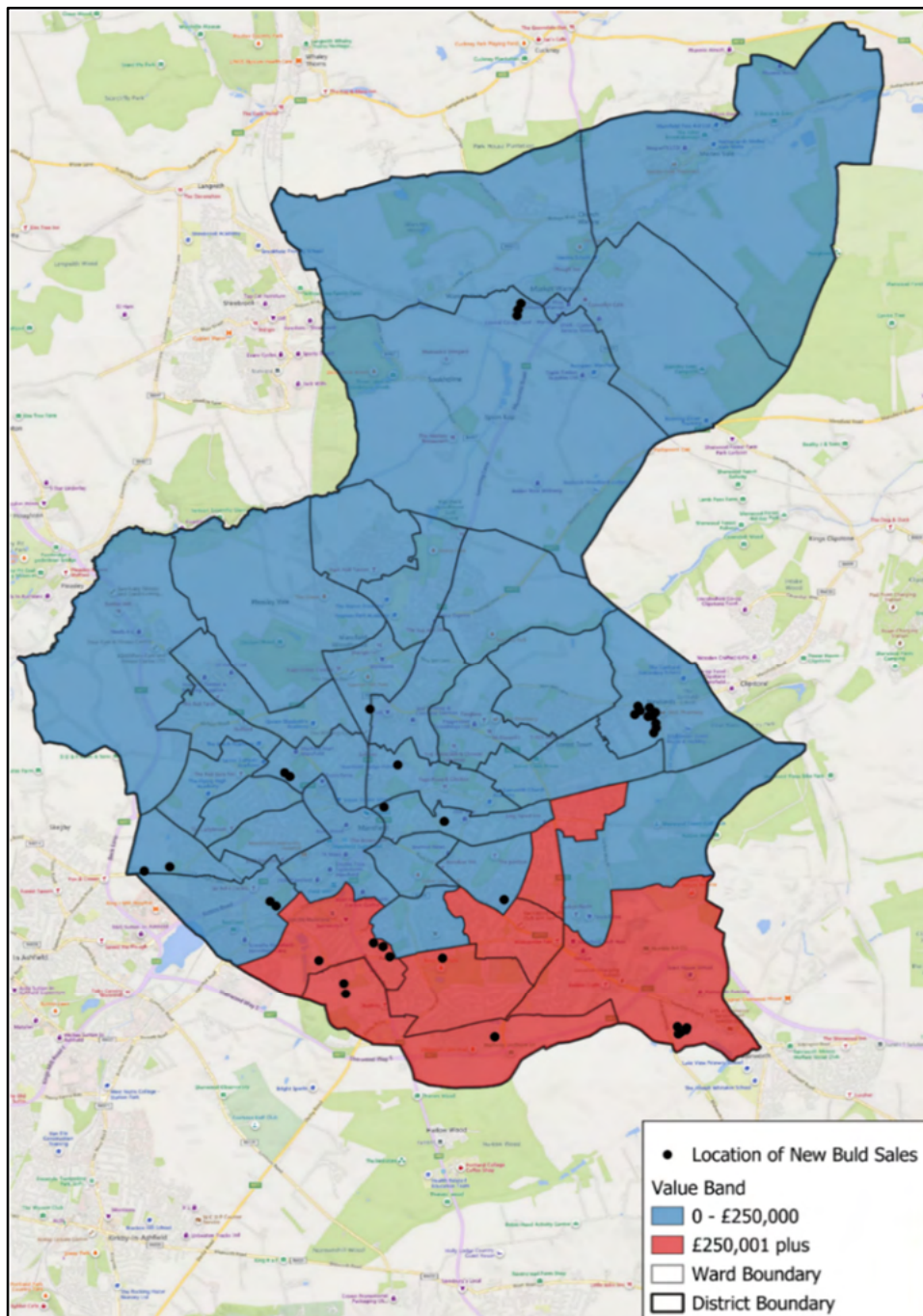
5.2.2 Although we have set out the analysis in stages, in reality, there have been multiple iterations across all the stages to establish the final typologies used in the testing. In establishing the typologies, we have also been mindful that they represent the *'majority of the unconsented land supply that is likely to come forward for development during the policy period under consideration.'*³⁶

³⁶ Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners

Establishing the value areas

- 5.2.3 Our assessment of the values used in the viability testing is based on the analysis presented in Chapter 2 of the Property Market Report (Appendix E). Our assessment has identified a clear north-south variation in values across the District, with generally higher values in the south and lower values in central and northern areas. Stakeholder feedback supported the adoption of a two-value-area approach for viability testing. Figure 5-1 illustrates the resulting value areas and the distribution of recent new-build sales used to inform the analysis.

Figure 5-1 Analysis of all sale values against ward boundaries Jan 2023 – Dec 2025 – indexed linked to Dec 2025



Source: QGIS, Mansfield District Council, Urbà, Porter PE (June 2026)

5.2.4 For clarity, in Table 5-1, we have summarised the wards which fall within each value zone.

Table 5-1 Value zones by ward boundaries

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

5.2.5 The values adopted in each of the value zones are set out in Table 5-2. In devising the appropriate unit sizes in Table 5-2, we have had regard to our Property Market Report in Appendix E, planning applications of recent schemes as summarised in Table 5-3 and the Nationally Described Space Standards (NDSS), see Figure 5-2.

Table 5-2 Market values used in viability assessment

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1-bed flat	52 NIA (sales) / 61 GIA (build)	£165,000	£3,173
2-bed flat	70 NIA (sales) / 82 GIA (build)	£185,000	£2,643
2-bed house	80	£225,000	£2,813
3-bed house	90	£245,000	£2,722
4-bed house	130	£340,000	£2,615
Higher value			
1-bed flat	52 NIA (sales) / 61 GIA (build)/	£175,000	£3,365
2-bed house	80	£260,000	£3,250
3-bed house	100	£330,000	£3,300
4-bed house	140	£400,000	£2,857

Source: Urbà, Porter PE (June 2026)

Analysis of planning applications

- 5.2.6 We have analysed a series of planning applications to assess the unit sizes and development densities – these are summarised in Table 5-3. This analysis is useful to understand how schemes are currently being brought forward in the District, and allows us to cross-reference our assumptions on unit sizes and development density to ensure that they are realistic in the local market.

Table 5-3 Summary of planning applications of recent residential schemes

Planning application reference	Value zone	Avg unit size (sqm)	Density (sqm/ gross ha)	Dwelling mix			
				2-bed %	3-bed %	4-bed %	5-bed %
2025/0738	Lower	86	1,904	19.6%	60.7%	19.6%	0.0%
2026/0153	Lower	69	N/A	20.0%	63.0%	17.0%	0.0%
2025/0694	Lower	94	1,859	25.5%	50.0%	24.5%	0.0%
2019/0205	Lower	117	N/A	0.0%	67.0%	33.0%	0.0%
2024/0197	Lower	102	254	0.0%	60.0%	37.0%	0.0%
2020/0065	Lower	78	1,832	59.0%	41.0%	0.0%	0.0%
2022/0479	Lower	88	2,626	20.0%	62.0%	4.0%	2.0%
2016/0262	Lower	81	3,561	31.0%	63.0%	6.0%	0.0%
2024/0351	Higher	119	N/A	12.0%	45.0%	40.0%	3.0%
2019/0802	Higher	134	3,268	7.0%	41.0%	52.0%	0.0%

Source: Mansfield District Council planning portal, Urbà (June 2026)

- 5.2.7 Based on the evidence reviewed, including local planning applications and the NDSS (see Figure 5-2), the affordable housing unit sizes adopted within the viability assessment are set out in Table 5-4.

Table 5-4 Proposed unit sizes for affordable units

Typology	Unit size sqm
1-bed flat	55 NIA / 65 GIA
2-bed flat	61 NIA / 72 GIA
2-bed house	70
3-bed house	84
4-bed house	97

Source: Urbà, Porter PE (June 2026)

- 5.2.8 Policy H3 in the Local Plan Review requires that development meets the need for different sizes and types of properties in the District. In doing so, we have ensured that the unit sizes used in the testing meet nationally described space standards as set out in Figure 5-2.

Figure 5-2 National minimum space standards

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

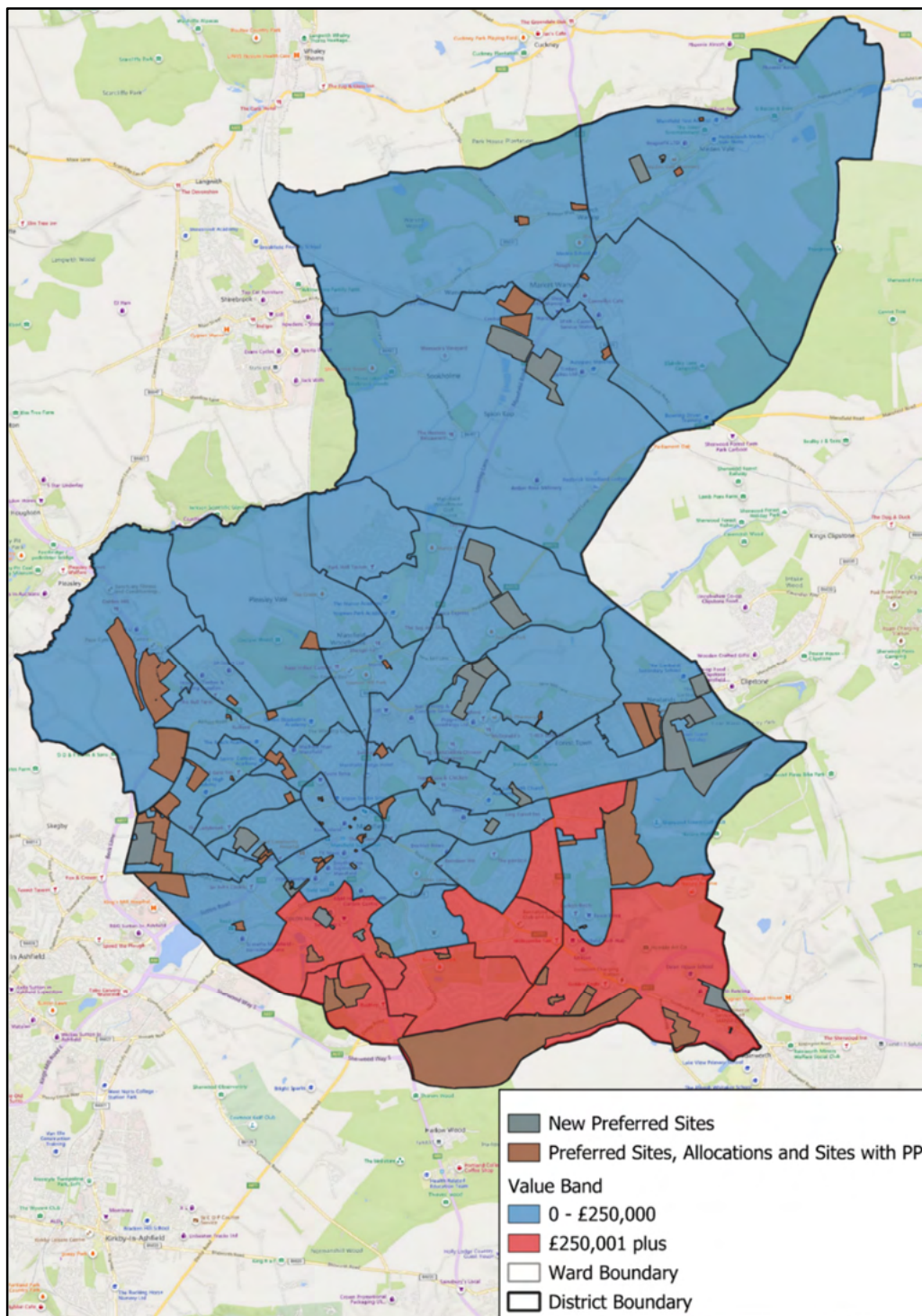
Source: MHCLG, Technical housing standards – nationally described space standards (March 2015)

Patterns of proposed residential development

- 5.2.9 The next step is to see how those potential residential sites relate to the value zones (see Figure 5-3) and whether they comprise greenfield or brownfield land (to allow further variation of the testing). For the Local Plan Review the potential residential sites form a combination of the existing allocations in the current Local Plan that do not have planning permission, new allocations, sites with current planning permission and sites under construction.

5.2.10 The analysis in Figure 5-3 shows that the majority of the potential residential sites fall in the lower value band area. Below we provide further analysis of the proposed sites, split between greenfield and brownfield land use and grouped by unit sizes. The Council has a small number of sites which comprise a mix of greenfield and brownfield land, in our analysis, we have grouped these by their dominant land use.

Figure 5-3 Potential residential sites against the two value areas



Source: Land Registry, Mansfield District Council, QGIS, Urbà (June 2026)

5.2.11 Table 5-5 summarises the proposed greenfield sites within the lower value zone. The density of the sites suggests that they are likely to come forward predominantly as housing rather than flatted development, with a broad range of development sizes represented. The upper-end density of 52 dph relates to a single site and is therefore considered an outlier. Excluding this site, the density range is significantly narrower, between 23 and 35 dph. Within the 50-99 unit size band, one site includes a commercial element and areas of protected open space that do not form part of the developable residential area. As a result, the gross site area overstates the land available for residential development and the effective gross density is closer to 30 dph.

Table 5-5 Lower value greenfield proposed sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Min site yield	Max site yield	Density min gross dph	Density max gross dph
1 - 9'	1	3%	8	8	8	34	34
10 - 29'	6	15%	102	12	25	22	52
30 - 49	7	18%	264	32	43	11	41
50 - 99	6	15%	466	60	94	12	32
100 - 199	7	18%	1,053	102	197	18	30
200 - 499	11	28%	3,337	218	400	7	30
500 plus	2	5%	1,650	800	850	17	20
Total	40		6,880				

Source: Urbà, Porter PE, Mansfield District Council (June 2026)

5.2.12 Table 5-6 summarises the proposed greenfield sites that fall in the higher value zone. The density of the sites again suggests that these are likely to come forward as housing rather than flats, although there are significantly fewer sites than in the lower value zone. The greatest variation in density occurs within the 1-9 dwelling size band, but again the maximum density of 69 dph is an outlier of a single site.

Table 5-6 Higher value greenfield proposed sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Min site yield	Max site yield	Density min gross dph	Density max gross dph
1 - 9'	1	8%	7	7	7	69	69
10 - 29'	2	15%	48	20	28	3	21
30 - 49	3	23%	113	33	40	6	28

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Min site yield	Max site yield	Density min gross dph	Density max gross dph
50 - 99	3	23%	193	58	73	20	30
100 - 199	3	23%	527	168	190	18	34
200 - 499	0	0%	0	0	0	0	0
500 plus	1	8%	1,700	1,700	1,700	12	12
Total	13		2,588				

Source: Urbà, Porter PE, Mansfield District Council (June 2026)

5.2.13 Table 5-7 summarises the proposed brownfield sites that fall in the lower value zone. The density of the sites would suggest that some sites will come forward for flats as well as housing. In the smaller band of 1 – 9 dwellings we see an extreme density range, but we would consider these to be outliers because once these are excluded, the density range is much narrower at between 36 – 43 dph. In the 10 – 29 size band, again we see quite extreme density ranges, but detailed analysis shows that this can be grouped into a housing density range of between 19 – 39 dph and flats 48 – 267 dph. In the 50 – 99 dwelling size band, there are just two sites proposed in this band, therefore, the contrasting densities reflect a single housing site and a single flatted development.

Table 5-7 Lower value brownfield proposed sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Min site yield	Max site yield	Density min gross dph	Density max gross dph
1 - 9'	5	23%	35	5	8	4	103
10 - 29'	12	55%	185	10	29	26	267
30 - 49	2	9%	73	32	41	28	30
50 - 99	2	9%	147	73	74	27	134
100 - 199	1	5%	150	150	150	0	42
200 - 499	0	0%	0	0	0	0	0
500 plus	0	0%	0	0	0	0	0
Total	22		590				

Source: Urbà, Porter PE, Mansfield District Council (June 2026)

5.2.14 Table 5-8 summarises the proposed brownfield sites that fall in the higher value zone. The density of the sites would again suggest that these will come forward as housing rather than flats, and again there are significantly fewer sites than in the lower value zone.

Table 5-8 Higher value brownfield proposed sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Min site yield	Max site yield	Density min gross dph	Density max gross dph
1 - 9'	0	0%	0	0	0	0	0
10 - 29'	1	33%	22	22	22	17	17
30 - 49	1	33%	35	35	35	30	30
50 - 99	0	0%	0	0	0	0	0
100 - 199	1	33%	117	117	117	31	31
200 - 499	0	0%	0	0	0	0	0
500 plus	0	0%	0	0	0	0	0
Total	3		174				

Source: Urbà, Porter PE, Mansfield District Council (June 2026)

Residential typologies

5.2.15 Based on our analysis of the proposed sites, we have devised the generic typologies set out in Table 5-9. The development densities have been based on the Council's assessment, and we have made reasonable adjustments to the gross developable area to derive the net site area. This approach allows sufficient land to be retained for infrastructure, green infrastructure and other policy requirements.

5.2.16 Where our analysis of the potential sites has identified that there are no sites in certain size bands, we have made a judgement on suitable typologies to ensure that a sufficient number of typologies are tested across different size bands.

Table 5-9 Residential generic typologies

No. of units	Net dph	Gross dph	Net site area ha	Gross to net	Gross site area ha
Greenfield – lower value zone					
8	40	33	0.2	85%	0.24
20	25	21	0.8	85%	0.94
38	37	30	1.03	80%	1.28

No. of units	Net dph	Gross dph	Net site area ha	Gross to net	Gross site area ha
80	40	30	2	75%	2.67
150	35	25	4.29	70%	6.12
300	30	20	10.00	65%	15.38
825	30	18	27.50	60%	45.83
Greenfield – higher value zone					
7 – higher density	75	64	0.09	85%	0.11
7	35	30	0.20	85%	0.24
25	25	21	1	85%	1.18
40	30	24	1.33	80%	1.67
65	35	26	1.86	75%	2.48
175	35	25	5.00	70%	7.14
Brownfield – lower value zone					
7	45	38	0.16	85%	0.18
15 – higher density	120	102	0.13	85%	0.15
17	35	30	0.49	85%	0.57
37	35	28	1.06	80%	1.32
70	35	26	2.00	75%	2.67
70 – higher density	170	136	0.41	80%	0.51
150	50	35	3.00	70%	4.29
Brownfield – higher value zone					
22	20	17	1.10	85%	1.29
35	40	32	0.88	80%	1.09
70	35	26	2.00	75%	2.67
115	45	32	2.56	70%	3.65

Source: Urbà, Porter PE (June 2026)

5.3 Strategic sites

5.3.1 In addition to the typology-based assessment, the viability testing includes specific analysis of selected strategic sites. The strategic sites identified within the Local Plan Review are expected to deliver a significant proportion of the District's housing requirement and are therefore considered appropriate for separate testing. The Council has identified the following sites to test:

- Land at New Mill Lane / Land north of Old Mill Lane
- Land at Peafield Lane / Land off Peafield Lane
- Jubilee Way SUE
- Land at Berry Hill SUE
- Land off Mansfield Road / Land SE of Mansfield Road

5.3.2 The PPG³⁷ also advises plan makers should engage with landowners, developers and infrastructure providers to obtain evidence on costs and values at the plan-making stage. To inform our assessment, site-specific information was sought from promoters through a standard pro forma covering development assumptions, infrastructure requirements, abnormal costs and other viability-related matters.

5.3.3 The information submitted by site promoters has been reviewed alongside relevant planning applications, masterplans, supporting technical studies, site-specific policy requirements and other evidence available to the Council. The resulting assumptions have been incorporated within the strategic site viability testing (Chapter 9).

5.4 Older persons accommodation

5.4.1 Policy H6 in the Local Plan Review supports the provision of C2 accommodation. Older persons accommodation is typically delivered by operators such as Churchill Retirement Living & McCarthy Stone in the form of age restricted accommodation or extra care / assisted living. Those offering greater levels of care have a different delivery model and are typically developed by housing associations and / or charities e.g., Sanctuary Housing is a registered charity and RP, which provides dementia care, amongst other things. We have focused our testing on those products which are delivered by the private sector in the form of age restricted accommodation.

5.4.2 Our market analysis (Property Market Report in Appendix E) shows that locally, older persons accommodation comes forward in a mix of flats and bungalows. To reflect potential development, we have analysed older persons developments that have come forward as a mix of flats and bungalows, both in Mansfield and other areas we have undertaken similar studies to gain a larger selection of schemes— this is set out in Table 5-10.

Table 5-10 Examples of older persons development

³⁷ Ibid, Paragraph: 006 Reference ID: 10-006-20190509 Revision date: 09 05 2019

Address	Planning reference number	No. of units	Dwelling mix	Gross site area ha	Density gross area
Land At Rock Valley, Mansfield	2020/0727/FUL	74	36 x 1/2-bed flats 11 x 2-bed flats 17 x 2-bed bungalow 10 x 3-bed bungalows	3.1	24 per ha (1,642 sqm per ha)
Land North Of 48 Woodrolfe ,Road Tollesbury, Essex	21/00702/FUL	25	4 x 1-bed flats 7 x 1-bed bungalow 8 x 2-bed bungalow 6 x 3-bed bungalows (room for carer)	1.8	13.9 per ha (997 sqm per ha)
Former Truckeast, Violet Hill Road, Stowmarket	DC/25/01673	61	29 x 1-bed flats 18 x 2-bed flats 14 x 2-bed bungalows	1.13	54 per ha (3,315 sqm per ha)

Source: Babergh District Council, Maldon District Council & Mansfield Council planning portals, Urbà (June 2026)

- 5.4.3 Based on the analysis of schemes being delivered in the market, we have tested a 60-unit scheme at 30 dph with the dwelling mix as set out in Table 5-11, both greenfield and brownfield, across both value zones.

Table 5-11 Older persons dwelling mix appraisal inputs

Typology	No. of units	Dwelling mix %	Size sqm (NIA flats)	Total sqm (NIA flats)
1-bed flat	30	50%	55	1,650
2-bed flat	15	25%	70	1,050
2-bed bungalow	10	17%	72	720
3-bed bungalow	5	8%	100	500

Typology	No. of units	Dwelling mix %	Size sqm (NIA flats)	Total sqm (NIA flats)
Total	60			3,920
Site area ha				2
Density gross area				30 dph (1,960 sqm per ha)

Source: Urbà ,Porter PE (June 2026)

- 5.4.4 Based on our detailed market assessment in the Property Market Report in Appendix E, we have used the values set out in Table 5-12 in our viability testing of older persons accommodation. The gross to net on the flats is 75% compared to general needs housing of 85%, to reflect the market. 75% has also been applied to the affordable units.

Table 5-12 Older persons accommodation market values appraisal inputs

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1-bed flat	55	£160,000	£2,909
2-bed flat	70	£200,000	£2,857
2-bed bungalow	72	£260,000	£3,611
3-bed bungalow	107	£310,000	£2,897
Higher value			
1-bed flat	55	£230,000	£4,182
2-bed flat	70	£275,000	£3,929
2-bed bungalow	72	£330,000	£4,583
3-bed bungalow	107	£425,000	£3,972

Source: Urbà (June 2026)

5.5 Non-residential typologies

- 5.5.1 With regard to commercial property, there is less price variation across the District. Accordingly, the adopted values are driven primarily by the type of development being tested rather than by location within the District. Therefore, there is less justification in creating value zones as with the residential testing, with our values more focused on the profile of the typologies used.

5.6 Retail typologies

- 5.6.1 The supporting text for Policy RT1 in the Local Plan Review explains that Mansfield town centre (a sub-regional centre) is the main location for the retail and leisure development needed to deliver the long term visions for Mansfield and the wider District. St Peter's Retail Park and Portland Retail Park are the preferred locations for the development of new bulky goods retail floorspace. It also explains that policy allows for the development of floorspace that meets the day to day convenience needs of the immediate area. This is expected to be small scale development, not exceeding 280 sqm, such as a new corner shop. Whilst also recognising that large, stand-alone supermarkets also play an important part in meeting the shopping requirements of the District.
- 5.6.2 Because retail development is envisaged over the plan period, we have tested several typologies for convenience and comparison retail.
- 5.6.3 To determine the retail typologies, we have had regard to our Property Market Report in Appendix E and, based on our analysis, we have tested the typologies set out in Table 5-13.

Table 5-13 Convenience & comparison retail typologies

Typology	Size sqm GIA	Rent	Net yield before purchaser costs	Site coverage
Convenience retail				
Express – brownfield	300	£230	6.0%	70%
Budget – greenfield & brownfield	1,800	£200	5.0%	11.5%
Superstore – greenfield & brownfield	3,500	£180	5.50%	12%
Comparison retail				
Town centre -brownfield	150	£110	10.0%	70%
Out of town (district centre) – greenfield	150	£230	10.0%	50%

Source: Urbà (March 2026)

5.7 Employment typologies

- 5.7.1 Section 6 of the Local Plan Review explains that the Housing and Economic Land Availability Assessment (HELAA), 2025 identifies a number of sites within the key and general employment areas as being suitable, achievable and deliverable within the plan period, however, on a number of these sites their availability is unknown. These sites account for 7.45 ha of employment land, and the delivery of these sites will be supported under Policy E3.

5.7.2 Because employment development is envisaged over the plan period, we have tested several typologies for offices and industrial/warehouse use. To determine the employment typologies, we have had regard to our Property Market Report in Appendix E and, based on our analysis, we have tested the scenarios set out in Table 5-14.

Table 5-14 Employment typologies

Typology	Size sqm GIA	Size sqm NIA	Rent	Net yield after purchaser costs	Site coverage
Office					
Town centre – brownfield	150	128	£215	11.0%	70%
Out of town brownfield and greenfield	200	170	£215	11.0%	40%
Industrial/warehouse					
Industrial – small – greenfield & brownfield	250	250	£120	6.0%	50%
Industrial – mid – greenfield & brownfield	1,000	1,000	£120	6.0%	40%
Warehouse – small – greenfield & brownfield	2,500	2,500	£110	5.75%	40%
Warehouse – mid – greenfield	5,000	5,000	£108	5.50%	40%
Warehouse – large – greenfield	10,000	10,000	£108	5.25%	35%

Source: Urbà (March 2026)

6 Cost assumptions & inputs

6.1 Introduction

- 6.1.1 This chapter sets out the development cost assumptions and inputs used within the viability assessment. These costs exclude policy requirements, which are considered separately in Chapter 4, and BLVs, which are assessed in Chapter 7.

6.2 Development costs & timescales residential testing

Development costs

- 6.2.1 The residential development costs that are used in the viability testing are set out in Table 6-1.

Table 6-1 Construction costs (excluding potential policy requirements) residential testing

Element		Cost	Source
Unit build costs	Houses: SME housebuilder 11 - 49 units	£1,700 psm	BCIS Median for estate housing (generally) – 5-year sample, rebased for Mansfield. Details in Appendix F.
	Houses: volume housebuilder 50 plus units	£1,447 psm	BCIS Lower quartile for estate housing (generally) – 5-year sample, rebased for Mansfield. Details in Appendix F.
	Flats low rise: SME housebuilder 11 - 49 units	£2,002 psm	BCIS Median for flats (generally) – 5-year sample, rebased for Mansfield. Details in Appendix F.
	Flats low rise: volume housebuilder 50 plus units	£1,656 psm	BCIS Lower quartile for flats (generally) – 5-year sample, rebased for Mansfield. Details in Appendix F.
Externals - to cover driveways, garages, gardens, fencing, internal estate roads & services along internal estate roads. Cost includes providing SuDs.	Houses	20% of BCIS	At the stakeholder event, we suggested these to be 10 and 15%, but feedback was that on more recent schemes these were higher at 15 and 20%. Following the stakeholder event, we reviewed a series of schemes that we have recently been involved in where cost plans had been provided. This analysis concurred with the stakeholder feedback; hence, we have increased these percentages.
	Flats	15% of BCIS	
Abnormals - brownfield only		£500,000 per ha	HCA guidance on dereliction, demolition & remediation (March 2015) and comparable schemes.

Element		Cost	Source
Opening up costs - greenfield only (costs out-with plot externals, to cover roads, site wide landscaping (including blue & green infrastructure), services & entrances to connect to the internal estate roads).	0 - 49 units	£0	Comparable schemes and similar studies that we have been involved in. There were no direct comments during our stakeholder event that these were not reasonable.
	50 - 199 units	£9,000 per unit	
	200 - 499 units	£18,000 per unit	
	500 - 999 units	£24,000 per unit	
	1,000 units plus	£30,000 per unit	
Professional fees		8% of BCIS costs and additional costs (does not include policy costs)	Comparable schemes and similar studies that we have been involved in. There were no direct comments during our stakeholder event that these were not reasonable.
Contingency		4% of BCIS costs and additional costs (does not include policy costs)	
Finance		7.00%	RICS explains that <i>'where current costs are used, real interest rates should be applied to what is in effect real cash flows when projections are not used.'</i>³⁸ As our assessment is based on current costs, real interest rates should be applied. In practice, development finance is typically priced at 5% above the Bank of England Base Rate, plus fees. As of March 2026, the Base Rate is 3.75%, implying a nominal finance rate of 8.75% (inclusive of inflation), plus fees. The current (January 2026) Consumer Price Inflation (CPI) is 3.6%. Accordingly, we consider the real interest rate to be 5.15% plus fees.³⁹ On this basis, a debit finance rate of 7% inclusive of all fees is considered more than reasonable (if not conservative) for use in our assessment.

³⁸ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

³⁹ Calculated as 8.75% minus 3.6%

Element		Cost	Source
Developer return - market units		17.5% of GDV	Comparable schemes and similar studies that we have been involved in. The profit margin is consistent with the range set out in the PPG on viability of 15 – 20% on GDV. ⁴⁰
Developer return - affordable units		6% of GDV	
Disposal costs - dwellings	Marketing, agents & legals	3% of market units	Comparable schemes and similar studies that we have been involved in.
	Affordable legals	0.5% of affordable GDV	
Disposal costs - land	SDLT	Variable % of residual land value	HMRC prevailing rates
	Agents & legals	1.75% of residual land value	Industry rates

Source: Urbà ,Porter PE (June 2026)

Building Safety Levy

- 6.2.2 The Building Safety Levy is part of the government's response to fund the remediation works for buildings over 11 metres tall with unsafe cladding following the Grenfell Tower tragedy. As part of the Remediation Acceleration Plan published in December 2024, the government announced its intention to launch the levy in Autumn 2025, but they have now determined that the levy will come into effect in Autumn 2026.⁴¹
- 6.2.3 Because this is a known future development cost, we have included this as part of our sensitivity testing on future costs and values. The reason it has not been included within the baseline testing is that it does not currently represent an existing development cost.
- 6.2.4 On 23 March 2025, the government published the Building Safety Levy rates by local authority area, which are split between greenfield and brownfield – the rates for Mansfield District are set out in Figure 6-1, and they have been used in our sensitivity testing.

Figure 6-1 Proposed Building Safety Levy rates

The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)
Mansfield	9.12	18.23

Source: Building Safety Levy: Technical consultation response (24 March 2025)

⁴⁰ MHCLG, 6 March 2014, PPG on viability, Paragraph: 018 Reference ID: 10-018-20190509 Revision date: 09 05 2019

⁴¹ <https://www.gov.uk/government/consultations/building-safety-levy-technical-consultation/outcome/building-safety-levy-technical-consultation-response>

Timescales

6.2.5 Table 6-2 sets out the timescales used in the appraisals cashflow to calculate the interest payments. We have provided a visual representation of timescales headings in Figure 6-2 to provide greater clarity. On the larger sites, we have assumed phased land payments (i.e., more than one drawdown on land payment) because there would not be a single upfront payment, and if we did not make this adjustment, then it would overstate the interest payments. The affordable unit sale period (i.e., payments by the RP) is timed through the construction period on the units to reflect golden brick payments made by an RP, reflecting how the market operates. On flatted only typologies, sales commence on build completion, in line with how the market operates.

Table 6-2 Residential timescales in months

No. of units	Lead-in planning	Site wide infrastructure /opening up cost	Off set period before commencement of construction period following commencement of site opening	Development period units	Sales period	Off set period before sales commence
Greenfield – lower value zone						
8	6	0	0	14	12	9
20	6	0	0	20	20	9
38	6	0	0	30	30	9
80	9	20	3	40	40	9
150	9	30	6	60	60	9
300	9	60	9	120	120	9
825 ⁴²	12	99	9	198	198	9
Greenfield – higher value zone						
7 – higher density	6	0	0	12	12	12
7	6	0	0	12	12	9
25	6	0	0	25	25	9
40	9	0	0	32	32	9
65	6	17	3	33	33	9

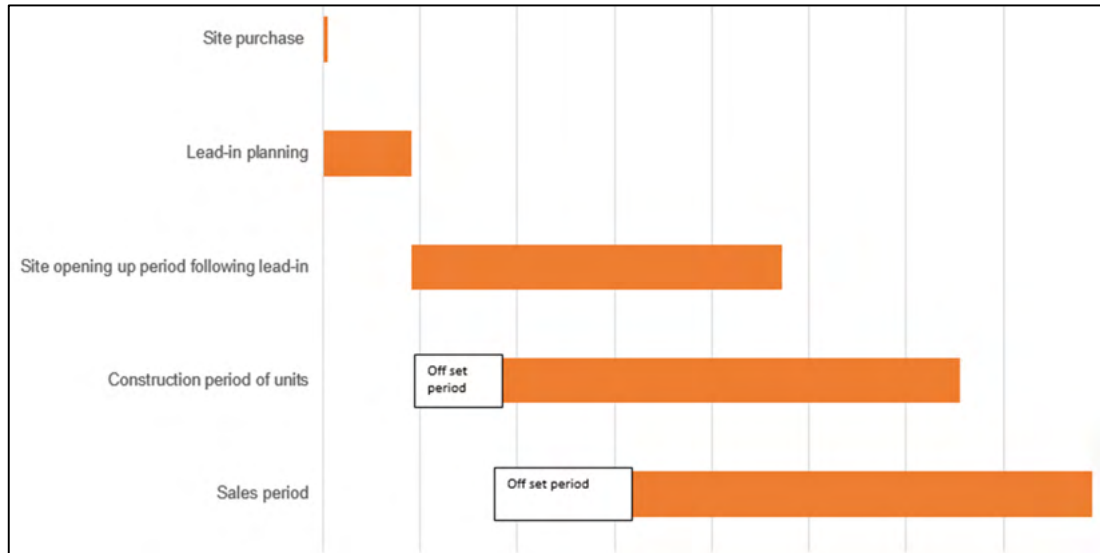
⁴² Three drawdowns of land payment

No. of units	Lead-in planning	Site wide infrastructure /opening up cost	Off set period before commencement of construction period following commencement of site opening	Development period units	Sales period	Off set period before sales commence
175	9	35	6	70	70	9
No. of units	Lead-in planning	Site remediation	Off set period before commencement of construction period following commencement of site demo/remediation	Development period units	Sales period	Off set period before sales commence
Brownfield – lower value zone						
7	6	3	2	12	12	9
15 – higher density	6	3	2	15	15	15
17	6	3	2	17	17	9
37	9	5	3	30	30	9
70	6	9	3	35	35	9
70 – higher density	6	9	3	35	35	35
150	9	15	6	60	60	9
Brownfield – higher value zone						
22	6	3	3	22	22	9
35	6	5	3	28	28	9
70	6	9	3	35	35	9
115	6	12	6	58	58	9

Source: Urbà ,Porter PE (June 2026)

- 6.2.6 As shown in Figure 6-2 we have allowed off set periods to allow for site opening works to commence before the unit build and between the unit build and the commencement of the sales period.

Figure 6-2 Visual representation of timescales headings



Source: Urbà ,Porter PE (June 2026)

6.3 Development costs & timescales older persons accommodation

- 6.3.1 The viability inputs and assumptions for older persons accommodation are predominantly the same as general needs housing, with a small number of differences that we set out below.

Development costs

- 6.3.2 Table 6-3 sets out the scheme specific costs for older persons accommodation, where they deviate from the general needs housing testing. These were presented during stakeholder engagement and no evidence was submitted to indicate that alternative assumptions and inputs should be adopted.

Table 6-3 Older persons accommodation costs – where they deviate from general needs testing

Element	Input	Comment
Build cost	£2,602	BCIS - supported housing generally – median cost, 5-year sample, rebased for Mansfield. Details in Appendix F. It is assumed that the cost for M4(2) is embedded in the cost due to the nature of the development, so no separate allowance is made.
Gross to net on flats	75%	Due to these types of schemes providing communal facilities, the gross to net area ratio is reduced when compared to general needs flatted developments. Based on schemes we have analysed previously, this is around 75% compared with approximately 85% for general needs flats.

Element	Input	Comment
Marketing, promotion & vacant property costs	5.5%	Comparable scheme analysis shows higher costs over general needs market housing. Also, this allowance allows for empty property costs for the developer holding the empty units until sold, as they cover the costs of the services required to support residents.

Source: Urbà ,Porter PE (June 2026)

Timescales

- 6.3.3 Typically older persons accommodation sales period is longer than general needs accommodation due to a restricted market, we have reflected this in timescales in Table 6-4.

Table 6-4 Older persons accommodation timescales in months

No. of units	Lead-in planning	Site wide infrastructure /opening up cost	Off set period before commencement of construction period following commencement of site opening	Development period units	Sales period	Off set period before sales commence
Greenfield						
60	6	12	3	24	30	12
No. of units	Lead-in planning	Site remediation	Off set period before commencement of construction period following commencement of site demo/remediation	Development period units	Sales period	Off set period before sales commence
Brownfield						
60	6	9	3	24	30	12

Source: Urbà ,Porter PE (June 2026)

6.4 Development costs & timescales non-residential testing

- 6.4.1 Non-residential development is substantially different to residential, and this is reflected in the assumptions and inputs set out below.

Development costs

- 6.4.2 The non-residential development costs that are used in the viability testing are set out in Table 6-5. These were presented during stakeholder engagement, and no evidence was submitted to indicate that alternative assumptions and inputs should be adopted.

Table 6-5 Construction costs (excluding potential policy requirements) non-residential testing

Element		Cost	Source
Unit build costs	Office town centre - brownfield	£2,389 psm	BCIS: 320. Offices Generally - re-based for Mansfield District - 15 year default period - details in Appendix F.
	Office out of town – brownfield & greenfield	£2,389 psm	
	Industrial – small – greenfield & brownfield	£1,267 psm	BCIS: 284. Warehouses/stores Up to 500m2 GFA - re-based for Mansfield District - 15 year default period - details in Appendix F.
	Industrial – mid – greenfield & brownfield	£909 psm	BCIS: 284. Warehouses/stores 500 to 2000m2 GFA - re-based for Mansfield District - 15 year default period - details in Appendix F.
	Warehouse - small - greenfield & brownfield	£909 psm	BCIS: 284. Warehouses/stores 500 to 2000m2 GFA - re-based for Mansfield District - 15 year default period - details in Appendix F.
	Warehouse - mid-greenfield	£753 psm	BCIS: 284. Warehouses/stores Over 2000m2 GFA - re-based for Mansfield District - 15 year default period - details in Appendix F.
	Warehouse – large – greenfield	£753 psm	
	Convenience retail: Express – brownfield & greenfield	£1,750 psm	BCIS: 344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - details in Appendix F.
	Convenience retail: Budget - brownfield & greenfield	£1,750 psm	BCIS: 344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - details in Appendix F.

Element		Cost	Source
	Convenience retail: Superstore – brownfield & greenfield	£1,750 psm	BCIS: 344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - details in Appendix F.
	Retail - comparison small town centre - brownfield	£1,590 psm	BCIS: Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - details in Appendix F.
	Retail - comparison district centre - greenfield	£1,590 psm	
Externals - to cover driveways, car parking, yard space (ind/warehouse) fencing, internal estate roads & services along internal estate roads.	Greenfield	15%	Comparable schemes and similar studies that we have been involved in.
	Brownfield	10%	
Electric vehicle charge points		£0	This is treated as being cost neutral because the cost of the infrastructure and provision of electricity can normally be passed to a third-party supplier, who imposes a charge on the electric car users.
BNG		£15,000 per ha	Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, 2019 non-residential East Midlands, rounded up from £14,334 per ha.
Abnormals - brownfield only		£500,000 per ha	HCA guidance on dereliction, demolition & remediation (March 2015) and comparable schemes.
Professional fees		10% of BCIS costs	Comparable schemes and similar studies that we have been involved in.
Contingency		3% of BCIS costs	
Finance		7.00%	RICS explains that ' <i>where current costs are used, <u>real</u></i>

Element		Cost	Source
			<u>interest rates should be applied to what is in effect real cash flows when projections are not used.</u>⁴³ As our assessment is based on current costs, real interest rates should be applied. In practice, development finance is typically priced at 5% above the Bank of England Base Rate, plus fees. As of March 2026, the Base Rate is 3.75%, implying a nominal finance rate of 8.75% (inclusive of inflation), plus fees. The current (January 2026) Consumer Price Inflation (CPI) is 3.6%. Accordingly, we consider the real interest rate to be 5.15% plus fees.⁴⁴ On this basis, a debit finance rate of 7% inclusive of all fees is considered more than reasonable for use in our assessment.
Developer return		20% of development cost	Comparable schemes and similar studies that we have been involved in. The profit margin aligns with the range set out in the PPG on viability of 15 – 20% on GDV. ⁴⁵
Disposal costs - land	SDLT	Variable % of residual land value	HMRC prevailing rates
	Agents & legals	1.75% of residual land value	Industry rates.
Disposal costs on commercial	Letting agents fee	10% of first year's rent	
	Legal letting fees	5% of first year's rent	
	Investment agent fee	1% of GDV	

⁴³ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

⁴⁴ Calculated as 8.75% minus 3.6%

⁴⁵ MHCLG, 6 March 2014, PPG on viability, Paragraph: 018 Reference ID: 10-018-20190509 Revision date: 09 05 2019

Element		Cost	Source
	Investment legal fee	0.5% of GDV	
	SDLT	Variable % of capital values	HMRC prevailing rates.
	Marketing	0.5% of GDV	Comparable schemes.

Source: Urbà ,Porter PE (June 2026)

Timescales

- 6.4.3 Table 6-6 sets out the non-residential timescales used in the viability testing. The timescales work on the basis that the unit will be let following completion and the subsequent investment is sold, which then crystallises the end value of the development i.e., the GDV. Any marketing void and/or tenant incentives is reflected in the yield used, therefore, no additional allowances are made for this in the appraisals.

Table 6-6 Non-residential timescales

Typology	Site purchase (months)	Lead in period (months)	Development period	Sale period (months)
Office Town centre – brownfield	1	6	9	1
Out of town brownfield	1	6	9	1
Out of town greenfield	1	6	9	1
Industrial – small – brownfield	1	6	9	1
Industrial – small – greenfield	1	6	9	1
Industrial – mid – brownfield	1	6	9	1
Industrial – mid – greenfield	1	6	9	1
Warehouse – small – brownfield	1	6	9	1
Warehouse – small – greenfield	1	6	9	1
Warehouse – mid – greenfield	1	6	12	1
Warehouse – large – greenfield	1	6	18	1

Typology	Site purchase (months)	Lead in period (months)	Development period	Sale period (months)
Convenience retail Express – brownfield	1	6	9	1
Convenience retail Budget – brownfield	1	6	12	1
Convenience retail Budget – greenfield	1	6	12	1
Convenience retail Superstore – brownfield	1	6	15	1
Comparison retail Town centre - brownfield	1	6	9	1
Comparison retail Out of town (district centre) – greenfield	1	6	12	1

Source: Urbà ,Porter PE (June 2026)

7 BLV assessment

7.1 Introduction

- 7.1.1 The BLVs used in our assessment follow the EUV plus a premium approach, as required by the PPG on viability. This section sets out the EUVs adopted for the relevant greenfield and brownfield development typologies, together with the landowner premiums applied to derive the BLVs used in the viability testing.

7.2 Residential sites – land value assessment

- 7.2.1 As summarised in Table 7-1, the majority of the proposed residential sites comprise greenfield land.

Table 7-1 No. of proposed greenfield and brownfield sites

Site type	Total no. of potential sites	Total no of potential sites % split
Lower value zone		
Greenfield	40	51.28%
Brownfield	22	28.21%
Higher value zone		
Greenfield	13	16.67%
Brownfield	3	3.85%
Total	78	

Source: Mansfield District Council, Urbà & Porter PE (June 2026)

7.3 Residential sites – greenfield land value assessment

- 7.3.1 For residential development on greenfield sites, the EUV has been based on agricultural land, which represents the typical current use of undeveloped sites in the District. This approach is consistent with established practice in plan-making viability assessments.

Market overview

- 7.3.2 To inform the EUVs adopted for greenfield sites, we have reviewed recent agricultural land market evidence from Savills and the RICS–RAU Farmland Market Directory. This provides a proportionate and locally relevant indication of agricultural land values and trends. A summary of the key national and regional findings is set out below.
- 7.3.3 Savills reports⁴⁶ that in 2025, the farmland market remained active, with 165,000 acres brought to market (a 12% fall compared with 2024, but still the second most active year since

⁴⁶ Savills, February 2026, The Farmland Market Spotlight Rural – UK

2018). Market activity has been influenced by challenging harvest conditions, reduced farming confidence and policy uncertainty, though demand remained resilient in several farming sectors.

7.3.4 Across England, farmland supply in 2025 was 5% higher than the 2012–2016 pre-Brexit average, with notable variations by region.⁴⁷ Average farmland values fell by around 1% in H1 2025, indicating a broadly stable pricing environment despite reduced activity in some regions.⁴⁸

7.3.5 Savills' research⁴⁹ identifies the East Midlands as offering some of the best-value Grade 3 arable land in England, at around £8,000 per acre, helping drive both farmer and investor demand in the region through 2024–2025.

7.3.6 The RICS/ Royal Agricultural University (RAU) Farmland Market Directory (H1 2025) reports (Figure 7-1) that bare agricultural land across England averaged £26,000 per ha (approximately £10,520 per acre) during the first half of 2025.

Figure 7-1 Average prices of all reported agricultural land transactions

Property Type	Overall	England	Wales	Scotland
	£/acre			
Full Sample				
Bare Land	10,362	10,520	8,932	

Source: RICS/RAU Farmland Market Directory of Land Sales Summary (Jan - Jun 2025)

7.3.7 The RICS/RAU Directory⁵⁰ also provides weighted average prices by size band and region, for East Midlands they report (see Figure 7-2) a price of £41,375 per ha (£16,744 per acre) for small sites (under 20 ha / 50 acres) and this reduces to £28,944 per ha (£11,713 per acre) for large sites (81 ha / 200 acres plus).

Figure 7-2 Weighted sample average prices by location and size

Weighted Sample	Small <50 ac		Medium 50-200 ac		Large > 200 ac	
	£/ac	£/ha	£/ac	£/ha	£/ac	£/ha
East	23,100	57,079	23,100	57,079	9,970	24,635
East Midlands	16,744	41,375	11,713	28,944		
North East	13,885	34,309	8,779	21,693		
North West	10,503	25,953	12,919	31,923		
South East	15,528	38,370				
South West	13,950	34,471	11,729	28,983	10,817	26,728
West Midlands	23,395	57,810	10,786	26,652		
Yorks and Humber	16,330	40,351	9,750	24,092	6,073	15,005
England Overall	14,578	36,023	11,564	28,575	8,864	21,902
Wales	17,208	42,522	14,655	36,213		
Scotland	36,976	91,368	7,603.48	18,788		
GB Overall	15,231	37,637	11,767	29,076	8,864	21,902

Source: RICS/RAU Farmland Market Directory of Land Sales Summary (Jan - Jun 2024)

⁴⁷ Ibid

⁴⁸ Ibid

⁴⁹ Ibid

⁵⁰ Removing properties where the residential value represents more than 50% of the sale price and other anomalies, generates a reduced database of transactions. For this survey 11% of the transactions were removed (lower than previous surveys) leaving 195 transactions in the weighted analysis.

- 7.3.8 The RICS/RAU Farmland Market Directory provides detailed transactional evidence for agricultural land across England and Wales. Whilst the Directory reports guide prices rather than actual sale prices, it records whether the achieved price was close to, above, or below the guide price, enabling a proportionate interpretation of market value for viability purposes.
- 7.3.9 Table 7-2 summarises all Nottinghamshire-specific transactions from the available RICS/RAU publications and forms the evidence base for the agricultural EUV applied in this study. The evidence shows that most agricultural parcels within the 2.4–11.6 ha range, typically have guide prices broadly between £19,800 and £25,600 per ha. The Hayton and Blyth transactions appear to represent outliers relative to the wider sample because we would expect to see some discounting on a £ per ha basis for the larger site compared to the smaller site, but this does not appear to be the case here. Based on this evidence, a reasonable EUV is £22,700 per ha (£9,200 per acre), which reflects a reasonable mid point between £19,800 and £25,600 per ha, where most of the evidence lies.

Table 7-2 Greenfield prices in Nottinghamshire

Sold date	Address	Description	Size acres	Size ha	Guide price £ per acre	Guide price £ per ha	Sold at ⁵¹
May 2024	Headlands Lane, Ranskill (Lot 2)	Bare land	13.5	6.60	£10,378	£25,645	C
Mar 2024	Back Lane, Ranskill (Lot 1)	Arable land	12.9	5.21	£8,544	£21,113	C
Mar 2024	Lot 1 and Lot 2, Carlton-On-Trent, Newark	Grassland	13.5	5.46	£10,376	£25,641	SA
Dec 2023	Scotter Lane, Main Street, Hayton, Retford, DN22 9LF	Bare land (pasture)	3.0	1.21	£15,050	£37,190	WB
Mar 2024	Land at Weston Lane, South Street, Normanton on Trent, Newark, Normanton-on-Trent	Bare land	19.4	7.84	£8,775	£21,684	WB
Feb 2024	Lot 2 at Church Farm, Moorhouse	Bare land	28.6	11.59	£9,427	£23,296	WB

⁵¹ SA = Substantially above Guide Price > 20% above; C = Close to Guide Price +/- < 10%; WB = Well below Guide Price 10% - 20% below, SB = Substantially below Guide Price > 20% below, WA-Well above guide price(10-20%)

Sold date	Address	Description	Size acres	Size ha	Guide price £ per acre	Guide price £ per ha	Sold at ⁵¹
Mar 2024	Land at Clarborough, Retford	Bare land	11.0	4.45	£9,091	£22,465	C
Jan 2025	Trent Lane, Girton	Bare land	5.9	2.38	£7,992	£19,748	WB
Nov 2024	Blyth, Nottingham	Bare land (arable)	18.6	7.53	£14,779	£36,521	WA

Source: RICS/RAU Farmland Market Directory of Land Prices (H1 2024, H2 2024, H1 2025), Urbà (February 2026)

Greenfield BLV

- 7.3.10 Having regard to the available agricultural land evidence, national guidance and the requirement for BLVs to support full policy compliance, a BLV of £227,000 per ha has been adopted for greenfield residential development. This reflects an EUV of £22,700 per ha and a premium of ten times EUV. The premium is consistent with our analysis in Chapter 3.

7.4 Residential sites - brownfield land value assessment

- 7.4.1 To assess the EUV for brownfield development sites in the District, secondary office and industrial rents have been capitalised at an appropriate yield. The resulting capital value has then been applied to a floor area of 4,000 sq m (reflecting a typical site coverage of 40% on a one-ha site) to derive a notional BLV on a per ha basis.
- 7.4.2 As shown in Table 7-3, rents achieved by secondary industrial properties in the District range from £54 psm to £92 psm. Given that redevelopment sites are typically characterised by older or less commercially attractive premises, it would not be appropriate to assume that they achieve rents at the upper end of the observed range. Therefore, a more appropriate rental value of £40 psm has been adopted to inform the EUV assessment.

Table 7-3 Rental evidence for BLV assessment

Sign date	Address	Floor area size sqm	Use	Rent £psm
25/12/2025	Brunts Business Centre, Samuel Brunts Way	56.0	Office	£85.68 (achieved)
22/12/2025	Unit 1D 1-4 Acorn Way, Oaktree Business Park	232.5	Industrial	£64.48 (asking)
15/05/2025	1-4 Acorn Way Oaktree Business Park	185.8	Industrial	£56.51 (asking)
30/04/2025	Unit 30-31 Old Mill Lane, Industrial Estate	223.0	Industrial	£67.27 (asking)

Sign date	Address	Floor area size sqm	Use	Rent £psm
27/12/2024	Unit 6 Acorn Business Park	232.1	Office	£56.83 (asking)
01/10/2024	1 Market PI, Mansfield	195.5	Retail	£92.14 (achieved)
02/09/2024	The Broadway, Great Central Road Mansfield	296.9	Light industrial	£53.82 (achieved)
04/07/2024	26-29 Market PI, Mansfield	69.3	Office	£57.69 (achieved)

Source: CoStar, Urbà (February 2026)

- 7.4.3 When considering yields for offices and industrial/warehouse property, we have referred to the Knight Frank prime yield guide (see Figure 7-3). The guide indicates prime office yields of around 11%+ and prime industrial/warehouse yields of around 6%+. As these are prime yields, we would expect higher (softer) yields to apply when assessing brownfield BLVs, to reflect the type of stock to be redeveloped and the terms they are held on, e.g. shorter leases and non-blue-chip covenants.

Figure 7-3 Prime yield guide –offices, warehouse & industrial

SECTOR		JAN-25	SEP-25	OCT-25	NOV-25	DEC-25	JAN-26
	Offices	City Prime (10 years)	5.25% - 5.50%	5.25%	5.25%	5.25%	5.25%
		West End: Prime Core (Mayfair & St James's)	4.00%	4.00%	4.00%	3.75% - 4.00%	3.75% - 4.00%
		West End: Non-core (Soho & Fitzrovia)	4.75%	4.50% - 4.75%	4.50% - 4.75%	4.50% - 4.75%	4.50% - 4.75%
		Major Regional Cities (10 years)	6.50%	6.50%	6.50%	6.50%	6.50%
		Major Regional Cities (5 years)	7.50%	7.50%	7.50%	7.50%	7.50%
		Secondary, Regional Cities	11.00% +	11.00% +	11.00% +	11.00% +	11.00% +
		South East Towns (10 years)	7.25%	7.25%	7.25%	7.25%	7.25%
		South East Towns (5 years)	8.25%	8.25%	8.25%	8.25%	8.25%
		Secondary, South East Towns	11.50% +	11.50% +	11.50% +	11.50% +	11.50% +
		South East Business Parks (10 years)	8.00% +	8.00% +	8.00% +	8.00% +	8.00% +
		South East Business Parks (5 years)	10.50% +	10.50% +	10.50% +	10.50% +	10.50% +
	Warehouse & Industrial	Prime Distribution / Warehousing (20 years [NIY], higher OMV/Index)	5.00%	5.00%	5.00%	5.00%	5.00%
		Prime Distribution / Warehousing (15 years, OMRRs)	5.25%	5.25%	5.25%	5.25%	5.25%
		Secondary Distribution (10 years, OMRRs)	6.00%	6.00%	6.00%	6.00%	6.00%
		Greater London Estates	4.75%	4.75%	4.75%	4.75%	4.75%
		South East Estates	5.00%	5.00%	5.00%	5.00%	5.00%
		Good Modern Rest of UK Estates	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%
		Good Secondary Estates	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%

Source: Knight Frank (January 2026)

Conclusion on brownfield BLV

- 7.4.4 Based on our analysis set out above, the EUV of a notional one ha brownfield site is estimated at approximately £1.23 million per ha – see analysis in Table 7-4.

Table 7-4 EUV assessment for brownfield BLV

Floor area sqm	Rent £psm	Annual rent	Yield	Capital value – EUV per ha
4,000	£40	£160,000	13%	£1,230,769

Source: CoStar, Urbà (March 2026)

- 7.4.5 With regard to a suitable premium to apply to the brownfield EUV, given the need to meet the requirements set in national planning guidance. We have applied a 10% premium to provide a reasonable incentive to a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.
- 7.4.6 Overall, we have used a brownfield BLV of £1.352 million per ha (£1,230,769 per ha plus 10% premium) in our testing.

7.5 Non-residential sites – land value assessment

- 7.5.1 In our non-residential assessment, we have used the following BLVs:
- Greenfield: 227,000 per ha (based on £22,700 per ha EUV x 10 premium) – we consider this to be an appropriate, if not generous, premium.
 - Brownfield: £1,230,769 per ha – based on the brownfield commercial EUV identified in Section 7.4, but no premium is applied, because there is no incentive to move the existing use to an alternative use.

7.6 Concluding statement

- 7.6.1 The BLVs adopted in our assessment are considered consistent with national guidance and reflect the requirement for development to comply with relevant policy requirements. They provide an appropriate basis against which the viability of the proposed development typologies can be assessed.
- 7.6.2 Should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV, recognising that increased costs reduce the capacity of the development to support both policy requirements and landowner return. Brownfield site assessments should be based on the EUV of the specific permitted use rather than carrying forward the £ per ha rate used in our assessment, to ensure that the specific circumstances of the site are reflected.

8 Typology viability testing results

8.1 Introduction

- 8.1.1 This chapter presents the results of the typology viability assessment and considers the cumulative impact of the Local Plan Review policy requirements on development viability across the District.

8.2 Residential typologies viability testing results

- 8.2.1 The following section summarises the results of the residential typology testing. The assessment has involved iterative testing to understand the interaction between policy requirements. However, the reporting focuses on the principal findings arising from this analysis.
- 8.2.2 Paragraph 65 of the NPPF is clear that affordable housing should not be sought on developments that are not classified as major development. Annex 2 of the NPPF defines major development as development comprising 10 or more dwellings, or a site area of 0.5 ha or more where the number of dwellings is unknown. Accordingly, residential typologies below this threshold have not been tested with affordable housing requirements, although all other relevant policy costs have been applied.
- 8.2.3 Detailed appraisals for the baseline residential typologies are provided in Appendix G.

20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership)

8.2.4 Figure 8-1 presents the results of the viability testing assuming 20% affordable housing, with provision comprising 60% Social Rent, 20% Affordable Rent and 20% Shared Ownership, in accordance with the Council's identified housing need requirements. The results indicate that viability is challenging across a large proportion of the typologies tested. In general, only greenfield housing typologies within the higher value zone developed at net densities of 35 dwellings per hectare (dph) or above generate sufficient surplus to accommodate this level of affordable housing whilst retaining capacity to support additional policy requirements. The two most viable typologies, comprising the 65-unit and 175-unit schemes within the higher value zone, demonstrate sufficient surplus to accommodate a Section 106 contribution, new community open space and sports provision of £2,313 per dwelling, together with M4(2) standards for all dwellings and M4(3) standards for 10% of market dwellings.

Figure 8-1 Viability results: 20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership)

			Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Lower Value	Density Gross ha	Density Net ha									
Greenfield											
8	34	40	-£226,992	-£26,624	-£30,937	-£33,437	-£34,697	-£36,522	-£36,661	-£36,661	No
20	21	25	-£902,299	-£43,115	-£47,428	-£49,928	-£51,188	-£52,013	-£53,152	-£53,152	No
38	30	37	-£1,569,043	-£41,291	-£43,604	-£46,104	-£47,364	-£48,188	-£49,328	-£49,328	No
80	30	40	-£1,722,791	-£21,535	-£26,848	-£26,348	-£27,608	-£28,433	-£29,572	-£29,572	No
150	25	35	-£3,559,159	-£23,728	-£26,041	-£28,541	-£29,801	-£30,625	-£31,765	-£31,765	No
300	20	30	-£12,030,868	-£40,103	-£42,416	-£44,916	-£46,176	-£47,001	-£48,140	-£48,140	No
825	18	30	-£39,524,444	-£47,908	-£50,222	-£52,722	-£53,982	-£54,806	-£55,946	-£55,946	No
Brownfield											
7	38	45	-£579,582	-£82,797	-£85,111	-£87,611	-£88,871	-£89,695	-£90,835	-£90,835	No
15	102	120	-£1,212,542	-£80,836	-£83,149	-£85,649	-£86,909	-£87,734	-£88,873	-£88,873	No
17	30	35	-£1,784,851	-£104,991	-£107,304	-£109,804	-£111,064	-£111,889	-£113,028	-£113,028	No
37	28	35	-£7,731,517	-£208,960	-£211,273	-£213,773	-£215,033	-£215,858	-£216,997	-£216,997	No
70	26	35	-£15,827,572	-£226,108	-£228,421	-£230,921	-£232,181	-£233,006	-£234,145	-£234,145	No
70	136	170	-£6,070,175	-£86,717	-£89,030	-£91,530	-£92,790	-£93,614	-£94,754	-£94,754	No
150	35	50	-£10,579,242	-£70,528	-£72,841	-£75,341	-£76,601	-£77,426	-£78,566	-£78,566	No
Higher Value											
Greenfield											
7	64	75	-£205,245	-£29,321	-£31,634	-£34,134	-£35,394	-£36,218	-£37,358	-£37,358	No
7	30	35	£8,755	£1,251	-£1,062	-£3,562	-£4,822	-£5,647	-£6,786	-£6,786	No
25	21	25	-£400,856	-£16,034	-£18,347	-£20,847	-£22,107	-£22,932	-£24,071	-£24,071	No
40	24	30	-£580,142	-£14,504	-£16,817	-£19,317	-£20,577	-£21,401	-£22,541	-£22,541	No
65	26	35	£503,874	£7,752	£5,439	£2,939	£1,679	£854	£285	£285	No
175	25	35	£1,330,714	£7,604	£5,291	£2,791	£1,531	£706	£433	£433	No
Brownfield											
22	17	20	-£3,807,029	-£173,047	-£175,360	-£177,860	-£179,120	-£179,944	-£181,084	-£181,084	No
35	32	40	-£3,944,347	-£112,696	-£115,009	-£117,509	-£118,769	-£119,593	-£120,733	-£120,733	No
70	26	35	-£6,794,474	-£97,064	-£99,377	-£101,877	-£103,137	-£103,962	-£105,101	-£105,101	No
115	32	45	-£9,970,911	-£86,704	-£89,017	-£91,517	-£92,777	-£93,601	-£94,741	-£94,741	No

Source: Urbà ,Porter PE (August 2026)

10% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership)

8.2.5 Figure 8-2 presents the results of the viability testing assuming 10% affordable housing, delivered as 60% Social Rent, 20% Affordable Rent and 20% Shared Ownership. The results indicate an improvement in viability, with the higher-density greenfield housing typologies within the higher value zone demonstrating sufficient viability to support a range of policy requirements. The two most viable typologies are able to accommodate the full suite of policy requirements and generate sufficient surplus to support the Phase 1 and Phase 2 transport infrastructure costs associated with Cluster C, should these costs be required. Development in the lower value zone remains more challenging, as do brownfield typologies across both value zones.

Figure 8-2 Viability results: 10% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership)

			Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,913 per unit	£106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Lower Value	Density Gross ha	Density Net ha									
Greenfield											
8	34	40	-£228,992	-£28,624	-£30,937	-£33,437	-£34,697	-£35,625	-£36,195	-£36,195	No
20	21	25	-£788,893	-£39,345	-£41,658	-£44,138	-£45,418	-£46,345	-£46,915	-£46,915	No
38	30	37	-£1,346,650	-£35,438	-£37,751	-£40,251	-£41,511	-£42,439	-£43,009	-£43,009	No
80	30	40	-£1,214,144	-£15,177	-£17,490	-£19,990	-£21,250	-£22,178	-£22,747	-£22,747	No
150	25	35	-£2,581,635	-£17,211	-£19,524	-£22,024	-£23,284	-£24,212	-£24,781	-£24,781	No
300	20	30	-£9,992,825	-£33,309	-£35,623	-£38,123	-£39,383	-£40,310	-£40,880	-£40,880	No
825	18	30	-£33,682,332	-£40,827	-£43,140	-£45,640	-£46,900	-£47,828	-£48,398	-£48,398	No
Brownfield											
7	38	45	-£579,582	-£82,797	-£85,111	-£87,611	-£88,871	-£89,798	-£90,368	-£90,368	No
15	102	120	-£1,145,007	-£76,334	-£78,647	-£81,147	-£82,407	-£83,335	-£83,904	-£83,904	No
17	30	35	-£1,687,146	-£99,244	-£101,557	-£104,057	-£105,317	-£106,245	-£106,814	-£106,814	No
37	28	35	-£7,514,976	-£203,107	-£205,421	-£207,921	-£209,181	-£210,108	-£210,678	-£210,678	No
70	26	35	-£15,462,244	-£220,889	-£223,202	-£225,702	-£226,962	-£227,890	-£228,460	-£228,460	No
70	136	170	-£5,849,666	-£83,524	-£85,837	-£88,337	-£89,597	-£90,525	-£91,094	-£91,094	No
150	35	50	-£9,602,303	-£64,015	-£66,328	-£68,828	-£70,088	-£71,016	-£71,586	-£71,586	No
Higher Value											
Greenfield											
7	64	75	-£205,245	-£29,321	-£31,634	-£34,134	-£35,394	-£36,322	-£36,891	-£36,891	No
7	30	35	-£8,785	-£1,251	-£1,062	-£3,562	-£4,822	-£5,750	-£6,320	-£6,320	No
25	21	25	-£214,243	-£9,374	-£10,887	-£13,387	-£14,647	-£15,574	-£16,144	-£16,144	No
40	24	30	-£278,736	-£6,968	-£9,282	-£11,782	-£13,042	-£13,969	-£14,539	-£14,539	No
65	26	35	-£1,035,968	-£15,938	-£13,625	-£11,125	-£9,865	-£8,937	-£8,367	-£8,367	Yes
175	25	35	-£2,820,507	-£16,117	-£13,804	-£11,304	-£10,044	-£8,547	-£7,519	-£7,519	Yes
Brownfield											
22	17	20	-£3,709,831	-£168,629	-£170,942	-£173,442	-£174,702	-£175,629	-£176,199	-£176,199	No
35	32	40	-£3,788,014	-£108,229	-£110,542	-£113,042	-£114,302	-£115,230	-£115,800	-£115,800	No
70	26	35	-£6,433,915	-£91,913	-£94,226	-£96,726	-£97,986	-£98,914	-£99,484	-£99,484	No
115	32	45	-£9,357,731	-£81,372	-£83,685	-£85,185	-£87,445	-£88,372	-£88,942	-£88,942	No

Source: Urbà ,Porter PE (August 2026)

8.3 Residential – sensitivity testing - market changes & building safety levy

8.3.1 To inform policy decision-making, a series of sensitivity tests has been undertaken to assess the potential impact of future market changes and the introduction of the Building Safety Levy.

8.3.2 The sensitivity testing is based on the following forecast data:

- BCIS⁵² forecasts that tender prices will increase by 15.5% between Q2 2026 and Q2 2031.
- Savills' five-year residential forecast ⁵³ (Figure 8-3) indicates that residential values in the East Midlands are expected to increase by 19% between 2026 and 2030, covering a broadly comparable period to the BCIS forecast.

⁵² BCIS, 26/03/2026, BCIS building forecast

⁵³ Savills five-year forecast is based on average prices of second hand market, but we deem this to be a reasonable estimate in light of no other readily available data

Figure 8-3 Residential property market forecasts

	2026	2027	2028	2029	2030	5 years to 2030
UK	-2.0%	2.5%	5.0%	6.0%	6.0%	18.5%
London	-4.0%	1.0%	3.5%	5.0%	5.0%	10.6%
South East	-3.5%	1.5%	4.0%	5.5%	5.5%	13.4%
East of England	-3.5%	2.0%	4.0%	5.5%	5.5%	13.9%
South West	-2.5%	2.5%	5.0%	6.0%	6.0%	17.9%
East Midlands	-2.5%	3.0%	5.5%	6.0%	6.0%	19.0%
West Midlands	-2.0%	3.0%	5.5%	6.0%	6.0%	19.7%
North East	0.0%	3.5%	6.0%	6.5%	6.0%	23.9%
Yorks & Humber	0.0%	3.5%	6.5%	6.5%	6.5%	25.0%
North West	0.0%	3.5%	6.5%	6.5%	6.5%	25.0%
Wales	-0.5%	3.0%	6.0%	6.5%	6.5%	23.2%
Scotland	-0.5%	3.0%	5.5%	6.5%	6.5%	22.6%

Source: Savills (N.s)

- Building Safety Levy rates have been applied in accordance with the rates set out in Figure 6-1. Consistent with the Building Safety Levy: Technical Consultation Response (24 March 2025), no levy has been applied to affordable housing floorspace, as this is proposed to be exempt from the charge.

Sensitivity test 1: 20% affordable housing (50% Affordable Rent, 50% Shared Ownership & 15% profit on market GDV)

- 8.3.3 Figure 8-4 presents the results of sensitivity test 1. The results indicate that viability improves despite the application of the Building Safety Levy. All greenfield housing typologies in the higher value zone are shown to be viable whilst accommodating 20% affordable housing with a 50/50 tenure split between Shared Ownership and Affordable Rent, and with a surplus to fund all or some of the policy requirements. The three most viable typologies also demonstrate sufficient surplus to support the Phase 1 and Phase 2 transport infrastructure costs associated with Cluster C, if required. For the lower-density typologies of 25 dph and 30 dph, on the net area, the £2,313 per dwelling cost associated with new community open space and outdoor sports provision represents the tipping point for viability.
- 8.3.4 Although viability also improves within the lower value zone, the uplift is insufficient to enable development to support the full range of policy costs. Brownfield development remains challenging across both value areas due to the additional costs associated with site remediation and redevelopment, together with the higher BLV.

Figure 8-4 Viability results: Sensitivity test 1: 20% affordable housing (50% Affordable Rent, 50% Shared Ownership & 15% profit on market GDV)

			Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Lower Value	Density Gross ha	Density Net ha									
Greenfield											
8	34	40	-£159,089	-£19,886	-£22,199	-£24,699	-£25,959	-£26,784	-£27,923	-£27,923	No
20	21	25	-£718,147	-£35,907	-£38,220	-£40,720	-£41,980	-£42,805	-£43,945	-£43,945	No
38	30	37	-£1,217,090	-£32,039	-£34,242	-£36,942	-£38,102	-£38,926	-£40,066	-£40,066	No
80	30	40	-£731,058	-£9,138	-£11,451	-£13,951	-£15,211	-£16,036	-£17,175	-£17,175	No
150	25	35	-£1,686,523	-£11,243	-£13,557	-£16,057	-£17,317	-£18,141	-£19,281	-£19,281	No
300	20	30	-£8,821,285	-£29,404	-£31,717	-£34,217	-£35,477	-£36,302	-£37,442	-£37,442	No
825	18	30	-£31,956,943	-£36,735	-£41,048	-£43,548	-£44,808	-£45,633	-£46,772	-£46,772	No
Brownfield											
7	38	45	-£837,819	-£119,688	-£122,002	-£124,502	-£125,762	-£126,586	-£127,726	-£127,726	No
15	102	120	-£1,185,082	-£79,005	-£81,319	-£83,819	-£85,079	-£85,903	-£87,043	-£87,043	No
17	30	35	-£1,615,834	-£95,049	-£97,362	-£99,862	-£101,122	-£101,947	-£103,086	-£103,086	No
37	28	35	-£7,361,464	-£198,958	-£201,272	-£203,772	-£205,032	-£205,856	-£206,996	-£206,996	No
70	28	35	-£13,846,488	-£197,807	-£200,120	-£202,620	-£203,880	-£204,705	-£205,844	-£205,844	No
70	136	170	-£6,105,420	-£87,220	-£89,533	-£92,033	-£93,293	-£94,118	-£95,258	-£95,258	No
150	35	50	-£8,340,059	-£55,600	-£57,914	-£60,414	-£61,674	-£62,498	-£63,638	-£63,638	No
Higher Value											
Greenfield											
7	64	75	-£162,874	-£23,268	-£25,581	-£28,081	-£29,341	-£30,165	-£31,305	-£31,305	No
7	30	35	-£124,823	-£17,832	-£19,519	-£13,019	-£11,759	-£10,934	-£9,795	-£9,795	Yes
25	21	25	-£18,150	-£726	-£1,587	-£4,087	-£5,347	-£6,172	-£7,311	-£7,311	No
40	24	30	-£91,828	-£2,796	-£17	-£2,517	-£3,777	-£4,602	-£5,742	-£5,742	No
65	26	35	-£1,817,950	-£27,968	-£29,655	-£31,155	-£31,895	-£32,071	-£31,931	-£19,931	Yes
175	25	35	-£4,906,511	-£28,031	-£28,718	-£29,218	-£29,958	-£30,134	-£29,994	-£19,994	Yes
Brownfield											
22	17	20	-£3,626,352	-£164,834	-£167,147	-£169,647	-£170,907	-£171,732	-£172,871	-£172,871	No
35	32	40	-£3,655,900	-£104,454	-£106,767	-£109,267	-£110,527	-£111,352	-£112,492	-£112,492	No
70	26	35	-£5,863,679	-£83,767	-£85,080	-£86,580	-£88,840	-£90,665	-£91,804	-£91,804	No
115	32	45	-£8,407,671	-£73,287	-£75,600	-£78,100	-£79,360	-£80,184	-£81,324	-£81,324	No

Source: Urbà ,Porter PE (July 2026)

Sensitivity test 2: 5% affordable housing (100% Shared Ownership & 15% profit on market GDV)

- 8.3.5 Figure 8-5 presents the results of the sensitivity testing assuming 5% affordable housing, delivered as 100% Shared Ownership. Under this scenario, all higher value zone housing typologies, with the exception of flatted development, demonstrate sufficient capacity to accommodate the full suite of policy requirements and retain sufficient surplus to support the Phase 1 and Phase 2 transport infrastructure costs associated with Cluster C, where required.

Figure 8-5 Viability results: Sensitivity test 2: 5% affordable housing (100% Shared Ownership & 15% profit on market GDV)

			Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Lower Value	Density Gross ha	Density Net ha									
Greenfield											
8	34	40	-£159,089	-£19,886	-£22,199	-£24,699	-£25,959	-£26,938	-£27,223	-£27,223	No
20	21	25	-£530,074	-£26,504	-£28,817	-£31,317	-£32,577	-£33,556	-£33,841	-£33,841	No
38	30	37	-£895,167	-£22,904	-£24,818	-£27,318	-£28,578	-£29,557	-£29,842	-£29,842	No
80	30	40	£94,636	£1,163	-£1,130	£3,630	£4,890	£5,869	£6,154	£6,154	No
150	25	35	-£101,432	-£676	-£2,989	-£5,489	-£6,749	-£7,729	-£8,013	-£8,013	No
300	20	30	-£5,505,079	-£18,350	-£20,663	-£23,163	-£24,423	-£25,403	-£25,687	-£25,687	No
825	18	30	-£22,469,711	-£27,236	-£29,549	-£32,049	-£33,309	-£34,288	-£34,573	-£34,573	No
Brownfield											
7	38	45	-£937,819	-£19,688	-£122,002	-£124,502	-£125,762	-£126,741	-£127,026	-£127,026	No
15	102	120	-£1,082,156	-£72,144	-£74,457	-£76,957	-£78,217	-£79,196	-£79,481	-£79,481	No
17	30	35	-£1,454,307	-£85,547	-£87,861	-£90,361	-£91,621	-£92,600	-£92,885	-£92,885	No
37	28	35	-£7,003,935	-£189,296	-£191,609	-£194,109	-£195,369	-£196,348	-£196,633	-£196,633	No
70	26	35	-£13,322,849	-£190,326	-£192,640	-£195,140	-£196,400	-£197,379	-£197,664	-£197,664	No
70	136	170	-£5,796,574	-£82,808	-£85,121	-£87,621	-£88,881	-£89,861	-£90,145	-£90,145	No
150	35	50	-£6,735,075	-£44,901	-£47,214	-£49,714	-£50,974	-£51,953	-£52,238	-£52,238	No
Higher Value Greenfield											
7	64	75	-£162,874	-£23,268	-£25,581	-£28,081	-£29,341	-£30,320	-£30,605	-£30,605	No
7	30	35	£124,823	£17,832	£15,519	£13,019	£11,759	£10,780	£10,495	£10,495	Yes
25	21	25	£339,003	£13,384	£11,071	£8,571	£7,311	£6,332	£5,047	£5,047	Yes
40	24	30	£602,412	£15,060	£12,747	£10,247	£8,987	£8,008	£7,723	£7,723	Yes
65	26	35	£2,716,938	£41,799	£39,486	£36,986	£35,726	£34,747	£34,462	£34,462	Yes
175	25	35	£7,419,432	£42,397	£40,084	£37,584	£36,324	£35,344	£35,060	£35,060	Yes
Brownfield											
22	17	20	-£3,468,382	-£157,654	-£159,967	-£162,467	-£163,727	-£164,706	-£164,991	-£164,991	No
35	32	40	-£3,401,988	-£97,200	-£99,513	-£102,013	-£103,273	-£104,252	-£104,537	-£104,537	No
70	26	35	-£5,277,959	-£75,399	-£77,713	-£80,213	-£81,473	-£82,452	-£82,737	-£82,737	No
115	32	45	-£7,433,004	-£64,643	-£66,956	-£69,456	-£70,716	-£71,695	-£71,980	-£71,980	No

Source: Urbà ,Porter PE (July 2026)

Sensitivity test 3: 10% affordable housing (100% Shared Ownership & 15% profit on market GDV) & increased development density lower value zone

- 8.3.6 Given that the analysis above demonstrates the importance of development density to viability, testing has been undertaken using higher-density housing typologies within the lower value zone. The testing assumes 10% affordable housing, delivered as 100% Shared Ownership, together with a developer return of 15% of market GDV. As shown in Figure 8-6, increasing density results in a marginal improvement in viability, with two typologies demonstrating the ability to support the 10% affordable housing requirement and Phase 1 transport infrastructure costs. The densities adopted within this sensitivity test are at the upper end of those observed in the planning application analysis presented in Table 5-3 and can therefore be considered achievable in market terms.

Figure 8-6 Viability results: Sensitivity test 3: 10% affordable housing (100% Shared Ownership & 15% profit on market GDV)

			Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Lower Value	Density Gross ha	Density Net ha									
Greenfield											
8	43	50	-£147,396	-£18,425	-£20,738	-£23,238	-£24,498	-£25,425	-£25,995	-£25,995	No
20	43	50	-£438,887	-£21,944	-£24,258	-£26,758	-£28,018	-£28,945	-£29,515	-£29,515	No
38	40	50	-£822,088	-£21,634	-£23,947	-£26,447	-£27,707	-£28,635	-£29,204	-£29,204	No
80	38	50	£106,259	£1,328	-£985	-£3,485	-£4,745	-£5,673	-£6,242	-£6,242	No
150	37	53	£264,973	£1,766	-£947	-£3,947	-£4,307	-£5,234	-£5,804	-£5,804	No
300	34	53	-£3,689,984	-£12,300	-£14,613	-£17,113	-£18,373	-£19,301	-£19,871	-£19,871	No
825	32	53	-£17,505,593	-£21,219	-£23,532	-£26,032	-£27,292	-£28,220	-£28,789	-£28,789	No
Brownfield											
7	38	45	-£837,819	-£119,688	-£122,002	-£124,502	-£125,762	-£126,689	-£127,259	-£127,259	No
15	102	120	-£1,096,034	-£73,069	-£75,382	-£77,882	-£79,142	-£80,070	-£80,639	-£80,639	No
17	43	50	-£1,108,845	-£66,109	-£67,422	-£69,922	-£71,182	-£72,109	-£72,679	-£72,679	No
37	40	50	-£5,084,031	-£137,406	-£139,719	-£142,219	-£143,479	-£144,407	-£144,977	-£144,977	No
70	38	50	-£9,940,825	-£142,012	-£144,325	-£146,825	-£148,085	-£149,013	-£149,582	-£149,582	No
70	136	170	-£5,803,408	-£82,906	-£85,219	-£87,719	-£88,979	-£89,907	-£90,476	-£90,476	No
150	35	50	-£7,021,297	-£46,809	-£49,122	-£51,622	-£52,882	-£53,809	-£54,379	-£54,379	No

Source: Urbà ,Porter PE (July 2026)

Sensitivity test 4: 5% affordable housing (100% Shared Ownership & 15% profit on market GDV) & increased development density brownfield sites

- 8.3.7 Given the ongoing viability challenges associated with brownfield development, additional testing has been undertaken using higher-density brownfield typologies, assuming 5% affordable housing delivered as 100% Shared Ownership and a developer return of 15% of market GDV. As shown in Figure 8-7, the typologies remain unviable despite these assumptions. This indicates that affordable housing is not the primary constraint on brownfield viability. Rather, viability is principally affected by the combined impact of a higher BLV than greenfield, and the additional costs associated with site remediation and redevelopment.

Figure 8-7 Viability results: Sensitivity test 4: 5% affordable housing (100% Shared Ownership & 15% profit on market GDV)

			Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Lower Value	Density Gross ha	Density Net ha									
Brownfield											
7	38	45	-£837,819	-£119,688	-£122,002	-£124,502	-£125,762	-£126,741	-£127,026	-£127,026	No
15	102	120	-£1,082,156	-£72,144	-£74,457	-£76,957	-£78,217	-£79,196	-£79,481	-£79,481	No
17	43	50	-£1,091,569	-£63,621	-£65,934	-£68,434	-£69,694	-£70,673	-£70,958	-£70,958	No
37	40	50	-£5,087,116	-£139,868	-£139,181	-£140,681	-£141,941	-£142,920	-£143,205	-£143,205	No
70	38	50	-£9,861,209	-£140,874	-£143,188	-£145,688	-£146,948	-£147,927	-£148,212	-£148,212	No
70	136	170	-£5,796,574	-£82,808	-£85,121	-£87,621	-£88,881	-£89,861	-£90,145	-£90,145	No
150	35	50	-£6,735,075	-£44,901	-£47,214	-£49,714	-£50,974	-£51,953	-£52,238	-£52,238	No
Higher Value Brownfield											
22	38	45	-£1,874,390	-£85,200	-£87,513	-£90,013	-£91,273	-£92,252	-£92,537	-£92,537	No
35	36	45	-£3,128,481	-£89,385	-£91,698	-£94,198	-£95,458	-£96,437	-£96,722	-£96,722	No
70	38	50	-£3,448,234	-£49,260	-£51,574	-£54,074	-£55,334	-£56,313	-£56,598	-£56,598	No
115	35	50	-£6,539,498	-£56,804	-£59,117	-£61,617	-£62,877	-£63,856	-£64,141	-£64,141	No

Source: Urbà ,Porter PE (July 2026)

8.4 Older persons accommodation viability testing results

8.4.1 The following section summarises the results of the older persons accommodation viability testing. The assessment has involved a number of iterative testing scenarios; however, the reporting focuses on the principal findings arising from that analysis.

Older persons accommodation 10% affordable housing

8.4.2 Figure 8-8 presents the results of the viability testing assuming 10% affordable housing, with the affordable provision split equally between Affordable Rent and Shared Ownership. The results indicate that this scenario is unviable across both value zones, reflecting the relatively limited capacity of older persons accommodation to absorb affordable housing requirements. Appraisals are provided in Appendix H.

Figure 8-8 10% affordable housing older persons accommodation

Sheltered	Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	Viability Surplus per unit	Viable with headroom?
Lower Value						
Greenfield						
60	-£9,063,998	-£151,067	-£153,380	-£155,880	-£155,880	No
Brownfield						
60	-£12,554,697	-£209,245	-£211,558	-£214,058	-£482	No
Higher Value						
Greenfield						
60	-£5,887,489	-£98,125	-£100,438	-£102,938	-£232	No
Brownfield						
60	-£9,378,189	-£156,303	-£158,616	-£161,116	-£363	No

Source: Urbà ,Porter PE (July 2026)

8.5 Older persons accommodation – sensitivity testing - market changes

8.5.1 As with the general needs housing testing, sensitivity testing has been undertaken to assess the impact of forecast market changes on viability. The Building Safety Levy has not been included, as older persons accommodation is expected to be exempt from the levy.

Sensitivity test of 0% affordable housing (15% profit on market GDV)

- 8.5.2 The sensitivity testing assumes no affordable housing requirement and a developer return of 15% of market GDV. As shown in Figure 8-9, viability remains challenging for older persons accommodation, indicating that development values are generally insufficient to support the full range of policy requirements even under a relatively favourable testing scenario. The results also demonstrate that affordable housing is not the principal factor affecting viability, as the development remains challenging despite the removal of any affordable housing requirement.

Figure 8-9 Viability results: Sensitivity test older persons accommodation 0% affordable housing (15% profit on market GDV)

Sheltered	Residual Surplus	Residual Surplus per Unit	New community open space and outdoor sports provision @ £2,313 per unit	S106 @ £2,500 per unit	Viability Surplus per unit	Viable with headroom?
Lower Value						
Greenfield						
60	-£9,458,289	-£157,638	-£159,951	-£162,451	-£162,451	No
Brownfield						
60	-£12,948,989	-£215,816	-£218,130	-£220,630	-£447	No
Higher Value						
Greenfield						
60	-£5,499,336	-£91,656	-£93,969	-£96,469	-£195	No
Brownfield						
60	-£8,990,035	-£149,834	-£152,147	-£154,647	-£313	No

Source: Urbà ,Porter PE (July 2026)

8.6 Non-residential viability testing results

- 8.6.1 The following section summarises the results of the non-residential viability testing. The assessment considers office, industrial/warehouse and retail development typologies representative of the types of development anticipated within the District. Detailed appraisals are provided in Appendix I of the baseline results.

8.6.2 The results indicate (see summary in Figure 8-10) that office and comparison retail development are generally challenging in viability terms. By contrast, industrial/warehouse development and a number of convenience retail typologies demonstrate positive viability. The strongest performing industrial and warehouse typologies generate a surplus equivalent to a potential developer contribution of up to £370 per sqm, whilst express-format convenience stores and greenfield budget supermarkets generate a surplus equivalent to a potential developer contribution of up to £240 per sqm. This suggests that industrial/warehouse and convenience retail development are generally better placed to accommodate policy requirements than office and comparison retail development.

Figure 8-10 Non-residential viability testing results

Typology	Residual Land Value	Benchmark Land Value	Viability Surplus	Viability Surplus £psm on GIA area	Viable?
Office Town centre – brownfield	-£251,650	£26,374	-£278,023	-£1,853	No
Out of town brownfield	-£350,126	£61,538	-£411,665	-£2,058	No
Out of town greenfield	-£348,926	£11,350	-£360,276	-£1,801	No
Industrial – small – brownfield	-£33,139	£61,538	-£94,677	-£379	No
Industrial – small – greenfield	-£23,981	£11,350	-£35,331	-£141	No
Industrial – mid – brownfield	£227,890	£307,692	-£79,803	-£80	No
Industrial – mid – greenfield	£299,403	£56,750	£242,653	£243	Yes
Warehouse – small – brownfield	£405,077	£769,231	-£364,153	-£146	No
Warehouse – small – greenfield	£581,342	£141,875	£439,467	£176	Yes
Warehouse – mid – greenfield	£2,054,018	£283,750	£1,770,268	£354	Yes
Warehouse – large – greenfield	£4,348,421	£648,571	£3,699,849	£370	Yes
Convenience retail Express – brownfield	£179,608	£52,747	£126,861	£423	Yes
Convenience retail Budget – brownfield	£571,168	£1,926,421	-£1,355,253	-£753	No
Convenience retail Budget – greenfield	£1,115,004	£355,304	£759,699	£422	Yes
Convenience retail Superstore – brownfield	-£611,620	£3,589,743	-£4,201,363	-£1,200	No
Comparison retail Town centre – brownfield	-£171,203	£26,374	-£197,577	-£1,317	No
Comparison retail Out of town (district centre) – greenfield	-£45,291	£6,810	-£52,101	-£347	No

Source: Urbà ,Porter PE (July 2026)

8.7 Non-residential – sensitivity testing - market changes

8.7.1 There is limited published forecast data available for future changes in non-residential values across the office, industrial and retail sectors. Sensitivity testing has been undertaken by applying separate 10% increases and decreases to both rents and construction costs. This provides an indication of how changes in market conditions may affect viability over the plan period.

8.7.2 Figure 8-11 presents the results of the non-residential sensitivity testing. The results show that industrial and warehouse development remains viable across the majority of scenarios tested. Similarly, express-format convenience retail and greenfield budget supermarket development continue to demonstrate positive viability outcomes. By contrast, office and comparison retail development remain challenging, reflecting a limited ability to absorb adverse changes in construction costs or market values. Overall, the sensitivity testing suggests that industrial and warehouse development is the sector best placed to support policy requirements over the plan period.

Figure 8-11 Viability results: Non-residential – sensitivity testing - market changes

Typology	10% decrease in costs/values		10% increase in costs/values	
	Viability Surplus £psm on GIA area	Viable?	Viability Surplus £psm on GIA area	Viable?
Office Town centre – brownfield	-£1,691	No	-£2,020	No
Out of town brownfield	-£1,892	No	-£2,225	No
Out of town greenfield	-£1,623	No	-£1,980	No
Industrial – small – brownfield	-£372	No	-£385	No
Industrial – small – greenfield	-£129	No	-£154	No
Industrial – mid – brownfield	-£114	No	-£46	No
Industrial – mid – greenfield	£214	Yes	£271	Yes
Warehouse – small – brownfield	-£172	No	-£119	No
Warehouse – small – greenfield	£153	Yes	£199	Yes
Warehouse – mid – greenfield	£314	Yes	£394	Yes
Warehouse – large – greenfield	£327	Yes	£413	Yes
Convenience retail Express – brownfield	£359	Yes	£487	Yes
Convenience retail Budget – brownfield	-£823	No	-£683	No
Convenience retail Budget – greenfield	£362	Yes	£482	Yes
Convenience retail Superstore – brownfield	-£1,225	No	-£1,176	No
Comparison retail Town centre – brownfield	-£1,209	No	-£1,426	No
Comparison retail Out of town (district centre) – greenfield	-£322	No	-£373	No

Source: Urbà ,Porter PE (July 2026)

9 Strategic site viability testing

9.1 Introduction

- 9.1.1 This chapter presents the viability assessment of the strategic sites identified in Chapter 5. The assessment draws on information provided by site promoters, relevant planning applications, supporting technical evidence and site-specific policy requirements.
- 9.1.2 The following sections provide an overview of each strategic site, summarises the information provided by site promoters, sets out the appraisal assumptions and inputs, and present the resulting viability assessments.
- 9.1.3 The strategic site appraisals have been prepared using the standardised development assumptions, cost inputs and BLVs set out in Chapters 5, 6 and 7. These assumptions have been reviewed against information provided by site promoters and the Council's wider evidence base, including planning applications, masterplans and the Strategic Transport Impact Assessment, where relevant. Site-specific adjustments have only been made where justified by the available evidence.
- 9.1.4 The standardised development costs in Table 6-1 apply higher opening-up cost allowances to larger developments. For example, sites of 200 to 499 dwellings are assumed to incur opening-up costs of £18,000 per dwelling, increasing to £24,000 per dwelling for sites of 500 to 999 dwellings. Where the Council has assessed neighbouring allocations as a strategic site cluster, the combined dwelling total may move development into a higher cost band based on the development capacity of the cluster. However, the allocations remain separate development parcels and generally benefit from their own access arrangements and existing highway infrastructure. Accordingly, opening-up costs have been assessed based on the capacity of the individual sites rather than the combined allocation total.

9.2 Land at New Mill Lane (HELAA 31) / Land North of Old Mill Lane (HELAA 335)

Background

- 9.2.1 Land at New Mill Lane (HELAA Site 31) and Land North of Old Mill Lane (HELAA Site 335) are proposed strategic allocations located adjacent to each other, in our lower value zone. Given their relationship in spatial planning terms and their shared role in contributing towards the District's housing supply, they have been considered as a single strategic site cluster for the purposes of this viability assessment.

- 9.2.2 The Council's evidence base identifies the sites as having capacity to accommodate approximately 370 dwellings. Table 9-1 summarises the gross site areas, net developable areas and anticipated residential capacities for each site.

Table 9-1 Land at New Mill Lane / Land north of Old Mill Lane – capacity

Element	Land at New Mill Lane / HELAA 31	Land north of Old Mill Lane / HELAA 335
Gross Site Area	5.32 ha	11.2 ha
Net Developable Area	3.4 ha	7.14 ha
Residential Capacity (no. of units)	120	250
Density	35 dph	35 dph

Source: Mansfield District Council (N.s)

- 9.2.3 The Council has advised that a buffer is required around the electricity pylons located within Land North of Old Mill Lane (HELAA Site 335), together with a stand-off from the Local Wildlife Site associated with the River Maun corridor. The Council has also indicated that access through Land at New Mill Lane (HELAA Site 31) should be explored to improve connectivity between the two sites. For Land at New Mill Lane (HELAA Site 31), the Council has confirmed that the site is available for development. The net developable area adopted within the appraisal reflects the Council's assessment of site capacity and identified development constraints.
- 9.2.4 Completed pro formas were received from the promoters of both sites and are reproduced in Appendix J.

Promoter submission Land at New Mill Lane / HELAA 31

- 9.2.5 The promoter agreed with a number of the standardised assumptions and inputs proposed for the viability assessment. For those assumptions and inputs where the promoter considered an alternative approach to be appropriate, comments were provided, and these are summarised in Table 9-2, together with our assessment of whether any changes to the appraisal are justified.

Table 9-2 Review of promoter submission - Land at New Mill Lane / HELAA 31

Element	Promoter response	Urbà's response
Residential capacity	110 units - more realistic capacity based on our work to date – evidenced by site layout plan submitted as part of application 2017/0293/OUT.	The reduced number of units appears reasonable and has been used in our assessment.

Element	Promoter response	Urbà's response
Market values – lower value zone	Based on an analysis of the second hand market within the sites area, the below represents a more realistic housing price picture for the local area: 4 bed home - £325,000 3 bed home - £220,000 2 bed home - £175,000	We have not adopted these lower values because no evidence has been provided to support them. Our assessment is based on an analysis of comparable new-build sales, which we consider to be more representative of the proposed development than second-hand market transactions and therefore provides a more reliable basis for assessing sales values.
Affordable housing values	Social Rent values are closer to 35%-40%	The promoter has not provided any evidence of alternative values, therefore, our proposed values are considered reasonable and have been used in our appraisal.
Build Costs – residential BCIS lower quartile	Median range would provide a more balanced assumption.	We do not accept the use of BCIS median rates, as no evidence has been provided to justify the adoption of a higher build cost assumption. Furthermore, the promoter has referenced research by Lichfields⁵⁴ (Fine Margins: Viability Assessments in Planning and Plan-Making, August 2021) for other inputs, and this supports our position that the use of BCIS lower quartile rates is a common and appropriate approach for larger residential schemes. Accordingly, we consider the lower quartile rates to remain appropriate.
Contingency	5% is more realistic especially when considering the abnormal costs likely due on this site – citing the Lichfield report as their evidence.	We do not consider a 5% contingency to be justified. The Lichfields report states that: <i>'In either case, our research has demonstrated that an indicative range of 3-5% of base build costs is reflective of industry norms across England and Wales.'</i>⁵⁵ Our assessment adopts a contingency allowance of 4%, which sits at the midpoint of the range identified by Lichfields and is therefore considered reasonable and consistent with industry practice. Furthermore, site-specific abnormal costs should be reflected separately within the appraisal and, where relevant, accounted for in the BLV in accordance with the PPG, rather than

⁵⁴ Lichfields, August 2021, Fine Margins Viability assessments in planning and plan-making Page 13

⁵⁵ Ibid, Page 18

Element	Promoter response	Urbà's response
		through an uplift to the contingency allowance.
Developer Profit – market units at 17.5% of GDV	20% is the industry standard for greenfield developments – citing the Lichfield report as their evidence.	Since the publication of the Lichfields report, plan-making viability assessments have increasingly focused on testing policy-compliant development based on site-specific evidence and engagement with landowners, developers and site promoters to better understand development risks and constraints. Furthermore, the PPG⁵⁶ identifies a suitable return to developers of between 15% and 20% of GDV, recognising that the appropriate level of profit will vary depending on the nature and characteristics of the site being assessed. The profit of 17.5% of GDV sits at the midpoint of the range identified by PPG and has been applied consistently across the strategic site and typology testing. Having regard to the evidence available, including the information submitted by the promoter, there is insufficient justification to conclude that a higher profit allowance of 20% of GDV is required for this site..
S106 Contributions	Based on our experience with a live planning application within the Mansfield area, we feel this should be closer to £8,500 per plot – evidence by planning application 2025/0698/OUT	The Systra Strategic Transport Impact Assessment identifies transport infrastructure costs of between £14,232 and £17,944 per dwelling for Cluster G, which relates solely to these two strategic site allocations. This cost range comprises both the district-wide Phase 1 transport measures and the site-specific Phase 2 infrastructure requirements. We have considered this cost range in our testing, across both sites.
BLV premium	10x is too low, we believe this should be closer to 20x - citing the Lichfield report as their evidence.	We do not accept the higher multiplier proposed by the promoter. The promoter has not demonstrated how a 20 times premium is necessary to incentivise land release having regard to the full range of development costs and policy requirements envisaged by the Local Plan Review. Furthermore, if the promoter's position is that lower sales values should be adopted, then this would also need to be reflected in the BLV assessment.

⁵⁶ MHCLG, 6 March 2014, PPG on viability, Paragraph: 019 Reference ID: 10-019-20190509 Revision date: 09 05 2019

Promoter submission Land north of Old Mill Lane / HELAA 335

- 9.2.6 The promoter raised a number of comments regarding the standardised inputs proposed in the assessment. These are summarised in Table 9-3, together with our response and consideration of whether any amendments are warranted.

Table 9-3 Review of promoter submission - Land north of Old Mill Lane / HELAA 335

Element	Promoter response	Urbà's response
Gross Site Area	13.51 ha – evidenced previously submitted Vision Document submitted in response to the July 2025 Regulation 18 public consultation.	The gross site area is considered reasonable having regard to the evidence provided and has been adopted within the appraisal.
Net Developable Area	6.8 ha – based on the Constraints and Opportunities Plan provided.	The proposed net developable area is considered reasonable having regard to the identified site constraints and the supporting evidence provided.
Residential Capacity	238 - 272 units - based on the Constraints and Opportunities Plan provided.	The Council's proposed capacity of 250 dwellings falls within this range and is therefore considered reasonable for the viability assessment.
Density	Density will be specific to the site, taking into account site constraints. Flexibility in respect to density is needed to ensure the site can be brought forwards in the most efficient way.	No alternative density assumption has been provided by the promoter. The Council's assumed density of 35 dph is considered reasonable for the viability assessment.
Residential Mix	The baseline assumption is considered as a starting point and should be sufficiently flexible to respond to changing demands over the plan period. As per representations submitted on behalf of the promoter in July 2025, housing mix should respond to the most up-to-date evidence at the time of application submission, which may also change between outline and reserved matters applications. The most recent iteration of the Local Plan Review, Policy H3 Density and Mix also indicates that the policy will not set specific requirements that must be met by individual sites.	The promoter has not proposed an alternative dwelling mix for viability testing purposes. The dwelling mix adopted within our assessment is informed by the Council's evidence of housing need and is therefore considered a reasonable basis for assessment.

Element	Promoter response	Urbà's response
Unit Sizes	It is considered that the assumption for average market units sizes are too large. For example, it would be expected that 2 bed houses would range between 500 sqft and 850 sqft. The assumptions made here fall outside of this range. The same applies for the assumptions in respect to 3 and 4 bed houses. The promoter units comply with Nationally Described Space Standards (2015).	Our standardised inputs assume a 2-bed house is 80 sqm, whereas the promoter's proposed upper size is 79 sqm (850 sqft), we consider this difference to be minimal, furthermore no evidence has been provided to change our input. A 2-bed house of 46 sqm (500 sqft) would not meet the Nationally Described Space Standards set out in Figure 5-2, therefore, we do not accept this position.
Open Market Sales Values	Consideration should be given to the fact that house prices are not rising and the wider macro-economic situation which is impacting the housing market. For this reason, assumptions on values and revenues will need to reflect this.	The promoter has not provided any evidence of alternative values, therefore, our proposed sales values are considered reasonable and have been used in our appraisal.
Affordable Housing Values	S/O values are considered high given the state of the affordable market. This level may have been achievable a few years ago, however, reality is that affordable housing offers are reduced and S/O is likely to be a lower % of market value.	The promoter has not provided any evidence of alternative values, therefore, our proposed values are considered reasonable and have been used in our appraisal.
Build Costs – residential BCIS lower quartile	Given sites across the District will be delivered by different types of developers (each with different build costs), it is reasonable to conclude that BCIS median should be used for the purposes of benchmarking viability rather than lower quartile. In addition, a longer sample period should be used to determine the benchmarked figure – i.e. 10 or 15 years.	No supporting cost evidence has been provided to demonstrate that a higher build cost would be appropriate for this site. As a national housebuilder, the promoter will have access to outturn cost information which could have been submitted to support an alternative position. In the absence of such evidence, we consider our build costs to be reasonable, and they have been used in our assessment.
Plot External & Opening up Costs	At this point, it is too early to conclude what level of plot externals would be applicable to each site.	The promoter is an experienced housebuilder and would be expected to have a reasonable understanding of the likely costs associated with these works. However, no alternative cost assumptions or supporting evidence have been provided. Therefore our standardised plot

Element	Promoter response	Urbà's response
		externals and opening up cost have been used in our appraisal.
Professional Fees	Pease can further clarity be provided on what is meant by 'additional costs'?	The promoter has requested clarification regarding the 'additional costs' allowance included within the professional fees. This is explained further in Table 6-1. No alternative professional fee evidence has been provided, therefore, the standardised professional fee allowance has been used in our appraisal.
Developer Profit – market units at 17.5% of GDV	The assumed developer profit for market units is considered low and not reflective of industry standards. The Local Plan viability should consider a wide range and type of sites which are brought forward by different developers (from small bespoke to large PLC) and the developer profit assumed should reflect this.	No evidence has been provided to justify the adoption of a higher developer profit. The PPG⁵⁷ identifies a suitable return to developers of between 15% and 20% of GDV, recognising that the appropriate level of profit will vary depending on the nature and characteristics of the site being assessed. The profit of 17.5% of GDV sits at the midpoint of the range identified by PPG and has been applied consistently across the strategic site and typology testing.
Additional Costs	Each site will carry abnormal development costs that fall outside of the items identified. For example, cut and fill, pumping stations provision, retaining, abnormal foundations, utility reinforcements etc. Allowance should be made on a 'per plot' basis for abnormal development costs which will be associated with development sites.	The promoter has not provided any evidence or cost information to quantify abnormal development costs specific to the site. As explained within the pro forma, the appraisal includes an allowance of £18,000 per dwelling for site opening up and infrastructure costs. If additional abnormal costs are anticipated, these should be evidenced through supporting technical and cost information. In the absence of such evidence, the standardised cost allowance is considered reasonable and has been used in our appraisal.
BNG 10%	It is unclear whether this relates to on-site or off-site provision and so clarity would be appreciated.	The promoter appears to be referring to the cost of individual biodiversity units, whereas the

⁵⁷ Ibid

Element	Promoter response	Urbà's response
	For context, in Promoter's experience, off-site BNG costs would likely to be far high with units of £25,000 each depending on what habitat is being provided.	viability assessment adopts an average cost allowance on a per dwelling basis. No evidence has been provided to demonstrate that our cost is insufficient to achieve the required BNG. Accordingly, we consider our BNG cost to be reasonable, and it has been used in our appraisal.
EV Charging	Allowances should be made on a 'per plot' basis for the Future Homes Standard which is a development requirement moving forwards.	The promoter's response does not directly address the EV charging allowance included within the viability assessment, but instead refers to potential future costs associated with the Future Homes Standard. As the assessment is undertaken on a current-day basis, it would not be appropriate to include costs for future requirements that have not yet been finalised. In any event, the PPG is clear that land values should reflect the cumulative impact of relevant policy requirements. Any future regulatory costs would therefore need to be reflected in BLVs and land transactions rather than forming a basis for reducing policy compliance.
Building Safety Levy	It is understood rates published by Government are in draft and not fixed. This position will need to be reviewed to ensure the appropriate rates are allowed for.	No alternative levy rates or supporting evidence have been provided to justify a departure from our rates.
Planning Obligations - Affordable Housing	Any policy requirement should be subject to viability to account for site-specific constraints whilst also ensuring flexibility in tenure split to respond to market challenges.	The viability assessment has been prepared having regard to the constraints known at the time of the assessment, including those identified through the Council's evidence base and supporting technical work. The strategic site pro forma was issued, amongst other reasons, to provide promoters with the opportunity to identify any additional site-specific constraints and associated viability implications.
S106 Contributions	Note on the level of contributions assumed – any increase from this position is considered likely to	The Systra Strategic Transport Impact Assessment identifies transport infrastructure costs of

Element	Promoter response	Urbà's response
	impact the viability of proposed development schemes across the District.	between £14,232 and £17,944 per dwelling for Cluster G, which relates solely to these two strategic site allocations. This cost range comprises both the district-wide Phase 1 transport measures and the site-specific Phase 2 infrastructure requirements. We have considered this cost range in our testing, across both sites.
Build-out Rates	4no. units per month is considered high in this location. A lower figure is considered more appropriate, particularly given the low level of affordable housing which would usually push up the sales rate.	The promoter has not provided any supporting evidence to justify a lower build-out rate. Notwithstanding this, evidence submitted by another strategic site promoter (Table 9-6) supports a build-out rate of 3 dwellings per month. Having regard to this evidence, and in the interests of adopting a reasonable approach to the strategic site testing, we have reduced the build-out rate from 4 dwellings per month to 3 dwellings per month for each land parcel. As the strategic allocation comprises two separate development parcels, the appraisal assumes both sites are capable of being built out concurrently, resulting in a combined delivery rate of 6 dwellings per month across the allocation.
Any final comments on Deliverability / Viability?	The promoter agrees that the site is deliverable and proposals that come forwards at the application stage will respond appropriately to site constraints. To date, no site investigations or initial technical work that has been undertaken indicate otherwise. A Transport Appraisal has been undertaken which concluded that following highways improvements associated with other developments in the area, residential development of this site is anticipated to have a reduced impact on the A60, with necessary mitigation being viable and deliverable.	The information provided indicates that the site is capable of being developed and does not identify any overriding constraints to delivery. However, whilst reference is made to potential abnormal development costs associated with topography, retaining structures and infrastructure works, no quantified evidence has been provided to enable these matters to be reflected within the viability appraisal. The pro forma consultation provided an opportunity to submit site-specific evidence to support alternative costs, however, no supporting evidence has been provided.

Element	Promoter response	Urbà's response
	Advice received from Nottinghamshire County Highways on 7th February 2025 did not raise any concerns in respect of unacceptable highways impacts on the A60 which aligns with the promoter's highways work undertaken to date. Initial ecological and flood risk / drainage work undertaken to date has also concluded that there are no constraints that would prevent the site from coming forward for development. The site does comprise varying topography, this will likely require a scheme of 'cut & fill' and 'retaining' operations to establish appropriate levels in preparation for residential being delivered. The promoter is open to exploring the potential opportunity to improve connectivity to Site 31 when this site comes forward. However, it is noted that this is not critical to the delivery of the site (HELAA 335), and so any additional infrastructure costs will need to be identified and considered within the context of the wider development proposals. As demonstrated by this submission and evidenced by the Vision Document (submitted the representations to the Regulation 18 plan), the site is considered to be suitable, available, and deliverable, and therefore could contribute towards meeting local housing needs over the plan period.	

Viability findings

- 9.2.7 As shown in Figure 9-1, the viability of the combined strategic allocation comprising Land at New Mill Lane (31) and Land North of Old Mill Lane (335), located within the lower value zone, is challenging. The baseline appraisal (Appendix K), which assumes 20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership), generates a viability deficit.
- 9.2.8 Sensitivity testing has been undertaken to reflect forecast cost and value inflation, a reduction in developer profit on market housing to 15% of GDV, the inclusion of the Building Safety Levy and the provision of 10% affordable housing as 100% Shared Ownership. Whilst these changes result in a material improvement in viability, the site remains unable to support the full policy requirements.
- 9.2.9 Notwithstanding these findings, the promoter of HELAA 335 has confirmed that the site is deliverable. However, no viability evidence has been submitted to demonstrate how the site can be viably delivered whilst supporting the affordable housing and policy requirements.

Figure 9-1 Viability results, lower value zone: Land at New Mill Lane (31) / Land north of Old Mill Lane (335)

Scenario	Residual Surplus	Residual Surplus per Unit	S106 @ £14,232 per unit	New community open space and outdoor sports provision @ £2,313 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Baseline: 20% AH (60% SR / 20% AR / 20% SO)	-£12,983,130	-£36,064	-£50,296	-£52,609	-£53,869	-£54,797	-£55,367	-£55,367	No
10% AH (60% SR / 20% AR / 20% SO)	-£10,637,794	-£29,549	-£43,781	-£46,095	-£47,355	-£48,282	-£48,852	-£48,852	No
10% AH (50% AR / 50% SO)	-£10,011,344	-£27,809	-£42,041	-£44,354	-£45,614	-£46,542	-£47,112	-£47,112	No
Sensitivity: forecast costs & value, 15% profit, 10% AH (100% SO) & BSL	-£4,671,751	-£12,977	-£27,209	-£29,522	-£30,782	-£31,710	-£32,280	-£32,280	No

Source: Urbà ,Porter PE (August 2026)

9.3 Land off Peafield Lane (HELAA 50) / Land at Peafield Lane (HELAA 67)

Background

9.3.1 Land off Peafield Lane (HELAA Site 50) is the subject of a current outline planning application (reference 2025/0698/OUT), which we understand is proposed based on policy-compliant affordable housing provision. Land at Peafield Lane (HELAA Site 67) benefits from an outline planning permission (reference 2025/0377/OUT), which is also policy compliant in respect of affordable housing provision. Again, given their relationship in spatial planning terms and their shared role in contributing towards the District's housing supply, they have been considered as a single strategic site cluster for this viability assessment. These sites sit in our lower value zone.

9.3.2 Table 9-4 sets out the Council's anticipated site capacity for both sites.

Table 9-4 Land at Peafield Lane HELAA 50 / Land off Peafield Lane HELAA 67 – capacity

Element	Land off Peafield Lane / HELAA 50	Land at Peafield Lane / HELAA 67
Gross Site Area	13.37 ha	11.15 ha
Net Developable Area	8.69 ha	7.25 ha
Residential Capacity (no. of units)	330	254
Density	38 dph	35 dph

Source: Mansfield District Council (N.s)

9.3.3 Completed pro formas were received from the promoters of both sites and are reproduced in Appendix L.

Promoter submission Land off Peafield Lane / HELAA 50

9.3.4 The promoter agreed with a number of the standardised assumptions and inputs proposed for the viability assessment. For those assumptions and inputs where the promoter considered an alternative approach to be appropriate, comments were provided, and these are summarised in Table 9-5, together with our assessment of whether any changes to the appraisal are justified.

Table 9-5 Review of promoter submission - Land off Peafield Lane / HELAA 50

Element	Promoter response	Urbà's response
Market values – lower value zone	The second hand market suggests that the £400,000 value for the large dwellings is on the high side. Property	We have not adopted these lower values because no evidence has been provided to support them. Our assessment is based on an analysis of comparable new-build sales, which we consider to be more representative of the proposed development than second-hand

Element	Promoter response	Urbà's response
	values sit between £300,000 to £400,000.	market transactions and therefore provides a more reliable basis for assessing sales values.
Affordable housing values	Social Rent values sit at 35% – 40%	The promoter has not provided any evidence of alternative values, therefore, our proposed values are considered reasonable and have been used in our appraisal.
Build Costs – residential BCIS lower quartile	Median range would provide a more balanced assumption.	We do not accept the use of BCIS median rates, as no evidence has been provided to justify the adoption of a higher build cost. Furthermore, the promoter has provided research by Lichfields ⁵⁸ (Fine Margins: Viability Assessments in Planning and Plan-Making, August 2021), which supports our position that the use of BCIS lower quartile rates is a common and appropriate approach for larger residential schemes. We therefore consider the lower quartile rates used in our assessment to be appropriate.
Contingency	5% is a more reasonable amount, particularly on abnormals– citing the Lichfield report as their evidence.	We do not consider a 5% contingency to be justified. The Lichfields report states that: <i>'In either case, our research has demonstrated that an indicative range of 3-5% of base build costs is reflective of industry norms across England and Wales.'</i> ⁵⁹ Our assessment adopts a contingency allowance of 4%, which sits at the midpoint of the range identified by Lichfields and is therefore considered reasonable and consistent with industry practice. Furthermore, site-specific abnormal costs should be reflected separately within the appraisal and, where relevant, accounted for in the BLV in accordance with the PPG, rather than through an uplift to the contingency allowance.
Developer Profit – market units at 17.5% of GDV	20% is the industry standard for greenfield developments – citing the Lichfield report as their evidence.	Since the publication of the Lichfields report, plan-making viability assessments have increasingly focused on testing policy-compliant development based on site-specific evidence and engagement with landowners, developers and site promoters to better understand development risks and constraints. Furthermore, the PPG ⁶⁰ identifies a suitable return to developers of between 15% and 20% of GDV, recognising that the appropriate level of profit will vary depending on the nature and characteristics of the site being assessed.

⁵⁸ Lichfields, August 2021, Fine Margins Viability assessments in planning and plan-making Page 13

⁵⁹ Ibid, Page 18

⁶⁰ MHCLG, 6 March 2014, PPG on viability, Paragraph: 019 Reference ID: 10-019-20190509 Revision date: 09 05 2019

Element	Promoter response	Urbà's response																								
		The profit of 17.5% of GDV sits at the midpoint of the range identified by PPG and has been applied consistently across the strategic site and typology testing. Having regard to the evidence available, including the information submitted by the promoter, there is insufficient justification to conclude that a higher profit allowance of 20% of GDV is required for this site. Accordingly, no adjustment has been made to the developer profit assumption.																								
S106 Contributions	This is too low. The current request is £2,863,615.08 which equates to £8,677 per plot	We have reviewed the planning application and associated developer contribution requests – see analysis below: <table><tr><th>Contribution</th><th>Amount</th></tr><tr><td>Bus Service Enhancements</td><td>£400,000</td></tr><tr><td>Community Transport</td><td>£99,000</td></tr><tr><td>Bus Stop Infrastructure</td><td>£42,300</td></tr><tr><td>Secondary Education</td><td>£1,199,220</td></tr><tr><td>SEND Education</td><td>£209,112</td></tr><tr><td>Strategic Transport (IDP Junction Improvements)</td><td>£494,340</td></tr><tr><td>NHS</td><td>£350,625</td></tr><tr><td>Waste Management / Recycling Centres</td><td>£34,557</td></tr><tr><td>Library Stock</td><td>£14,733</td></tr><tr><td>Total Contributions</td><td>£2,843,887</td></tr><tr><td>per unit based on 330 units</td><td>£8,618</td></tr></table> We consider that the S106 obligations already capture the Systra Strategic Transport Impact Assessment Phase 1 transport infrastructure costs. The Systra Phase 2 costs of £745,000 to £950,500 include strategic transport infrastructure. To avoid double counting, the £494,340 strategic transport contribution sought through the planning application has been deducted from the S106 package. Our testing therefore assumes an adjusted S106 package of £2,349,547 (£2,843,887 less £494,340), together with Systra Phase 2 transport infrastructure costs of £745,000 to £950,500. No separate allowance has been applied for Systra Phase 1 transport infrastructure costs. In total, our testing incorporates an infrastructure package of between £3,094,547 and £3,300,047, equivalent to £9,377 to £10,000 per dwelling.	Contribution	Amount	Bus Service Enhancements	£400,000	Community Transport	£99,000	Bus Stop Infrastructure	£42,300	Secondary Education	£1,199,220	SEND Education	£209,112	Strategic Transport (IDP Junction Improvements)	£494,340	NHS	£350,625	Waste Management / Recycling Centres	£34,557	Library Stock	£14,733	Total Contributions	£2,843,887	per unit based on 330 units	£8,618
Contribution	Amount																									
Bus Service Enhancements	£400,000																									
Community Transport	£99,000																									
Bus Stop Infrastructure	£42,300																									
Secondary Education	£1,199,220																									
SEND Education	£209,112																									
Strategic Transport (IDP Junction Improvements)	£494,340																									
NHS	£350,625																									
Waste Management / Recycling Centres	£34,557																									
Library Stock	£14,733																									
Total Contributions	£2,843,887																									
per unit based on 330 units	£8,618																									
BLV premium	10x is on the low. It can range from 10x to 20x – citing the Lichfield report.	We do not accept the higher multiplier proposed by the promoter. The promoter has not demonstrated how a 20 times premium is necessary to incentivise land release having regard to the full range of development costs and policy requirements envisaged by the Local Plan Review.																								

Promoter submission Land at Peafield Lane / HELAA 67

- 9.3.5 Responses were provided on several of our standardised appraisal inputs, whilst several assumptions were not commented upon. Where comments were provided, these are summarised in Table 9-6 together with our assessment of whether any amendments to the appraisal assumptions and inputs are warranted. For those assumptions where no comments were provided, we have retained the standardised inputs in our assessment.

Table 9-6 Review of promoter submission - Land at Peafield Lane / HELAA 67

Element	Promoter response	Urbà's response																		
Gross Site Area	11.13 ha - Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT.	The gross site area is considered reasonable, having regard to the evidence provided and has therefore been adopted.																		
Net Developable Area	6.71 ha - Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT.	The net site area is considered reasonable, having regard to the evidence provided, and has been adopted within the appraisal.																		
Residential Capacity	235 units - Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT.	The revised unit numbers are considered reasonable, having regard to the evidence provided and has been adopted within the appraisal.																		
S106 Contributions	Secondary Education = £1,150,260 SEND = £104,566 Public Transport (Bus Service) = £345,000 Strategic Transport (Junction improvements) = £352,030 Healthcare = £249,688 Library = £10,501 Total =£2,212,045 £9,412 per unit. Current S106 requests on application 2025/0377/OUT. The promoter is yet to receive figures for S106 monitoring from MDC/NCC, albeit these would be relatively minor.	We have reviewed the planning application and associated developer contribution requests – see analysis below: <table><tr><th>Contribution</th><th>Amount</th></tr><tr><td>Bus Service Contribution</td><td>£345,000</td></tr><tr><td>Secondary Education</td><td>£1,150,260</td></tr><tr><td>SEND Education</td><td>£104,566</td></tr><tr><td>Strategic Transport (Mansfield IDP Junction Improvements)</td><td>£352,030</td></tr><tr><td>NHS</td><td>£249,688</td></tr><tr><td>Library Contribution</td><td>£10,501</td></tr><tr><td>Total Contributions</td><td>£2,212,045</td></tr><tr><td>per unit based on 235 units</td><td>£9,413</td></tr></table> We consider that the S106 obligations already capture the Systra Strategic Transport Impact Assessment Phase 1 transport infrastructure costs. The Systra Phase 2 costs of £1,539,500 to £2,127,000 include strategic transport infrastructure. To avoid double counting, the £352,030 strategic transport contribution sought through the planning application has been deducted from the S106 package.	Contribution	Amount	Bus Service Contribution	£345,000	Secondary Education	£1,150,260	SEND Education	£104,566	Strategic Transport (Mansfield IDP Junction Improvements)	£352,030	NHS	£249,688	Library Contribution	£10,501	Total Contributions	£2,212,045	per unit based on 235 units	£9,413
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Bus Service Contribution	£345,000																			
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Strategic Transport (Mansfield IDP Junction Improvements)	£352,030																			
NHS	£249,688																			
Library Contribution	£10,501																			
Total Contributions	£2,212,045																			
per unit based on 235 units	£9,413																			

Element	Promoter response	Urbà's response
		Our testing therefore assumes an adjusted S106 package of £1,860,015 (£2,212,045 less £352,030), together with Systra Phase 2 transport infrastructure costs of £1,539,500 to £2,127,000. No separate allowance has been applied for Systra Phase 1 transport infrastructure costs. Our testing incorporates an infrastructure package of between £3,399,515 and £3,987,015 equivalent to £13,384 to £15,697 per dwelling. Across both Peafield Lane sites, our assessment incorporates a combined infrastructure package of between £6,494,062 and £7,287,062, equivalent to £11,120 to £12,478 per dwelling.
Build-out Rates	Lead-in times broadly agreed. Developers are currently reporting a lower sales rate of c.0.65 per week (3 per month) – supported by Savills research English Housing Supply Q1 2026 (14 May 2026).⁶¹	We have reviewed the Savills research, and it appears robust analysis. Accordingly, we have adopted a build-out rate of 3 dwellings per month per sales outlet. As this strategic site cluster comprises two separate development parcels, the appraisal assumes that both sites can be delivered concurrently, resulting in a combined build-out rate of 6 dwellings per month across the allocation.
Any final comments on Deliverability / Viability?	Agreed. Site is available, viable and deliverable in the 0-5 year period.	The promoter's comments regarding site availability and deliverability are noted and are broadly consistent with the Council's assessment of the site. However, no additional evidence has been provided to support the promoter's view on viability.

⁶¹ https://www.savills.co.uk/research_articles/229130/390806-0

Viability findings

- 9.3.6 As shown in Figure 9-2, the viability of the combined strategic allocation comprising Land off Peafield Lane (HELAA 50) and Land at Peafield Lane (HELAA 67), located within the lower value zone, is challenging.
- 9.3.7 The baseline appraisal (Appendix M), which assumes 20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership), generates a viability deficit before allowing for the Council's minimum infrastructure contribution package of £11,120 per dwelling.
- 9.3.8 Sensitivity testing has been undertaken to reflect forecast cost and value inflation, a reduction in developer profit on market housing to 15% of GDV, the inclusion of the Building Safety Levy, and the provision of 10% affordable housing as 100% Shared Ownership. Whilst these assumptions result in a material improvement in viability, the site remains unviable and is unable to support the Council's minimum infrastructure contribution package of £11,120 per dwelling.
- 9.3.9 Notwithstanding these findings, the promoter of HELAA 67 has confirmed that the site is available, viable and deliverable. However, no viability evidence has been submitted to demonstrate how the site can support the costs and policy requirements tested within our assessment.

Figure 9-2 Viability results, lower value zone: Land off Peafield Lane HELAA 50 / Land at Peafield Lane HELAA 67

Scenario	Residual Surplus	Residual Surplus per Unit	S106 package average unit costs £11,290	New community open space and outdoor sports provision @ £2,313 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Baseline: 20% AH (60% SR / 20% AR / 20% SO)	-£20,946,015	-£37,073	-£48,363	-£50,676	-£51,936	-£52,864	-£53,433	-£53,433	No
10% AH (60% SR / 20% AR / 20% SO)	-£17,166,494	-£30,383	-£44,615	-£46,928	-£48,188	-£49,116	-£49,686	-£49,686	No
10% AH (50% AR / 50% SO)	-£16,182,298	-£28,641	-£39,931	-£42,245	-£43,505	-£44,432	-£45,002	-£45,002	No
Sensitivity: forecast costs & value, 15% profit, 10% AH (100% SO) & BSL	-£7,673,143	-£13,581	-£24,871	-£27,184	-£28,444	-£29,372	-£29,942	-£29,942	No

Source: Urbà ,Porter PE (August 2026)

9.4 Land off Jubilee Way SUE2

Background

- 9.4.1 Land off Jubilee Way SUE2 is a key strategic growth location within the District and is subject to draft Policy SUE2 (Figure 9-3) in the Local Plan Review, which sets out the site-specific development, infrastructure and placemaking requirements. The site falls in our lower value zone, although it adjoins the higher value zone. Given the scale of the allocation and its proximity to the higher value zone, it could be argued that sales values may exceed those typically achieved elsewhere within the lower value zone.

Figure 9-3 Policy SUE2

Policy SUE2	
Land off Jubilee Way	
1.	Land off Jubilee Way is allocated as a strategic sustainable urban extension delivering:
a.	approximately 800 new homes;
b.	a new neighbourhood parade;
c.	provision of a new primary school on site; and
d.	a minimum of 1.6ha (developable area) extension to Crown Farm Way Industrial Estate.
2.	This new neighbourhood will be developed comprehensively in accordance with an agreed masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community/stakeholder consultation. This masterplan will be incorporated into an outline planning application and supporting section 106 agreement.
3.	An application specific assessment will be required to identify and address impacts on nightjar and woodlark and their habitats.
4.	A Nitrogen Deposition Study will be required to assess the impact on sites of biodiversity importance nearby.
5.	Any development proposal would need to be supported by a detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.
6.	The masterplan will create a sustainable and high quality living environment, including the provision of:
a.	cycle and walking links to the adjoining housing development and to the wider area including Timberland Trail, Oak Tree LNR, the restored Mansfield colliery and Vicar Water (strategic GI area #10) and the wider Shenwood Forest (strategic GI area #6);
b.	a network of green infrastructure including new habitats adjacent to the SSSIs/LWSs;
c.	measures to prevent any loss of value of the LWS and ensure the protection of Section 41 habitats and species;
d.	the appropriate protection of adjacent heathland and SSSIs;
e.	appropriate account taken of the ppSPA in line with the recommendations of the application specific assessment including measures to protect nightjar and woodlark and their habitats;
f.	adequate SuDS and improving the flows and water quality of Vicar Water;
g.	contributions to junction improvements including at A6117 Oak Tree Lane/Eaking Road, A6191 Southwell Road/Oak Tree Lane/Adamsway and A6117 Old Mill Lane/B6030 Clipstone Road West;
h.	the identification and appropriate protection of areas of potential archaeological importance; and
i.	enhancement and integration of the former mineral railway line along Jubilee Way North, as a wooded landscaped buffer, where feasible.

Source: Mansfield District Council (May 2025)

- 9.4.2 Table 9-7 sets out the Council's anticipated site capacity for the Land off Jubilee Way SUE2.

Table 9-7 Land off Jubilee Way SUE2– capacity

Element	Jubilee Way SUE2
Gross Site Area	46.83 ha
Net Developable Area	25.8 ha (residential)

Element	Jubilee Way SUE2
	1.6 ha (non-residential)
Residential Capacity (no. of units)	800 (including a proportion of custom and self-build plots)
Older Persons Accommodation Capacity	Care home
Non Resi Uses Capacity by Use to Include GIA and NIA sqm	6 ha (mix of employment, school (1.58 ha), care home, retail, commercial) (Based on planning application and subject to confirmation)
Density	31 dph

Source: Mansfield District Council (N.s)

9.4.3 The site is also the subject of a live outline planning application (reference 2025/0360/OUT), which we understand assumes policy-compliant affordable housing provision. The application provides a useful indication of the site's prospective development and has informed our assessment.

9.4.4 A completed pro forma was received from the promoter and is reproduced in Appendix N.

Promoter submission Land off Jubilee Way SUE2

9.4.5 Comments were provided on a number of the standardised appraisal assumptions and these are summarised in Table 9-8 together with our assessment of whether any amendments to the appraisal assumptions are warranted. Where assumptions were either supported by the promoter or not commented upon, the standardised inputs have been used in our assessment.

Table 9-8 Review of promoter submission - Land off Jubilee Way SUE2

Element	Promoter response	Urbà's response
Gross Site Area	86.97ha. The Council's baseline figure of 46.83 ha does not reflect the full application site area –refer to submitted Site Location Plan (ref. 14.033/17L) of application ref. 2025/0360/OUT	The Council has confirmed that their figures are correct for plan purposes, because it has been rolled forward from the adopted Local Plan and reflects the SUE allocation boundary itself, not the wider area the promoter controls or has included in the application red line.
Net Developable Area	36.57ha (residential and non-residential) - refer to submitted Proposed Illustrative Masterplan (ref. 14.033/85O) and Land Use Parameter Plan (ref. 14.033/98) of application ref. 2025/0360/OUT	

Element	Promoter response	Urbà's response
Older Persons Accommodation Capacity	Provision is made for a care home / later living use within the submitted scheme - refer to the submitted Land Use Parameter Plan (ref. 14.033/98), Illustrative Masterplan (ref. 14.033/85O) and Supporting Planning Statement submitted as part of planning application ref. 2025/0360/OUT.	Given the limited detail available regarding how these uses will be delivered, they have been assessed on a serviced land basis and assumed to be broadly cost and value neutral once serviced plots have been provided. The land required for these uses, including the primary school, is reflected within the gross site area and BLV adopted within the appraisal, with site servicing costs reflected through the opening-up cost allowance.
Non Resi Uses Capacity by Use to Include GIA and NIA sqm	Up to 6 ha of employment, retail, commercial and community uses, including later living facilities. Land is also reserved for a primary school, subject to local need. Detailed floorspace figures, including GIA and NIA by use, are not fixed at this stage and will be established through subsequent reserved matters and further engagement - refer to the submitted Land Use Parameter Plan (ref. 14.033/98), Illustrative Masterplan (ref. 14.033/85O) and Supporting Planning Statement submitted as part of planning application ref. 2025/0360/OUT.	
Residential Mix	Flexibility should be retained in relation to the residential mix across the development so that it can respond to market demand, up-to-date evidence of local housing need and the detailed design of individual phases. The precise market housing mix is not fixed at this stage. In relation to the affordable housing element, current consultation comments from MDC's Housing Strategy team suggest a tenure split of 15% Social Rent and 5% Shared Ownership. The comments also indicate a preference for approximately 10% of the Social Rented provision to comprise bungalow or ground-floor accommodation, with the remaining provision focused principally on 2- and 4-bedroom	The purpose of our assessment is to test the viability of the emerging Local Plan Review using a consistent set of assumptions informed by the Council's evidence base. Accordingly, the standardised dwelling mix based on housing need has been used in our assessment.

Element	Promoter response	Urbà's response
	homes. Shared Ownership provision is expected to comprise mainly 2- and 3-bedroom homes - refer to MDC's Housing Strategy consultation comments and the submitted Supporting Planning Statement associated with planning application ref. 2025/0360/OUT.	
Affordable Housing Values	The following alternative assumptions are proposed for initial testing: ▪ Social Rent - 40% of market value ▪ Affordable Rent - 45% of market value ▪ Shared Ownership - 65% of market value. These assumptions take account of anticipated affordable housing transfer values and should remain subject to review as the tenure mix and delivery arrangements are refined.	The promoter has not provided any evidence of alternative values, therefore, our proposed values are considered reasonable and have been used in our appraisal.
Older persons accommodation:	The scheme includes provision for a care home / later living use. The detailed form, scale and delivery model are not fixed at this stage and an appropriate value assumption should therefore be agreed through further discussion, having regard to up-to-date market evidence and the eventual specification and operator requirements.	As explained above, this element has been assessed on a serviced land basis and is therefore assumed to be broadly cost and value neutral within the appraisal. As such, the precise form, scale and delivery model of the proposed accommodation is not material to the viability conclusions.
Build Costs	Residential build costs should be based on the latest available BCIS lower quartile figures using the default age of results, rebased for Mansfield. Separate rates should be applied to standard estate housing, single-storey housing and flats. Appropriate additional allowances should also be included for the applicable Building Regulations and Future	As explained in Table 4-1, the 2022 update to Part L of the Building Regulations introduced a significant uplift in energy performance standards and was intended to act as an interim step towards the Future Homes Standard. However, the full Future Homes Standard has not yet been implemented. It would therefore not be appropriate to include additional allowances for future regulatory requirements that are not currently in force. Therefore

Element	Promoter response	Urbà's response
	Homes Standard requirements. The standard BCIS rates should not be treated as including site-specific abnormal, enabling or infrastructure costs, which should be assessed separately. The non-residential and older persons' accommodation assumptions should remain subject to review once the detailed form, scale and specification of those uses are established.	no adjustment has been made to our build cost assumptions. Building Safety Levy costs are reflected in the sensitivity testing. Separate costs are provided for externals, opening up costs, professional fees and contingency, and therefore are assessed separately.
Plot Externals	The following assumptions are proposed for the purposes of initial testing: - Houses - 15% of BCIS - Flats - 15% of BCIS - Non-residential development - 15% of BCIS for greenfield development These allowances relate to plot-specific external works and should not be treated as including strategic infrastructure, site-wide enabling works or abnormal development costs, which should be assessed separately.	No supporting evidence has been provided to justify a reduction in the residential plot externals allowances. Furthermore, stakeholder representations received indicated that the original residential plot externals allowance of 15% was potentially understated, hence they were adjusted upwards. Having regard to this evidence, we consider our allowances of 20% for houses and 15% for flats to be reasonable for plan-making viability purposes and have been used in our assessment.
Professional Fees	No separate assumption is proposed for the non-residential uses at this stage, given the range of uses proposed and the limited detail currently available regarding their form and specification.	The non-residential elements have been assessed on a serviced land basis and are therefore assumed to be broadly cost and value neutral within the appraisal. As such, the precise professional fee allowance associated with these uses is not material to the viability conclusions.
Resi Disposal costs	No separate disposal cost assumption is proposed for the care home / later living use at this stage, as the detailed form and delivery model of that element have not yet been established.	The care home/ later living element has been assessed on a serviced land basis and assumed to be broadly cost and value neutral. Accordingly, no separate disposal cost assumption is required for the purposes of the appraisal.
Finance Rate	A finance rate of 7.50% gross is proposed for the purposes of initial testing – based on reference to current market	The 7.0% finance rate adopted in our assessment is consistent with the methodology set out in Table 6-1 and is considered reasonable having regard to RICS guidance on

Element	Promoter response	Urbà's response
	finance assumptions and RICS viability guidance.	the use of real interest rates in current-day viability assessments. Therefore, no adjustment has been made. The appraisal reflects the phased delivery of the site over time. Accordingly, the BLV has been drawn down through three separate land acquisitions within the cashflow, reflecting the anticipated release of land in line with the development programme rather than as a single upfront acquisition.
Developer Profit	The following developer profit assumptions are accepted for the purposes of initial testing: - Market housing - 20% of GDV - Affordable housing - 6% of GDV - Non-residential development - 15% of GDV	The PPG⁶² identifies a suitable return to developers of between 15% and 20% of GDV, recognising that the appropriate level of profit will vary depending on the nature and characteristics of the site being assessed. The profit of 17.5% of GDV sits at the midpoint of the range identified by PPG and has been applied consistently across the strategic site and typology testing. Having regard to the evidence available, including the information submitted by the promoter, there is insufficient justification to conclude that a higher profit allowance of 20% of GDV is required for this site. Accordingly, no adjustment has been made to the developer profit assumption. Affordable housing profit is consistent with our input set out in Table 6-1. Non-resi of 20% of GDV is broadly the same as our 15% of costs as set out in Table 6-5.
Additional Costs	It is not yet possible to confirm the full extent of any additional or exceptional development costs. Any such costs will need to be assessed and reflected on a scheme-specific basis as further information becomes available.	The appraisal already includes allowances for site opening-up and infrastructure costs, and it would be expected that these allowances capture the majority of abnormal development costs. Where site-specific abnormal costs exceed these allowances, this would normally be reflected through a lower BLV rather than a reduction in policy requirements, as required by the PPG.

⁶² MHCLG, 6 March 2014, PPG on viability, Paragraph: 019 Reference ID: 10-019-20190509 Revision date: 09 05 2019

Element	Promoter response	Urbà's response																										
Disposal Costs - Land	The following land disposal cost assumptions are proposed: ▪ SDLT - variable percentage of Benchmark Land Value at prevailing HMRC rates ▪ Agents and legal fees - 1.75% of Benchmark Land Value	Our appraisal does work on this basis, because the BLV has been inserted as a fixed appraisal cost..																										
S106 Contributions	The current consultee requests received in connection with the planning application total approximately £9.55 million, excluding the final off-site bus infrastructure allowance and any further requests that may arise. This equates to approximately £11,900 per dwelling based on 800 dwellings. These figures remain subject to review and negotiation and should not be treated as an agreed Section 106 package. However, they indicate that MDC's generic allowance of £2,500 per dwelling is unlikely to provide an appropriate basis for site-specific testing.	We have reviewed the planning application and associated consultee responses. Based on the information currently available, the total S106 obligations sought, assuming the lower bus stop infrastructure contribution, exceed those identified by the promoter, as summarised below. <table><tr><th>Contribution</th><th>Amount</th></tr><tr><td>Bus service enhancement</td><td>£960,000</td></tr><tr><td>Bus stop infrastructure</td><td>£70,200</td></tr><tr><td>Primary education</td><td>£2,773,008</td></tr><tr><td>Secondary education</td><td>£3,874,560</td></tr><tr><td>SEND education</td><td>£418,224</td></tr><tr><td>Health contribution (ICB)</td><td>£850,000</td></tr><tr><td>Household waste recycling centre</td><td>£83,766</td></tr><tr><td>Strategic transport</td><td>£1,198,400</td></tr><tr><td>Walking & cycling infrastructure</td><td>£550,000</td></tr><tr><td>Library contribution</td><td>£35,715</td></tr><tr><td>Total contributions</td><td>£10,813,873</td></tr><tr><td>per unit based on 800 units</td><td>£13,517</td></tr></table> We consider that the S106 obligations already capture the Phase 1 transport infrastructure costs identified in the Systra Strategic Transport Impact Assessment. The Systra Phase 2 transport infrastructure costs of £742,500 to £985,500 do not include the S106 obligations identified above and have therefore been added to the S106 package within our assessment. Our testing incorporates a total infrastructure package of between £11,556,373 and £11,799,373, equivalent to £14,445 to £14,749 per dwelling	Contribution	Amount	Bus service enhancement	£960,000	Bus stop infrastructure	£70,200	Primary education	£2,773,008	Secondary education	£3,874,560	SEND education	£418,224	Health contribution (ICB)	£850,000	Household waste recycling centre	£83,766	Strategic transport	£1,198,400	Walking & cycling infrastructure	£550,000	Library contribution	£35,715	Total contributions	£10,813,873	per unit based on 800 units	£13,517
Contribution	Amount																											
Bus service enhancement	£960,000																											
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Secondary education	£3,874,560																											
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Household waste recycling centre	£83,766																											
Strategic transport	£1,198,400																											
Walking & cycling infrastructure	£550,000																											
Library contribution	£35,715																											
Total contributions	£10,813,873																											
per unit based on 800 units	£13,517																											
Existing Use Value	An Existing Use Value of £24,700 per ha is proposed.	The proposed EUV appears to reflect a generic assumption of approximately £10,000 per acre and is not supported by any evidence. Therefore, no weight can be given to it, and it has not been adopted.																										

Element	Promoter response	Urbà's response
Any final comments on Deliverability / Viability?	This response reflects the information currently available and is intended to inform MDC's initial viability testing. Further site-specific information will become available as the planning application, technical work and detailed design progress, allowing the assumptions to be reviewed and refined where appropriate. The landowner welcomes further discussion with MDC and its viability consultants regarding the assumptions applied to the site.	The pro forma consultation provided an opportunity to submit site-specific evidence to support alternative costs, however, no supporting evidence has been provided.

Viability findings

- 9.4.6 As shown in Figure 9-4, the viability of Land off Jubilee Way SUE2), located within the lower value zone, is challenging.
- 9.4.7 The baseline appraisal (Appendix O), which assumes 20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership), generates a viability deficit before allowing for the minimum infrastructure contribution package of £14,445 per dwelling.
- 9.4.8 Sensitivity testing has been undertaken to reflect forecast cost and value inflation, a reduction in developer profit on market housing to 15% of GDV, the inclusion of the Building Safety Levy, and the provision of 10% affordable housing as 100% Shared Ownership. Whilst these assumptions result in a material improvement in viability, the site remains unviable and is unable to support the minimum infrastructure contribution package of £14,445 per dwelling.

Figure 9-4 Viability results, lower value zone: Land off Jubilee Way SUE2

Scenario	Residual Surplus	Residual Surplus per Unit	S106 package average unit costs £14,445	New community open space and outdoor sports provision @ £2,313 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Baseline: 20% AH (60% SR / 20% AR / 20% SO)	-£39,191,579	-£48,989	-£63,434	-£65,746	-£67,008	-£67,935	-£68,505	-£68,505	No
10% AH (60% SR / 20% AR / 20% SO)	-£33,517,442	-£41,897	-£56,342	-£58,655	-£59,915	-£60,843	-£61,412	-£61,412	No
10% AH (50% AR / 50% SO)	-£32,115,194	-£40,144	-£54,589	-£56,902	-£58,162	-£59,090	-£59,660	-£59,660	No
Sensitivity: forecast costs & value, 15% profit, 10% AH (100% SO) & BSL	-£24,250,128	-£30,313	-£44,758	-£47,071	-£48,331	-£49,258	-£49,828	-£49,828	No

Source: Urbà ,Porter PE (August 2026)

9.5 Land off Mansfield Road (HELAA 49) / Land SE of Mansfield Road (HELAA 338)

Background

9.5.1 Land off Mansfield Road (HELAA 49) and Land south east of Mansfield Road (HELAA 338) are both subject to live planning applications (2026/0280/OUT and 2026/0153/FUL, respectively), which we understand to be policy compliant with its affordable housing contribution. Again, given their relationship in spatial planning terms and their shared role in contributing towards the District's housing supply, they have been considered as a single strategic site cluster for this viability assessment. These sites sit in our lower value zone.

9.5.2 Table 9-9 sets out the Council's anticipated site capacity for both sites.

Table 9-9 Land off Mansfield Road HELAA 49 / Land SE of Mansfield Road HELAA 338 – capacity

Element	Land off Mansfield Road / HELAA 49	Land SE of Mansfield Road / HELAA 338
Gross Site Area	15.67 ha	15.78 ha
Net Developable Area	7.64 ha	10.12 ha
Residential Capacity (no. of units)	300	295
Older Persons Accommodation Capacity	None	None
Non Resi Uses Capacity by Use to Include GIA and NIA sqm	None	E(a): 2,367 sqm GIA (1,143 sqm net tradeable floor area). E: 169 sqm GIA Sui generis: 500 sqm GIA (Based on current planning application and subject to confirmation)
Density	39 dph	29 dph

Source: Mansfield District Council (N.s)

9.5.3 Completed pro formas were received from the promoters of both sites and are reproduced in Appendix P.

Promoter submission Land off Mansfield Road / HELAA 49

9.5.4 Responses were provided on a number of the standardised appraisal inputs, whilst several were not commented upon. Where comments were provided, these are summarised in Table 9-10 together with our assessment of whether any amendments to the appraisal assumptions

and inputs are warranted. For those assumptions where no comments were provided, we have used the standardised assumptions within our assessment.

Table 9-10 Review of promoter submission - Land off Mansfield Road / HELAA 49

Element	Promoter response	Urbà's response
Gross Site Area	15.24 ha - Note that the outline application (2026/0280/OUT) boundary is 15.90 ha as this is inclusive of highways land per validation requirements. The 15.24 ha figure does not include highway land.	The gross site area is considered reasonable having regard to the evidence provided and has been adopted within the appraisal.
Net Developable Area	7.85 ha - Refer to Parameters Plan (CSA/4177/126/Rev E) submitted under 2026/0280/OUT.	The net site area is considered reasonable, having regard to the evidence provided.
Residential Capacity	290 units - Refer to Parameters Plan (CSA/4177/126/Rev E) submitted under 2026/0280/OUT.	The revised unit numbers are considered reasonable, having regard to the evidence provided and have been adopted within the appraisal.
Density	37 dph- Refer to Parameters Plan (CSA/4177/126/Rev E) and Density Plan (CSA/4177/129/Rev B) submitted under 2026/0280/OUT.	The revised density is considered reasonable, having regard to the evidence provided.
S106 Contributions	Note comments on Site 67 (Peafield Lane) where S106 costs are currently at c.£9,400 per unit.	We have included the Systra Strategic Transport Impact Assessment Phase 1 transport infrastructure costs of between £909 and £1,126 per dwelling, together with Phase 2 transport infrastructure costs of between £1,789 and £2,392 per dwelling. Overall transport infrastructure costs of between £2,698 and £3,518 per dwelling have been applied within the assessment.
Build-out Rates	Lead-in times broadly agreed. Developers are currently reporting a lower sales rate of c.0.65 per week (3 per month) – supported by Savills research English Housing Supply Q1 2026 (14 May 2026). ⁶³	We have reviewed the Savills research, and it appears robust analysis. Accordingly, we have adopted a build-out rate of 3 dwellings per month per sales outlet. As this strategic site cluster comprises two separate development parcels, and the promoter of HELAA 338 has not disputed the assumed delivery

⁶³ https://www.savills.co.uk/research_articles/229130/390806-0

Element	Promoter response	Urbà's response
		rates, the appraisal assumes that both sites can be delivered concurrently. This results in a combined build-out rate of 6 dwellings per month across the allocation.
Any final comments on Deliverability / Viability?	Agreed. Outline planning application submitted May 2026 (2026/0280/OUT). Site is available, viable and deliverable in the 0-5 year period.	This is consistent with the Council's assessment of the site and provides further support for its inclusion within the housing land supply. No additional viability issues have been identified.

Promoter submission Land south east of Mansfield Road / HELAA 338

- 9.5.5 The promoter confirmed or broadly supported a number of the standardised assumptions and inputs proposed, including the gross site area, non-residential floorspace, open market sales values, residential build costs, residential disposal costs, finance rate, developer profit, EV charging costs, affordable housing provision, EUV, build-out rates, and the overall deliverability of the site.
- 9.5.6 The promoter also provided comments on a number of assumptions and inputs, which are summarised in Table 9-11 together with our review of whether any amendments are warranted. For assumptions and inputs where no comments, alternative assumptions or supporting evidence were provided, the standardised inputs have been used in our assessment.

Table 9-11 Review of promoter submission - Land south east of Mansfield Road / HELAA 338

Element	Promoter response	Urbà's response
Net Developable Area	Residential net developable area 10.3 ha Commercial net developable area 2.4 ha As per current detailed application	The net site area is considered reasonable having regard to the evidence provided.
Residential Capacity	350 units - based on current detailed application	The revised unit numbers are considered reasonable having regard to the evidence provided and have been adopted within our appraisal.
Older Persons Accommodation Capacity	Bungalows are proposed on the current detailed planning application with potential to be used as Older Persons Accommodation - 16no.bungalows proposed on the current detailed application	The proposed dwellings do not comprise specialist older persons accommodation, such as age-restricted retirement housing, extra care housing or other forms of accommodation specifically designed and managed for

Element	Promoter response	Urbà's response																				
		older people. For the purposes of our assessment, the site is therefore assumed to comprise general needs housing and no older persons accommodation has been incorporated within the appraisal.																				
Residential Mix	The baseline assumptions are considered viable however the actual (negotiable) mix based on current detailed planning application; <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>0%</td><td>20%</td><td>63%</td><td>17%</td></tr><tr><td>Low cost home ownership</td><td>0%</td><td>77%</td><td>23%</td><td>0%</td></tr><tr><td>Social rent</td><td>0%</td><td>0%</td><td>0%</td><td>0%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	0%	20%	63%	17%	Low cost home ownership	0%	77%	23%	0%	Social rent	0%	0%	0%	0%	. Whilst the application mix is considered reasonable for the site, the standardised dwelling mix has been developed having regard to the District's housing needs evidence and is intended to provide a representative basis for plan-wide viability testing. Therefore, the standardised dwelling mix has been used in our assessment.
	1 bed	2 bed	3 bed	4+ bed																		
Market	0%	20%	63%	17%																		
Low cost home ownership	0%	77%	23%	0%																		
Social rent	0%	0%	0%	0%																		
Unit Sizes – market units	The sizes of the units suggested appear to largely conform to NDSS space standards. The current adopted MDC Local Plan does not specify house size requirements save for Policy H6 – Specialist Housing. We would suggest that this policy continues to form the basis of house size requirements which includes an element of Building Regulations Part M4(2) compliant units. - Mansfield District Council Adopted Local Plan 2013-2033 – Policy H6	The promoter accepts that the proposed dwelling sizes broadly comply with the Nationally Described Space Standards. No alternative unit sizes have been proposed, and no evidence has been provided to suggest that they are inappropriate. Therefore, the standardised unit sizes have been used in our assessment.																				
Affordable Housing Values	Without having recent evidence to the contrary, these values appear light. Previous evidence has suggested that values achievable are more likely to be; - Affordable Rent – 65% OMV - Shared Ownership – 75% OMV	The promoter has not provided any evidence of alternative values, therefore, our proposed values are considered reasonable and have been used in our appraisal.																				
Values convenience retail	Under the section Convenience Retail - we feel the yield for Budget - greenfield & brownfield should be moved out to 6% as should the yield for Superstore – greenfield & brownfield.	No supporting evidence has been provided to justify a departure from our proposed values. Accordingly, no amendments have been made to our assessments.																				
Values industrial/warehouse	Under Industrial/warehouse the yield of 7% should be used for all sections.																					

Element	Promoter response	Urbà's response
Build Costs	Housing costs appear reasonable when taking into account Future Homes Standards and Build Safety Levy costs which are likely to be applicable Re Commercial costs BCIS is an industry normal which is a useful benchmark. It can however be too generic as the pool of cost used to collate data can be quite small. For example, the specification of buildings is not apparent. Actual costs depend on the mix, type and size of accommodation to be provided. Also, you would need to verify if abnormal costs, fees and contingencies are already included in the BICS base costs.	As explained in Table 4-1, the 2022 update to Part L of the Building Regulations introduced a significant uplift in energy performance standards and was intended to act as an interim step towards the Future Homes Standard. However, the full Future Homes Standard has not yet been implemented. It would therefore not be appropriate to include additional allowances for future regulatory requirements that are not currently in force. Therefore, no adjustment has been made to the build costs. Building Safety Levy costs are reflected in the sensitivity testing. Commercial - BCIS remains an established and widely used source of cost information for plan-making viability studies. The BCIS costs have been applied alongside separate allowances for externals, opening up costs, professional fees and contingency, and therefore do not result in any duplication of these cost items within the appraisal.
Plot Externals	10% generally applicable to housing externals Confirmed as appropriate assumption for non resi	No supporting evidence has been provided to justify a reduction in the residential plot externals allowance. Furthermore, stakeholder representations suggested that the original 15% allowance was understated, and subsequent review of the available evidence supported an upward adjustment. Therefore, no amendments have been made in response to this representation.
Opening up Costs	For this site we would anticipate being below the figure suggested for 200 - 499 units. At present we	Whilst this provides a useful site-specific indication, no detailed cost plan or

Element	Promoter response	Urbà's response
	anticipate being around the £16,000 per unit value based on current scheme design – based on the current detailed application	supporting evidence has been provided to substantiate the proposed figure. The difference between the promoter's estimate and the standardised allowance of £18,000 per dwelling is also relatively small. On balance, we consider the standardised inputs remain reasonable, if not potentially conservative, and has been used in our assessment.
Professional Fees	6% is generally applicable for residential schemes	No evidence has been provided to support a reduction from the 8% allowance. Therefore it has been used in our appraisal.
Contingency	3% generally applicable to residential schemes	No supporting evidence has been provided to justify a reduction from the 4%. Therefore it has been used in our appraisal.
Resi Disposal costs	2% more applicable to residential marketing/agents fees	No supporting evidence has been provided to justify a reduction from the 3% allowance. Therefore it has been used in our appraisal.
Non-Resi Disposal costs	The marketing costs of 0.5% of GDV seem high.	No supporting evidence has been provided to justify a reduction. Therefore the standardised input has been used.
BNG 10%	This is considered high on this site given that BNG requirement is low due to it being predominantly a cereal cropped field. Current estimated BNG cost c.£500/unit	The promoter's Ecological Impact Assessment submitted to support the planning application states that '<i>...the baseline for the Site is 34.09 habitat units, 37.5 habitat units is required to achieve a 10% net gain, whereas the scheme is predicted to deliver 34.43 units, a shortfall of 3.07 habitat units.</i>'⁶⁴ The BNG Pricing Report (July 2026) identifies habitat unit prices of between £25,000 to £50,000 per habitat unit. Applying these rates to the

⁶⁴ SLR Consulting Limited, 22 January 2026, Ecological Impact Assessment Mansfield Road, Warsop, Page 41

Element	Promoter response	Urbà's response																				
		shortfall of 3.07 habitat units results in an estimated total cost of between £76,750 and £153,500, equivalent to approximately £219 to £439 per dwelling. This broadly supports the promoter's view that the BNG costs for this site are likely to be lower than the standardised allowance adopted within the typology testing. Given the site-specific ecological evidence, a reduced BNG cost of £439 per dwelling has been adopted within the appraisal. This reflects the upper end of the range indicated by the available evidence.																				
S106 Contributions	This figure is very low compared to current request on the site associated with detailed application. Suggest more like £7,500 per unit. However, costs expected and deliverable - Current s106 request for detailed application.	We have reviewed the planning application and associated developer contribution requests – see analysis below: <table><tr><th>Contribution</th><th>Amount</th></tr><tr><td>Strategic Transport</td><td>£524,300</td></tr><tr><td>SEND Education</td><td>£209,112</td></tr><tr><td>Library</td><td>£15,625</td></tr><tr><td>Household Waste Recycling Centre</td><td>£36,652</td></tr><tr><td>Bus Service</td><td>£672,000</td></tr><tr><td>Community Transport</td><td>£105,000</td></tr><tr><td>Bus Stop Infrastructure</td><td>£101,800</td></tr><tr><td>Total contributions</td><td>£1,664,489</td></tr><tr><td>cost per unit based on 350 units</td><td>£4,756</td></tr></table> We consider that the S106 obligations already capture the Phase 1 transport infrastructure costs identified in the Systra Strategic Transport Impact Assessment. The Systra Phase 2 transport infrastructure costs of between £1,789 and £2,392 per dwelling do not include the S106 obligations identified above and have therefore been added to the S106 package within our assessment. Our testing incorporates a total infrastructure package of between £6,545 and £7,148 per dwelling.	Contribution	Amount	Strategic Transport	£524,300	SEND Education	£209,112	Library	£15,625	Household Waste Recycling Centre	£36,652	Bus Service	£672,000	Community Transport	£105,000	Bus Stop Infrastructure	£101,800	Total contributions	£1,664,489	cost per unit based on 350 units	£4,756
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Bus Stop Infrastructure	£101,800																					
Total contributions	£1,664,489																					
cost per unit based on 350 units	£4,756																					

Element	Promoter response	Urbà's response
		Across both Mansfield Road sites, our assessment incorporates a combined infrastructure package of between £6,545 and £10,666 per dwelling. .

Additional appraisal assumptions

- 9.5.7 For the purposes of the assessment, it is assumed that the cost of constructing the commercial floorspace is broadly offset by the value generated on disposal and therefore the commercial element is cost and revenue neutral. The commercial land is reflected within the gross site area, with the cost of providing the land captured through the BLV. Opening up costs have been included to provide serviced development plots for the commercial element.

Viability findings

- 9.5.8 As shown in Figure 9-5, the viability of the combined strategic allocation comprising Land off Mansfield Road HELAA 49 / Land SE of Mansfield Road HELAA 338, located within the lower value zone, is challenging.
- 9.5.9 The baseline appraisal (Appendix Q), which assumes 20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership), generates a viability deficit before allowing for the minimum infrastructure contribution package of £6,545 per dwelling.
- 9.5.10 Sensitivity testing has been undertaken to reflect forecast cost and value inflation, a reduction in developer profit on market housing to 15% of GDV, the inclusion of the Building Safety Levy, and the provision of 10% affordable housing as 100% Shared Ownership. Whilst these assumptions result in a material improvement in viability, the site remains unviable and is unable to support the minimum infrastructure contribution package of £6,545 per dwelling.
- 9.5.11 Notwithstanding these findings, the promoter of HELAA 49 has confirmed that the site is available, viable and deliverable. However, no viability evidence has been submitted to demonstrate how the site is capable of supporting the costs and policy requirements tested within our assessment.

Figure 9-5 Viability results, lower value zone: Land off Mansfield Road HELAA 49 / Land SE of Mansfield Road HELAA 338

Scenario	Residual Surplus	Residual Surplus per Unit	S106 package average unit costs £6,545	New community open space and outdoor sports provision @ £2,313 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with all policies?
Baseline: 20% AH (60% SR / 20% AR / 20% SO)	-£25,042,432	-£38,527	-£45,072	-£47,385	-£48,645	-£49,470	-£50,609	-£50,609	No
10% AH (60% SR / 20% AR / 20% SO)	-£20,656,742	-£31,780	-£38,325	-£40,638	-£41,898	-£42,722	-£43,862	-£43,862	No
10% AH (50% AR / 50% SO)	-£19,523,768	-£30,037	-£36,582	-£38,895	-£40,155	-£40,979	-£42,119	-£42,119	No
Sensitivity: forecast costs & value, 15% profit, 10% AH (100% SO) & BSL	-£9,704,832	-£14,931	-£21,476	-£23,789	-£25,049	-£25,873	-£27,013	-£27,013	No

Source: Urbà ,Porter PE (August 2026)

9.6 Land at Berry Hill SUE3

Background

- 9.6.1 Land at Berry Hill SUE3 is a key strategic growth location within the District and is subject to draft Policy SUE3 (Figure 9-6) in the Local Plan Review, which sets out the site-specific development, infrastructure and placemaking requirements. The site falls in our higher value zone.

Figure 9-6 Policy Land at Berry Hill SUE3

Policy SUE3

Land at Berry Hill - Committed strategic urban extension

1. Land at Berry Hill is allocated as a strategic sustainable urban extension delivering:
 - a. approximately 1,700 new homes (including 10% on site affordable housing);
 - b. new local centre including retail and leisure uses and appropriate community uses*;
 - c. a minimum of 18.8 ha (developable area) of mixed employment uses;
 - d. 3.1 hectares commercial / leisure use**;
 - e. health centre;
 - f. a new primary school;
 - g. a community park, outdoor play space and equipped children's play provision; and
 - h. a road link for the potential cemetery.
2. Further delivery of this new neighbourhood will need to be developed comprehensively in accordance with a new agreed masterplan, including delivery and phasing arrangements and informed by key design principles, independent design review and community / stakeholder consultation.

* in accordance with applications 2023/0209/RES, 2023/0210/FUL and 2024/0254/FUL.

** Any proposals for main town centre uses, as defined by the NPPF, will be determined against the criteria within Policy RT1.

Source: Mansfield District Council (May 2025)

- 9.6.2 The site is partially developed, with approximately 578 dwellings completed and a further 484 dwellings benefiting from planning permission. Based on the current allocation of 1,700 dwellings, this leaves a residual capacity of approximately 638 dwellings.
- 9.6.3 In addition to the existing allocation, the site promoters have requested that the capacity of the SUE be increased by a further 500 dwellings through the Local Plan Review process. At the time of preparing our assessment, the Council has not determined whether this additional capacity will be incorporated within the Local Plan Review.

9.6.4 Residential development within the SUE has been delivered through a number of reserved matters approvals granted pursuant to the original outline planning permission (2010/0089/ST). These permissions are summarised in Table 9-12. The site also has a number of remaining policy requirements, including mixed employment uses, commercial and leisure uses, and a new primary school. In addition, planning permission has been granted for a 66-bed care home (reference 2024/0254/FUL).

Table 9-12 Summary of residential applications granted at Berry Hill SUE3

Planning reference	Address	Description
2016/0599/ST	Parcel 1 - Lindhurst Development Land Off A617 (Marr Route) Mansfield Nottinghamshire	Application for approval of reserved matters (appearance, landscaping, layout and scale) for 95no. residential dwellings following approval of outline planning permission 2010/0089/st
2017/0618/RES	Parcel 2 - Lindhurst Development Land Off A617 (Marr Route) Between Nottingham Road And Southwell Road West Mansfield Notts	Application for the reserved matters of landscaping, layout, scale and appearance for 146no. residential dwellings following outline application 2010/0089/st (outline planning application (including the reserved matter of access) for the development of 169.3 ha of land for employment, commercial, residential, retail, healthcare, community, educational and leisure uses including the provision of a new primary school, local centre, community park, landscaping, habitat creation and infrastructure including roads, drainage and services)
2017/0014/RES	Parcels 3A And 3B Land Adjacent To The A617 Mansfield Ashfield Regeneration Route (Marr) Between Nottingham Road And Southwell Road West Mansfield Nottinghamshire	Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for 277 no. residential dwellings following approval of outline planning permission 2010/0089/st
2020/0435/RES	Parcels 8A And 8B - Lindhurst Development Land Adjacent To The A617 Mansfield Ashfield Regeneration Route (Marr) Between Nottingham Road And Southwell Road West Mansfield Nottinghamshire	Approval of reserved matters application for the development of plots 8a and 8b for the matters to include landscape, appearance, layout and scale to deliver 63 no. dwellings following outline planning permission 2010/0089/st - outline planning application (including the reserved matter of access) for the development of 169.3 ha of land for employment, commercial, residential, retail, healthcare, community, educational

Planning reference	Address	Description
		and leisure uses including the provision of a new primary school, local centre, community park, landscaping, habitat creation and infrastructure including roads, drainage and services.
2010/0089/ST (now lapsed in part)	Land Adjacent To The A617 Mansfield Ashfield Regeneration Route (Marr) Between Nottingham Road And Southwell Road West Mansfield Nottinghamshire	Outline planning application (including the reserved matter of access) for the development of 169.3 ha of land for employment, commercial, residential, retail, healthcare, community, educational and leisure uses including the provision of a new primary school, local centre, community park, landscaping, habitat creation and infrastructure including roads, drainage and services.
2021/0489/RES	Phase 2 - Plots 9A, 9B, 10 And 12A Lindhurst Development Land Mansfield Off A617 (Marr Route)	Application for reserved matters approval for the development of phase 2 - plots 9a, 9b, 10 and 12a to deliver 484 no dwellings, comprising appearance, landscaping, layout and scale on planning application 2010/0089/st - (outline planning application (including the reserved matter of access) for the development of 169.3 ha of land for employment, commercial, residential, retail, healthcare, community, educational and leisure uses including the provision of a new primary school, local centre, community park, landscaping, habitat creation and infrastructure including roads, drainage and services)

9.6.5 Table 9-13 summarises the Council's anticipated site capacity and remaining development requirements for the Land at Berry Hill SUE3.

Table 9-13 Land at Berry Hill SUE3– capacity

Element	Land at Berry Hill SUE3
Gross Site Area	145.15 ha
Net Developable Area	N/a
Residential Capacity (no. of units)	1,700 overall (578 complete & 484 have planning permission) leaving a balance of 638. Potential for additional 500 dwellings (to be confirmed)

Element	Land at Berry Hill SUE3
Older Persons Accommodation Capacity	66 bed care home has planning permission 2024/0254/FUL
Non Resi Uses Capacity by Use to Include GIA and NIA sqm	Current policy requirements remaining: 18.8 ha of mixed employment uses 3.1 ha of commercial / leisure use a new primary school

Source: Mansfield District Council (N.s)

- 9.6.6 A completed pro forma was received from the promoter and is reproduced in Appendix R.

Promoter submission Land at Berry Hill SUE3

- 9.6.7 The promoter agreed with the standardised assumptions relating to the older persons accommodation provision and the non-residential development requirements. The promoter also proposed an alternative overall residential capacity of 2,200 dwellings based on an updated masterplan and land budget, compared with the current allocation of 1,700 dwellings (see review in Table 9-14).
- 9.6.8 No comments, alternative assumptions or supporting evidence were provided in relation to the majority of the development, value, cost, planning obligation, BLV and delivery assumptions. For those assumptions where no comments, alternative assumptions or supporting evidence were provided, we have used the standardised inputs in our assessment.

Table 9-14 Review of promoter submission - Land at Berry Hill SUE3

Element	Promoter response	Urbà's response
Residential Capacity	2,200 overall (578 complete & 484 have planning permission) leaving a balance of 1,138-based on updated Master Plan and Land Budget	For the purposes of our assessment, the current allocation of 1,700 dwellings has been adopted. This is consistent with the wider Local Plan evidence base, including the Strategic Transport Impact Assessment, which assesses Berry Hill (Lindhurst) on the basis of 1,700 dwellings together with the associated employment allocation.

Additional appraisal assumptions

- 9.6.9 The appraisal assumes a sales rate of 3 dwellings per month per sales outlet. Given the scale of the allocation and the anticipated phased delivery strategy, three concurrent sales outlets have been assumed, resulting in a combined delivery rate of 9 dwellings per month, including affordable housing sales. The BLV has also been phased through three separate land drawdowns within the cashflow to reflect the anticipated release of land over the delivery period. The assessment also considers the transport infrastructure costs identified within the

Systra Strategic Transport Impact Assessment, comprising Phase 1 transport infrastructure costs of between £909 and £1,126 per dwelling and Phase 2 transport infrastructure costs associated with Berry Hill SUE3 of between £4,844 and £6,032 per dwelling. Therefore, the appraisal tests a combined transport infrastructure cost package of between £5,753 and £7,158 per dwelling.

- 9.6.10 The remaining employment, commercial, leisure and care home uses have been assessed on a serviced land basis and are therefore assumed to be broadly cost and value neutral within the appraisal. The land required for these uses, together with the primary school site, is reflected within the gross site area and BLV. Opening up costs have been included to provide serviced development parcels. Accordingly, these uses do not form separate line items within the appraisal, and the viability assessment focuses on the residual residential development capacity within the allocation.

Viability findings

- 9.6.11 As shown in Figure 9-7, the viability of the land at Berry Hill SUE3, located within the higher value zone, is challenging.
- 9.6.12 The baseline appraisal (Appendix S), which assumes 20% affordable housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership), generates a viability deficit before allowing for the minimum infrastructure contribution package of £5,753 per dwelling.
- 9.6.13 Sensitivity testing has been undertaken to reflect forecast cost and value inflation, a reduction in developer profit on market housing to 15% of GDV, the inclusion of the Building Safety Levy, and the provision of 10% affordable housing as 100% Shared Ownership. These assumptions result in a material improvement in viability. However, whilst the scheme is capable of supporting the majority of policy requirements, it remains approximately £1,195 per dwelling short of funding the minimum infrastructure contribution package of £5,753 per dwelling. In broad terms, this can therefore be considered the tipping point of viability.

Figure 9-7 Viability results, higher value zone: Land at Berry Hill SUE3

Scenario	Residual Surplus	Residual Surplus per Unit	S106 package average unit costs £5,753	New community open space and outdoor sports provision @ £2,313 per unit	M4 (2) of market units	M4 (3) 10% market units	M4 (3) 25% affordable units	Viability Surplus per unit	Viable with headroom?
Baseline: 20% AH (60% SR / 20% AR / 20% SO)	-£42,717,667	-£25,128	-£30,881	-£33,194	-£34,454	-£35,382	-£35,952	-£25,099	No
10% AH (60% SR / 20% AR / 20% SO)	-£27,252,342	-£16,031	-£21,784	-£24,097	-£25,357	-£26,285	-£26,855	-£26,855	No
10% AH (50% AR / 50% SO)	-£23,950,523	-£14,089	-£19,842	-£22,155	-£23,415	-£24,343	-£24,912	-£25,099	No
Sensitivity: forecast costs & value, 15% profit, 10% AH (100% SO) & BSL	£7,749,662	£4,559	-£1,195	-£3,508	-£4,768	-£5,695	-£6,265	-£6,452	No

Source: Urbà ,Porter PE (August 2026)

10 Recommendations

10.1 Introduction

- 10.1.1 This chapter draws together the findings of the viability assessment and sets out our recommendations for the Local Plan Review. The recommendations seek to strike an appropriate balance between supporting the delivery of affordable housing and other planning obligations, whilst ensuring that development remains deliverable across the District.
- 10.1.2 In preparing these recommendations, regard has also been had to the Ministerial Statement of July 2026, which confirms that Local Plan viability should be considered on a proportionate, plan-wide basis and does not require every site or development typology to support all policy requirements in all market circumstances.
- 10.1.3 The recommendations set out below therefore reflect the viability evidence as a whole, alongside the Council's wider planning objectives and identified development needs.

10.2 Policy recommendations

- 10.2.1 The evidence demonstrates that development viability varies considerably by location, site type and development density. The recommendations arising from this evidence are set out below.

20% affordable housing on greenfield sites in the higher value zone

- 10.2.2 The Council should apply a 20% affordable housing requirement on greenfield sites within the higher value zone.
- 10.2.3 The viability evidence demonstrates that greenfield typologies within the higher value zone are capable of supporting a 20% affordable housing requirement whilst retaining capacity to accommodate other policy requirements.

10% affordable housing on greenfield sites in the lower value zone

- 10.2.4 The Council should apply a 10% affordable housing requirement on greenfield sites within the lower value zone. Viability within the lower value zone is more constrained and more sensitive to affordable housing requirements than within the higher value zone. The testing indicates that a 10% affordable housing requirement represents an appropriate balance between supporting the delivery of affordable housing and maintaining development viability.
- 10.2.5 Development density has a significant influence on viability. The testing demonstrates that, within the lower value zone, residential development at gross densities of approximately 32-43 dwellings per hectare is generally required to support a 10% affordable housing requirement whilst also accommodating the Council's infrastructure and open space requirements. This represents a viability finding rather than a prescribed policy density. The suitability of any particular density will continue to depend on the characteristics of the site and compliance with relevant design and placemaking objectives.

5% affordable housing on brownfield sites across the District

- 10.2.6 Whilst brownfield development remains challenging in viability terms, the testing demonstrates that a reduction in affordable housing provision to 5% does not materially alter the overall viability outcome. This indicates that affordable housing is not the principal factor affecting brownfield viability, which is driven primarily by a higher BLV than greenfield and redevelopment costs.
- 10.2.7 Having regard to the significant need for affordable housing across the District and the proportionate plan-wide approach to viability advocated by the Ministerial Statement of July 2026, the Council should apply a 5% affordable housing requirement on brownfield sites across the District. The evidence demonstrates that reducing affordable housing provision below this level, or removing it altogether, would be unlikely to materially improve overall viability outcomes.

Affordable housing tenure mix

- 10.2.8 The viability evidence demonstrates that Shared Ownership housing is generally more viable than Affordable Rent and Social Rent.
- 10.2.9 The Council should maintain flexibility over the affordable housing tenure mix, allowing a greater proportion of Shared Ownership housing where necessary to support development viability and delivery.
- 10.2.10 Whilst the Council may identify a preferred tenure mix based on identified housing need, flexibility should be retained to vary the tenure mix where necessary to support development viability and delivery.

Other policy requirements

- 10.2.11 The viability evidence supports the inclusion of S106 Obligations, the proposed community open space and outdoor sports contribution, based on the Council's cost assessment indexed using the Bank of England inflation calculator for off-site provision and maintenance (£2,313 per dwelling), 10% BNG, EV charging infrastructure and water efficiency measures within the Local Plan Review.
- 10.2.12 Despite the identified need for M4(2) Accessible and Adaptable Dwellings and for approximately 5% of market dwellings and 10% of affordable dwellings to meet the M4(3) Wheelchair User Standard, the viability evidence indicates that these optional standards cannot generally be supported when balanced against the Council's other policy requirements. Having regard to the viability evidence, the Council should not introduce district-wide requirements for these optional standards through the Local Plan Review. The baseline development costs adopted within the assessment already reflect compliance with mandatory Building Regulations requirements, including M4(1), and these requirements can therefore continue to be delivered.

Infrastructure delivery

- 10.2.13 This assessment is not a CIL study and does not test CIL charging rates. However, the viability evidence demonstrates that the majority of planned growth is located in areas where

there is limited surplus available beyond the affordable housing requirements recommended in this assessment. As such, the evidence does not support residential CIL charges and S106 obligations should remain the principal mechanism for securing infrastructure contributions and site-specific mitigation.

10.2.14 The Council's Strategic Transport Impact Assessment by Systra, identifies a substantial package of transport infrastructure required to support planned growth. The evidence demonstrates that development is unlikely to fund the full cost of the identified infrastructure package through developer contributions alone. The Council and Nottinghamshire County Council should therefore continue to pursue alternative funding sources, including EMCCA, the DfT Active Travel Fund, Active Travel England and other public sector infrastructure funding opportunities.

Older persons accommodation

10.2.15 The viability testing demonstrates that older persons accommodation has a limited ability to support affordable housing requirements. The testing shows that a requirement for 10% affordable housing is unviable across both value zones, whilst sensitivity testing demonstrates that viability remains challenging even with no affordable housing requirement and a reduced developer return of 15% of market GDV.

10.2.16 This indicates that affordable housing is not the principal factor affecting viability within the sector. Rather, viability is constrained by the relationship between development costs and achievable development values.

10.2.17 Having regard to the viability evidence and the need to support the delivery of accommodation to meet the District's ageing population, the viability evidence supports a 0% affordable housing requirement for older persons accommodation. Our assessment recognises that older persons accommodation encompasses a range of delivery models, including retirement housing, extra care and care-based accommodation, which may exhibit differing viability characteristics. This recommendation should therefore be considered in the context of the development typologies tested within this assessment.

Non-residential accommodation

10.2.18 The evidence demonstrates that different forms of non-residential development have markedly different capacities to support planning obligations and other policy requirements. Industrial and warehouse development generally demonstrates the strongest performance, whilst convenience retail development also shows an ability to support policy requirements. By contrast, office and comparison retail development are generally more challenging in viability terms.

10.2.19 The viability evidence does not support the application of a standardised developer contribution requirement or policy burden across all forms of non-residential development. Scheme requirements should instead be considered having regard to the nature of the proposed development, the need for site-specific mitigation and the viability of the scheme.

10.2.20 Where justified, the Council should continue to seek planning obligations and site-specific mitigation measures necessary to make development acceptable in planning terms. However,

particular care should be taken in relation to office and comparison retail development, where viability is more limited. Industrial, warehouse and convenience retail development are generally more likely to be capable of supporting developer contributions whilst remaining viable.

10.3 Strategic site allocations

10.3.1 Table 10-1 summarises the transport infrastructure costs applied within the viability testing for each strategic site, including the Phase 1 and Phase 2 transport infrastructure costs identified through the Systra Strategic Transport Impact Assessment, relevant S106 commitments and contributions, and the total infrastructure costs reflected within the appraisal. Where planning application S106 obligations include transport contributions, these have been reviewed to avoid potential double counting.

Table 10-1 Strategic sites infrastructure costs assessed in the viability testing

Site	Systra Phase 1 Transport Infrastructure (£/dw)	Systra Phase 2 Transport Infrastructure (£/dw)	S106 Commitments / Contributions (£/dw)	Total Infrastructure Cost Applied Within Viability Testing (£/dw)	Double Counting / Omission
New Mill Lane / Old Mill Lane	£909 - £1,126	£13,323 - £16,818	None identified	£14,232 - £17,944	No existing S106 commitments or contributions identified. Full Systra Phase 1 and Phase 2 transport infrastructure costs applied.
Land off Peafield Lane / HELAA 50	£0 (captured through transport-related S106 obligations)	£2,258 - £2,880	£7,120	£9,377 - £10,000	S106 transport contributions deducted from Systra Phase 2 transport infrastructure costs. Systra Phase transport infrastructure costs assumed to be captured through the S106 package.
Land at Peafield Lane / HELAA 67	£0 (captured through transport-related S106 obligations)	£6,061 - £8,374	£7,323	£13,384 - £15,697	S106 transport contributions deducted from Systra Phase 2 transport infrastructure costs. Systra Phase transport infrastructure costs assumed to be captured through the S106 package.
Land off Jubilee Way (SUE2)	£0 (captured through transport-related S106 obligations)	£928 - £1,232	£13,517	£14,445 - £14,749	Systra Phase 1 transport infrastructure costs assumed to be captured through the S106 package. Systra Phase 2 transport infrastructure costs applied in addition.

Site	Systra Phase 1 Transport Infrastructure (£/dw)	Systra Phase 2 Transport Infrastructure (£/dw)	S106 Commitments / Contributions (£/dw)	Total Infrastructure Cost Applied Within Viability Testing (£/dw)	Double Counting / Omission
Land off Mansfield Road (HELAA 49)	£909 - £1,126	£1,789 - £2,392	None identified	£2,689 - £3,518	We have included the Systra Strategic Transport Phase 1 & Phase 2 costs.
Land SE of Mansfield Road HELAA 338)	£0 (captured through transport-related S106 obligations)	£1,789 - £2,392	£4,756	£6,545 - £10,666	Systra Phase 1 transport infrastructure costs assumed to be captured through the S106 package. Systra Phase 2 transport infrastructure costs applied in addition.
Land at Berry Hill (SUE3)	£909 - £1,126	£4,844 - £6,032	None identified	£5,753 - £7,158	Full Systra Phase 1 and Phase 2 transport infrastructure costs applied.

- 10.3.2 The strategic site testing demonstrates that all of the strategic allocations tested generate viability deficits when assessed against the full range of policy requirements, planning obligations and development costs reflected within our assessment. This is particularly evident within the lower value zone, where viability is more constrained and sensitive to changes in development costs and policy burdens.
- 10.3.3 However, these findings should be considered alongside the wider evidence base. Several of the allocations are either progressing through the planning process, benefit from planning permission, or have promoters who maintain that the sites remain deliverable. For example, the promoters of HELAA 335, 67 and 49 have stated that their sites are deliverable; however, no supporting viability evidence has been provided to substantiate those positions.
- 10.3.4 The testing therefore highlights a degree of divergence between the standardised viability assumptions adopted for plan-making purposes and the positions advanced by certain promoters. In circumstances where alternative assumptions have been proposed, supporting evidence has often been limited or absent, making it difficult to justify departures from the consistent methodology applied across the assessment.
- 10.3.5 On this basis, the strategic site testing does not provide sufficient evidence to justify amendments to the affordable housing and wider policy recommendations set out above. Rather, it demonstrates that viability pressures are most likely to arise on a site-specific basis and should be considered through the development management process where supported by robust viability evidence.
- 10.3.6 Notwithstanding the generic recommendation of 20% affordable housing on greenfield sites within the higher value zone, the viability evidence supports a requirement of 10% affordable housing at Berry Hill SUE3. Whilst viability challenges have been identified across all of the strategic allocations tested, the other strategic sites are located within the lower value zone,

where a district-wide affordable housing requirement of 10% is already recommended. As such, the viability evidence does not identify a need for any further site-specific adjustment to affordable housing policy for those allocations.

- 10.3.7 The strategic site testing demonstrates that several of the strategic allocations experience viability pressures when assessed against the full range of policy requirements and infrastructure costs. However, given the scale and anticipated build-out periods associated with these allocations, there remains potential for viability to improve over time. In particular, larger strategic sites have the ability to create their own market and support value growth as development phases are delivered and new infrastructure, services and facilities become established. Consistent with the July 2026 Ministerial Statement, which recognises that viability and deliverability should be considered over the plan period as a whole rather than by reference to prevailing market conditions alone, the Council should consider the use of review mechanisms, where appropriate, to ensure that any future improvements in viability can contribute towards affordable housing, infrastructure and other planning obligations.

Appendix A Stakeholder Engagement Presentation Slides



Whole Viability Assessment

Mansfield District Council

Stakeholder Event 19/03/2026

Introduction

- What we'll cover today
 - Who we are and how we work
 - Why viability is being tested as part of the Local Plan review
 - Our approach to high-level viability (residential, employment, town centre)
 - What growth Mansfield is planning for
 - The type of development expected to come forward
 - Market evidence: sales values, rents & yields
 - Development costs and policy requirements
 - Land value (EUV+) for Mansfield
 - How this all feeds into the Whole Plan Viability Study
- Today is about collaboration
 - Checking our assumptions with you
 - Hearing local delivery issues
 - Ensuring the evidence reflects real-world Mansfield market conditions

The study team

Who we are

- Study Team
 - Stuart Cook (MRICS), Director of Urbà
 - Russ Porter (MRICS), Director of Porter Planning Economics (Porter PE)
 - Tom Marshall (MRTPI), Associate of Porter PE
- Our expertise
 - Local Plan viability & CIL studies for 40+ authorities
 - Masterplanning and development delivery advice
 - Red Book Vals
 - Review of S106 viability
 - Strong track record of working with developers, landowners and councils
- How we work
 - Evidence-led
 - Transparent assumptions
 - Pragmatic, real-world approach

Viability in the Local Plan Process

Why We Are Testing Viability

- Why this work matters
 - To ensure the Local Plan is deliverable
 - To confirm that policies expectations are realistic
 - To understand how different types of development perform across Mansfield
 - To identify where viability may be strong, marginal or challenging
- What the testing provides
 - A consistent set of assumptions for values, costs and land
 - A clear understanding of what the market can support
 - A balanced view between infrastructure needs and development feasibility
 - Help the Council to decide the most appropriate funding mechanisms
 - either S106 and/or CIL

How We Test Viability

- What we assess
 - The types of development expected across the District
 - Greenfield & brownfield characteristics
 - Typical densities, unit sizes & mixes
 - Emerging Local Plan policy requirements
- How we test viability
 - Use current market evidence on sales values, rents, yields and build costs
 - Test both strategic sites & smaller allocations using representative site typologies
 - Apply policy costs & S106 contributions
 - Identify any viability headroom
- What this helps us understand
 - Which sites are likely to be viable
 - Which may be more sensitive to costs or policy asks
 - Whether the Local Plan strategy is realistic and deliverable

What We Test

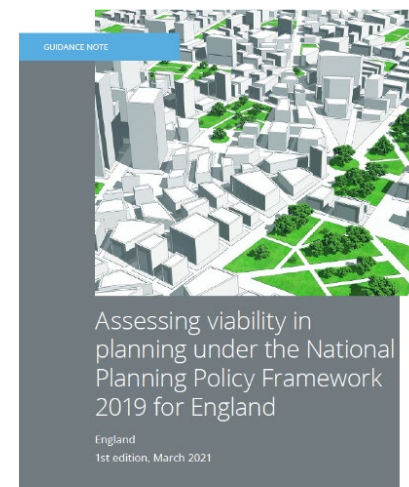
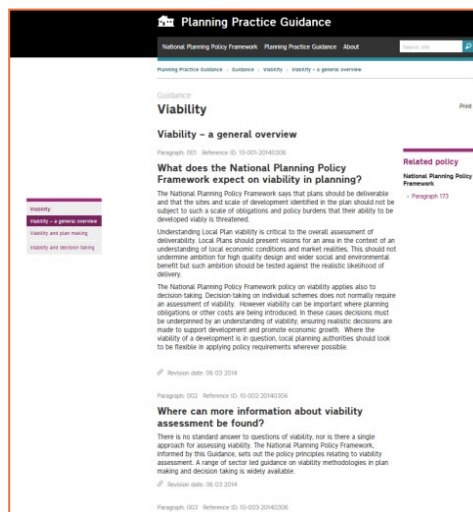
- We test the emerging policies...
 - Draft policies in the emerging Local Plan
 - Key asks that affect Residential, Employment and Town-centre/Retail development
- ...against the pattern of development expected in Mansfield
 - Typical site types & locations (incl. strategic sites)
 - Densities, mixes and formats that are realistic locally
- Purpose
 - To ensure policies and sites are deliverable

Approach to Viability Testing

Viability Guidance

Available guidance:

- Harman Report (2012), PPG Viability (as last updated 2025) and RICS Guidance (2021) & CIL Regs



- Core messages from the guidance
 - Seek to resolve viability at plan making stage
 - Use current costs and values, with awareness of regulatory change
 - Apply standardised inputs and transparent assumptions
 - Viability should ensure that policies do not undermine delivery

How We Test Viability

- Run development appraisals that:
 - Represent the pattern of development expected in Mansfield
 - Use typical local values
 - Apply realistic development costs
 - Reflect emerging Local Plan policies
 - Use consistent assumptions based on market evidence

Viability testing

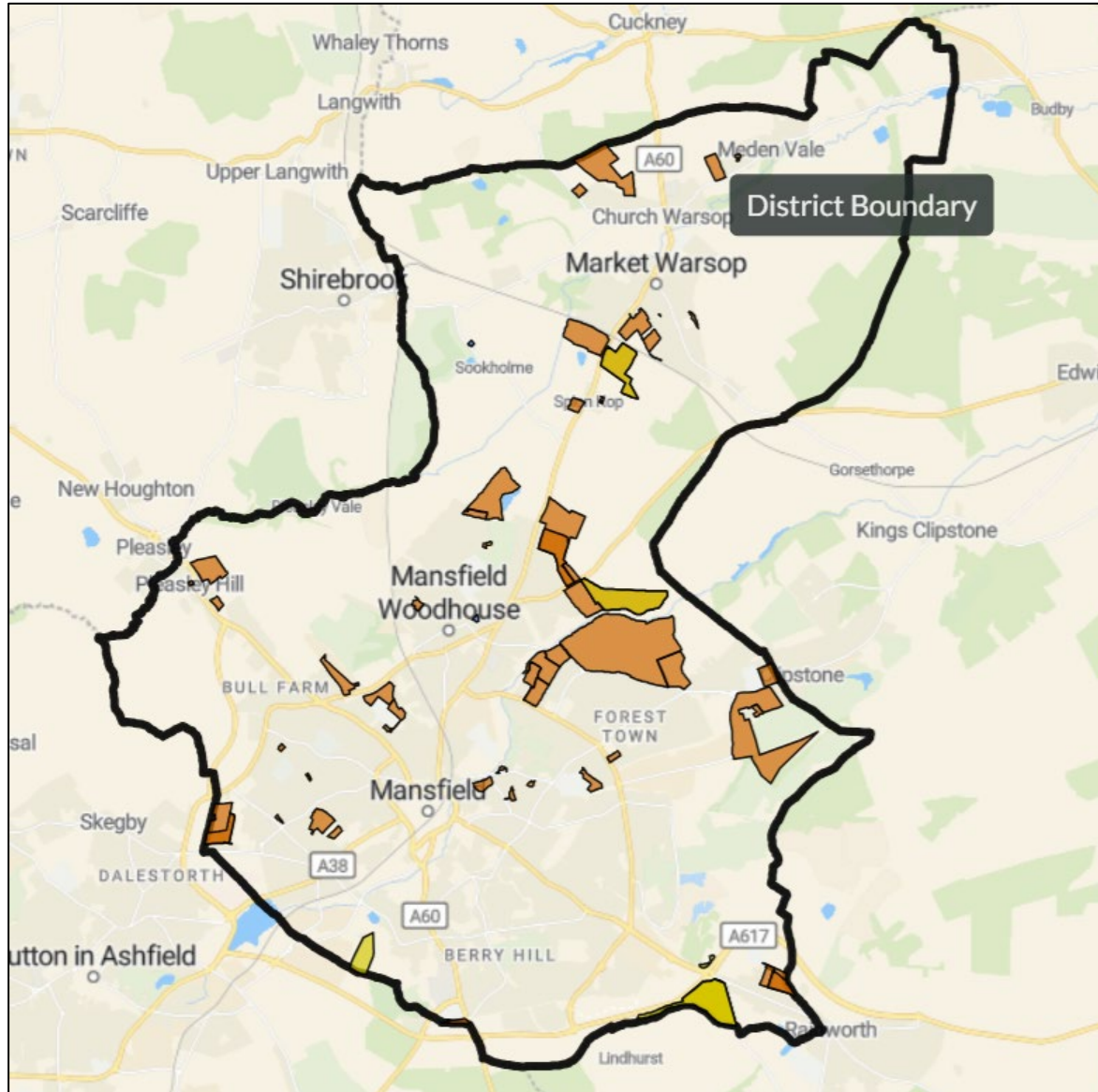
- Assumptions matter — viability is sensitive to key inputs
- Sites vary, so we model a range of representative typologies
- We use real-world market evidence for values and costs
- We apply consistent, transparent assumptions
- We use the Residual Land Value (RLV) approach, comparing results to EUV+

Our approach to viability testing

STEP	DESCRIPTION
Development Value	Total expected income from the completed development, based on sales or rental assumptions.
Construction Costs	Build costs including labour, materials, preliminaries, and contractor overheads.
Other Costs	Planning obligations, abnormals, professional fees, finance costs, and policy-driven requirements.
Developer's Margin	Required return to reflect development and market risk.
Residual Land Value (RLV)	Amount left for land purchase after all costs and profit are deducted.
Compare with EUV+	Assess whether the RLV exceeds the benchmark land value to confirm viability.

Planned
growth

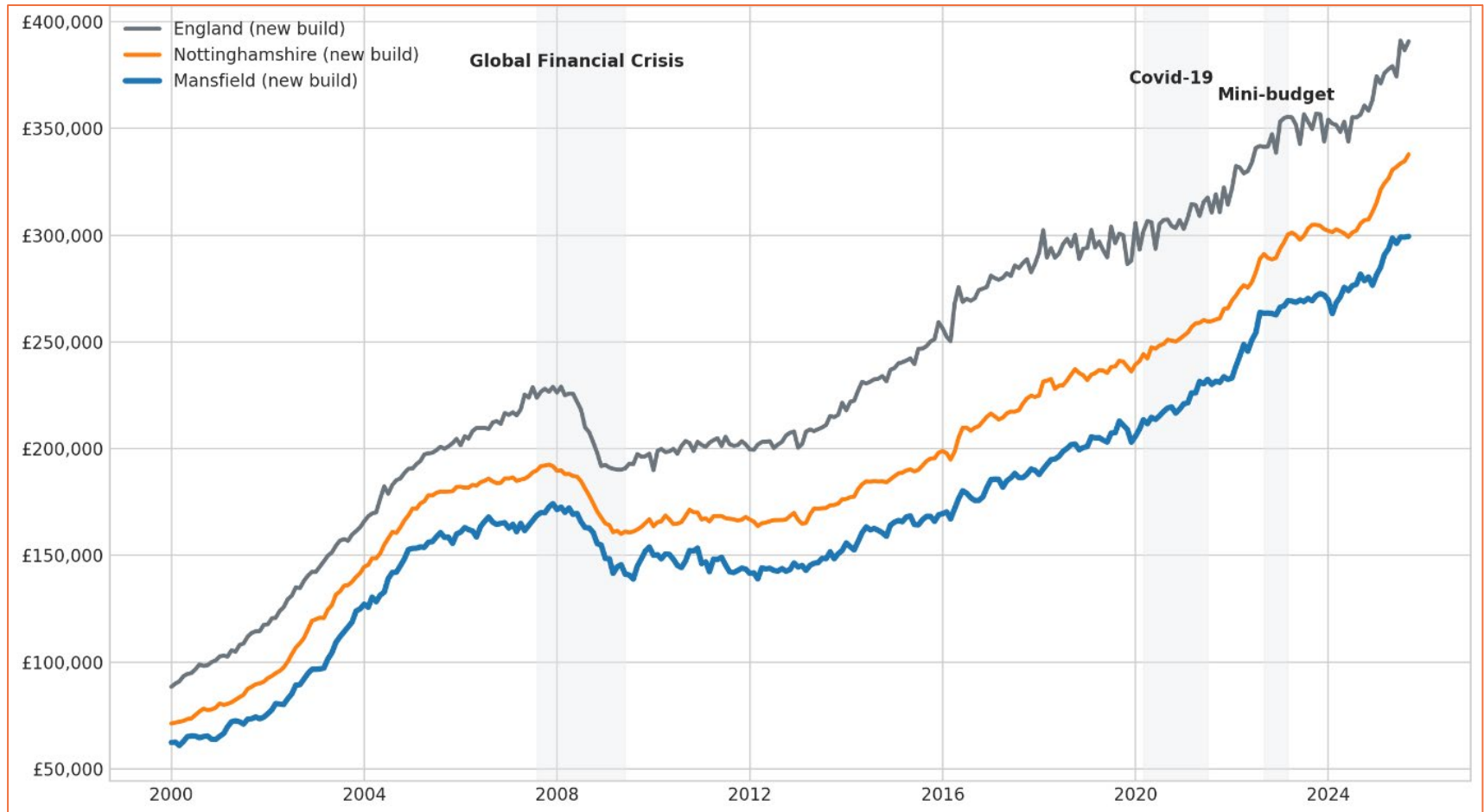
Potential new housing sites (HELAA)



Residential assessment

Property market assessment

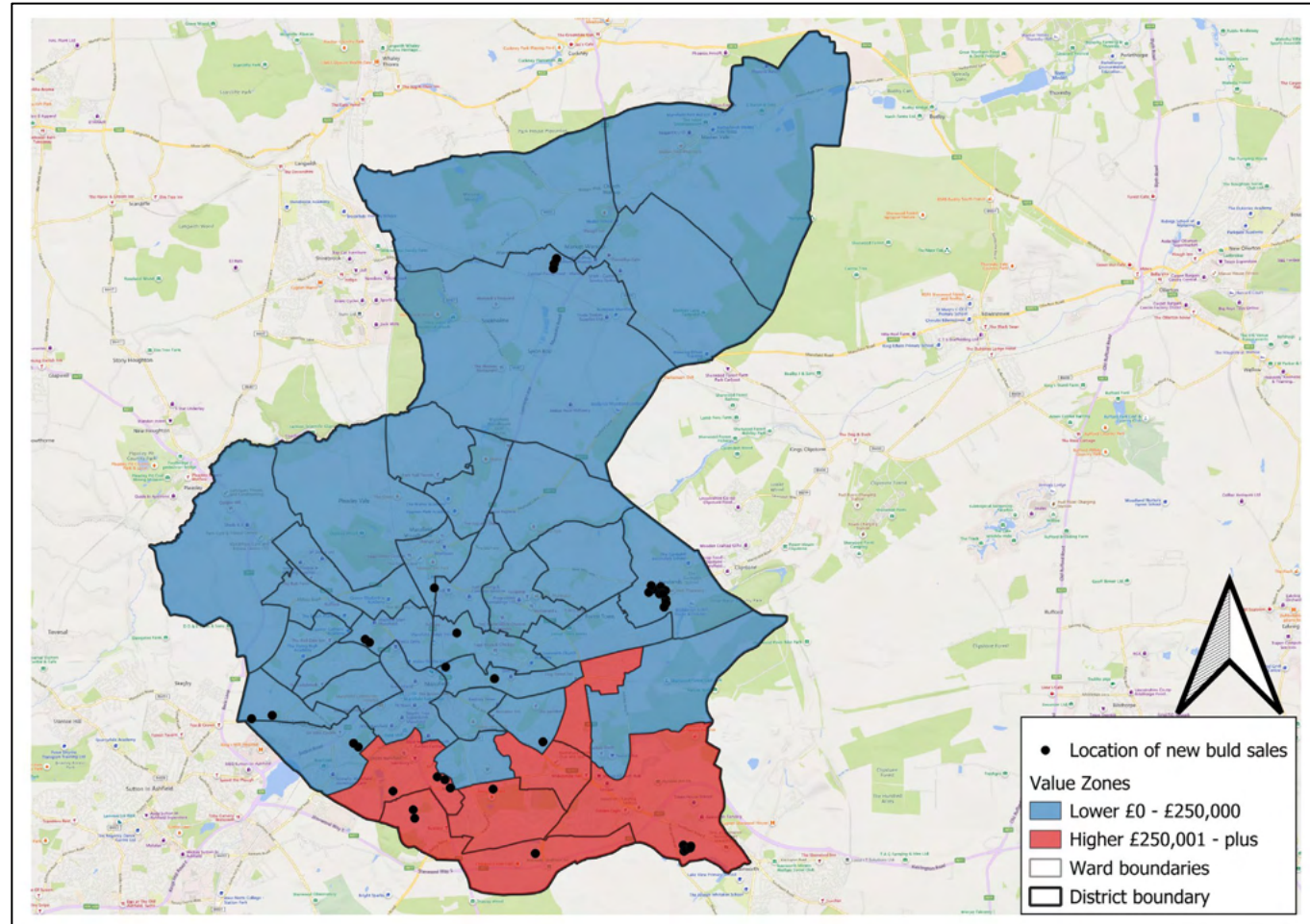
Average new build prices – Land Reg



Property market assessment

All sales by ward boundary Jan 2023 – Dec 2025 – indexed linked to Dec 2025

- 2 value zones
- Black dots
new build sales location



Property market assessment

- Wards by value zones

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasely, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Rececourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring,
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill, Oakham

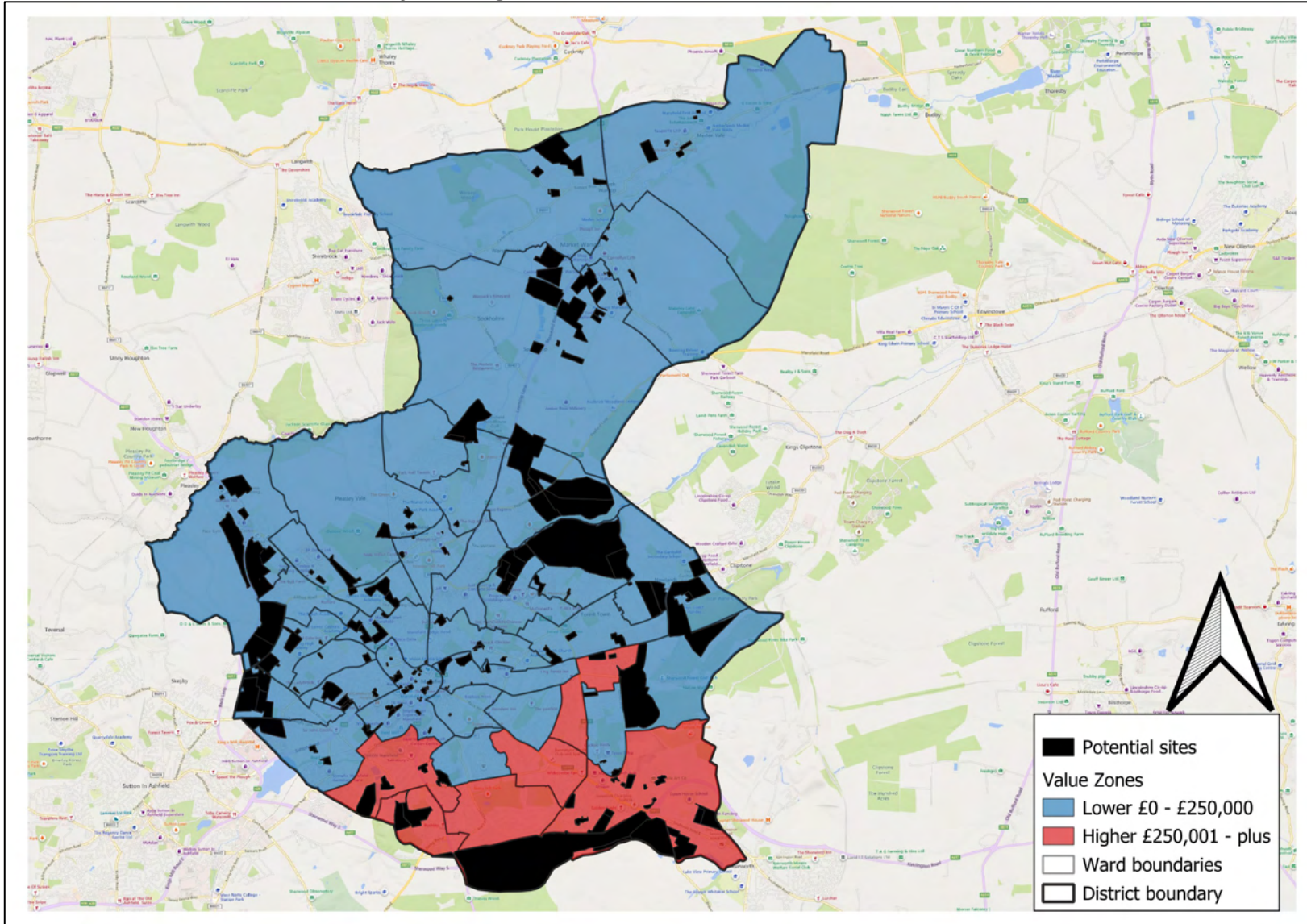
Market values to be used in VA

- Based on analysis of new build values from Land Reg indexed linked
- Cross referenced with nationally described space standards

Typology	Unit size sqm	Unit size <u>sqft</u>	Unit price	Price £psm	Price £psf
Lower value					
1 bed flat	52 NIA (sales) / 61.2 GIA (build)	560 (sales) / 659 GIA (build)	£165,000	£3,173	£295
2 bed house	72	775	£200,000	£2,778	£258
3 bed house	90	969	£245,000	£2,667	£248
4 bed house	120	1,292	£315,000	£2,625	£244
Higher value					
1 bed flat	52 NIA (sales) / 61.2 GIA (build)	538	£175,000	£3,365	£313
2 bed house	72	753	£235,000	£3,264	£303
3 bed house	90	969	£280,000	£3,111	£289
4 bed house	120	1,292	£365,000	£3,042	£283

Values zones & potential sites (HELAA)

- Purpose to inform typologies



Values zones & potential sites

- Lower value zone greenfield potential sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Average site yield	Smallest site yield	Largest site yield
1 - 9'	4	6%	28	7	4	9
10 - 29'	18	25%	290	16	10	28
30 - 49	10	14%	374	37	32	44
50 - 99	11	15%	831	76	50	98
100 - 199	8	11%	1,226	153	102	197
200 - 499	16	22%	4,907	307	200	480
500 plus	5	7%	4,363	873	630	1,333
Total	72		12,019			

Values zones & potential sites

- Higher value zone greenfield potential sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Average site yield	Smallest site yield	Largest site yield
30 - 49	4	40%	163	41	39	44
50 - 99	2	20%	142	71	58	84
100 - 199	2	20%	314	157	145	169
200 - 499	1	10%	200	200	200	200
500 plus	1	10%	1,700	1,700	1700	1,700
Total	10		2,519			

Values zones & potential sites

- Lower value zone brownfield potential sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Average site yield	Smallest site yield	Largest site yield
1 - 9'	13	34%	88	7	4	9
10 - 29'	14	37%	209	15	10	29
30 - 49	4	11%	157	39	32	43
50 - 99	4	11%	295	74	62	94
100 - 199	3	8%	379	126	113	150
Total	38		1,128			

Values zones & potential sites

- Higher value zone brownfield potential sites

Capacity banding estimated dwellings	No. in banding	No. in band % split	Total no. of units	Average site yield	Smallest site yield	Largest site yield
10 - 29'	1	25%	22	22	22	22
30 - 49	1	25%	35	35	35	35
50 - 99	1	25%	73	73	73	73
100 - 199	1	25%	168	168	168	168
	4		298			

Residential typologies for VA testing

No. of units	Net dph	Net site area ha	Gross to net	Gross site area ha
Greenfield – lower value zone				
9	16	0.55	90%	0.61
12	40	0.30	85%	0.35
20	35	0.57	85%	0.67
35	40	0.88	75%	1.17
75	35	2.14	75%	2.86
150	35	4.29	70%	6.12
300	35	8.57	65%	13.19
750	32	23.44	65%	36.06
Greenfield – higher value zone				
9	16	0.55	90%	0.61
40	35	1.14	75%	1.52
70	35	2.00	75%	2.67
170	40	4.25	70%	6.07

Residential typologies for VA testing

No. of units	Net dph	Net site area ha	Gross to net	Gross site area ha
Brownfield – lower value zone				
12	60	0.20	85%	0.24
17	40	0.43	85%	0.50
40	40	1.00	75%	1.33
70	170	0.41	75%	0.55
75	40	1.88	75%	2.50
100	40	2.50	70%	3.57
Brownfield – higher value zone				
22	20	1.10	85%	1.29
35	40	0.88	75%	1.17
73	30	2.43	75%	3.24
168	37	4.54	70%	6.49

Residential strategic sites for VA testing

- Jubilee Way Sustainable Urban Extension (SUE)
- Berry Hill SUE
- Plus other sites still to be confirmed

Dwelling mix

- Emerging housing need indicates the following:

	1 bed	2 bed	3 bed	4+ bed
Market	5%	35%	45%	15%
Low-cost home ownership	10%	45%	35%	10%
AH Rented	30%	35%	20%	15%

Development & policy costs

Development costs

- **BCIS**

- **Average building prices**

- based on analyses received over the period specified so will not immediately reflect new regulations and are likely to include a mix of buildings complying with different regulations.
 - March 2026

- **Tender Price Indices (TPI)**

- generally measure changes in the price of the work not its quantum or specification so do not reflect changes in regulations.

- **Location indices**

- measure differences in the price of the work not its quantum or specification so do not reflect changes in regulations between nations or regions.

Development costs

Element		Cost	Source
Unit build costs	Houses: SME housebuilder 11 - 49 units	£1,700 psm	BCIS Median for estate housing (generally) – 5-year sample, rebased for Mansfield.
	Houses: volume housebuilder 50 plus units	£1,447 psm	BCIS Lower quartile for estate housing (generally) – 5-year sample, rebased for Mansfield
	Flats low rise: SME housebuilder 11 - 49 units	£2,002 psm	BCIS Median for flats (generally) – 5-year sample, rebased for Mansfield.
	Flats low rise: volume housebuilder 50 plus units	£1,656 psm	BCIS Lower quartile for flats (generally) – 5-year sample, rebased for Mansfield.
Externals - to cover driveways, garages, gardens, fencing, internal estate roads & services along internal estate roads. Cost includes providing ~~SUDs~~	Houses	15% of BCIS	Comparable schemes and similar studies that we have been involved in.
	Flats	10% of BCIS	
Abnormals - brownfield only		£500,000 per ha	HCA guidance on dereliction, demolition & remediation (March 2015) and comparable schemes.
<u>Opening up</u> costs - greenfield only (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads).	0 - 49 dwellings	£0	Comparable schemes and similar studies that we have been involved in.
	50 - 199 dwellings	£9,000 per unit	
	200 - 499 dwellings	£18,000 per unit	
	500 - 999 dwellings	£24,000 per unit	
	1,000 dwellings plus	£30,000 per unit	

Development costs

Element	Cost	Source
Professional fees	8% of BCIS costs and additional costs (does not include policy costs)	Comparable schemes and similar studies that we have been involved in.
Contingency	4% of BCIS costs and additional costs (does not include policy costs)	
Finance	7.00%	RICS explains that <i>'where current costs are used, <u>real interest rates should be applied</u> to what is in effect real cash flows when projections are not used.'</i>¹ As this assessment is based on current costs, real interest rates should be applied. In practice, development finance is typically priced at 5% above the Bank of England Base Rate, plus fees. As of March 2026, the Base Rate is 3.75%, implying a nominal finance rate of 8.75% (inclusive of inflation), plus fees. The current (January 2026) Consumer Price Inflation (CPI) is 3.6%. Accordingly, we consider the real interest rate to be 5.15% plus fees.² On this basis, a debit finance rate of 7% inclusive of all fees is considered more than reasonable for use in our assessment.
Developer return - market units	17.5% of GDV	Comparable schemes and similar studies that we have been involved in. The profit margin is consistent with the range set out in the PPG on viability of 15 – 20% on GDV. ³
Developer return - affordable units	6% of GDV	

Development costs

○

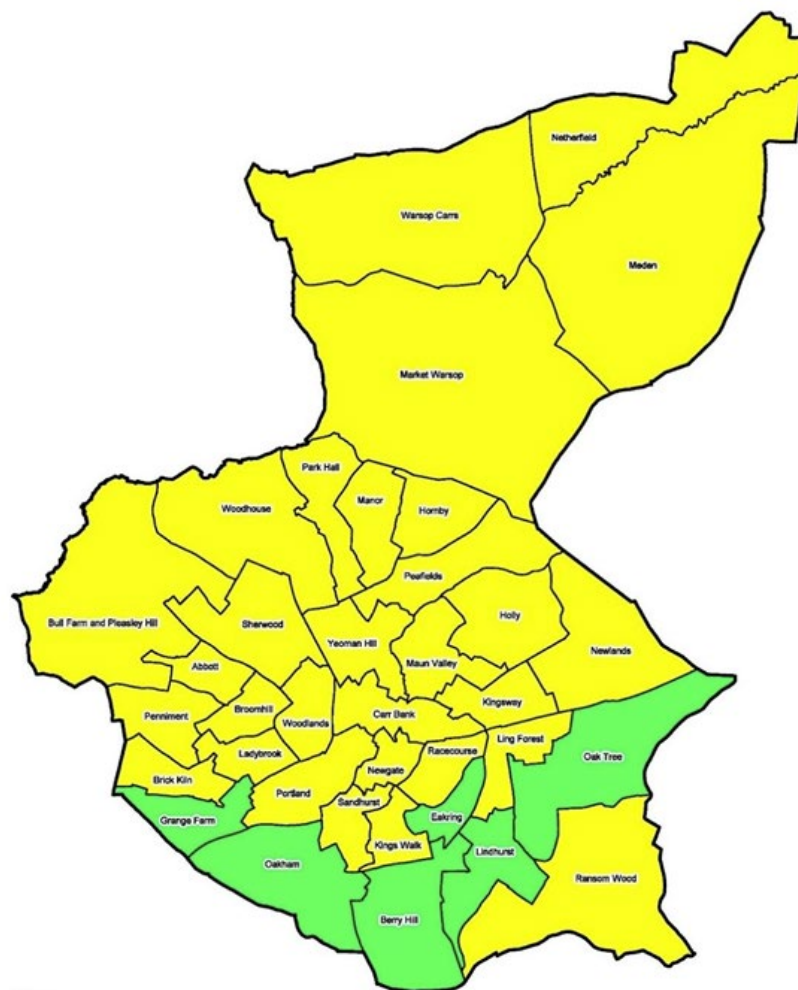
Element		Cost	Source
Disposal costs - dwellings	Marketing, agents & legals	3% of market units	Comparable schemes and similar studies that we have been involved in.
	Affordable legals	0.5% of affordable GDV	
Disposal costs - land	SDLT	Variable % of residual land value	HMRC prevailing rates
	Agents & legals	1.75% of residual land value	Industry rates

Policy costs

Potential policy	Urbà comment	Cost used in testing																																				
P5: Climate change and new development – SuDs and water management measures / CC3: Sustainable drainage systems (SuDS)	Blue & green infrastructure assumed delivered onsite through a combination of difference in gross to net developable area, external works and site opening up costs. Water measures policy wording explains A 110 litre per day water requirement for new residential development is encouraged – so we will include a specific cost in the appraisal for this.	Water efficiency cost of £9 per dwelling based on the Department of Communities and Local Government Housing Standards Review Cost Impact, September 2014 by EC Harris – this is still reasonable and has been included in our assessment.																																				
P5: Climate change and new development – appropriate flexibility to allow for future adaptation	Council evidence base states there is a need for 650 dwellings to meet M4(3) and that we could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around 10% in the affordable sector) – assessment considers whether this is viable once balance against other policies.	£1,400 per dwelling based on MHCLG Raising accessibility standards for new homes consultation paper (2020). Although cost is not applied to those dwellings achieving M4(3) to avoid double counting. M4(3) adaptable at £10,307 and accessible at £22,791 based on 3-bed <u>semi detached</u> (assumed as an average cost per dwelling) from the Department for Communities and Local Government Housing Standards Review Cost Impacts, September 2014 – see extract below. <table><caption>Table 45 – Access costs summary</caption><tr><th></th><th>1B Apartment</th><th>2B Apartment</th><th>2B Terrace</th><th>3B Semi-detached</th><th>4B Detached</th></tr><tr><td>Cost all dwellings (extra over current industry practice)</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Category 1</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Category 2</td><td>£940</td><td>£907</td><td>£523</td><td>£521</td><td>£520</td></tr><tr><td>Category 3 Adaptable</td><td>£7,607</td><td>£7,891</td><td>£9,754</td><td>£10,307</td><td>£10,568</td></tr><tr><td>Category 3 Accessible</td><td>£7,764</td><td>£8,048</td><td>£22,238</td><td>£22,791</td><td>£23,052</td></tr></table>		1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached	Cost all dwellings (extra over current industry practice)						Category 1	-	-	-	-	-	Category 2	£940	£907	£523	£521	£520	Category 3 Adaptable	£7,607	£7,891	£9,754	£10,307	£10,568	Category 3 Accessible	£7,764	£8,048	£22,238	£22,791	£23,052
	1B Apartment	2B Apartment	2B Terrace	3B Semi-detached	4B Detached																																	
Cost all dwellings (extra over current industry practice)																																						
Category 1	-	-	-	-	-																																	
Category 2	£940	£907	£523	£521	£520																																	
Category 3 Adaptable	£7,607	£7,891	£9,754	£10,307	£10,568																																	
Category 3 Accessible	£7,764	£8,048	£22,238	£22,791	£23,052																																	
H4: Affordable housing	Current requirement is between 5 – 20% depending on location (two zones) and whether development is greenfield or brownfield.	We will test the optimum viable amount.																																				

Current affordable housing requirements

Appendix C - Affordable Housing Zones



Key

 Zone 1 - Less than £150,000, Average House Price

 Zone 2 - £150,000+, Average House Price

a. within Zone 1 (as shown in Appendix 6 of the Local Plan):

i. 10% on greenfield land; or

ii. 5% on brownfield land.

b. within Zone 2 (as shown in Appendix 6 of the Local Plan):

i. 20% on greenfield land; or

ii. 10% on brownfield land.

2. These proportions apply to sites of:

a. 10 or more dwellings; or,

b. where the site area is 0.5 hectares or more.

Policy costs

Potential policy	Urbà comment	Cost used in testing																							
IN1: Infrastructure delivery – Health (Primary Care)	Currently applied to Residential 25+ dwellings for new/extended health facilities – cost based on the following formula in the Council's SPD – not collected on every development. <table><tr><td>(B) Additional patients to be accommodated</td><td>x</td><td>(D) Standard area m²/person Based on total list size of approx.⁴⁰</td><td>X</td><td>(E) Cost of extension including fees £/m²</td><td>=</td><td>Total cost (B) x (D) x (E)</td></tr><tr><td></td><td></td><td>0.085m²</td><td></td><td>£5,000</td><td></td><td></td></tr></table>	(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. ⁴⁰	X	(E) Cost of extension including fees £/m ²	=	Total cost (B) x (D) x (E)			0.085m ²		£5,000			Apply a reasonable pro rata cost, to acknowledge that the cost will not be applied to every scheme. With analysis of recent permission showing these sums when analysed are less than £3k per unit.									
(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. ⁴⁰	X	(E) Cost of extension including fees £/m ²	=	Total cost (B) x (D) x (E)																			
		0.085m ²		£5,000																					
IN1: Infrastructure delivery – Education – Primary, Secondary Post-16	Currently applied to Residential 10+ dwellings – cost based on a formula in the County Council's Developer Contributions Strategy – not collected on every development. Table 1: Level of Contributions Required 2023/24 <table><tr><th rowspan="2">Education Phase</th><th rowspan="2">Places generated per 100 dwellings</th><th colspan="3">Cost per place</th></tr><tr><th>Temporary Expansion</th><th>Permanent Expansion</th><th>New School Build</th></tr><tr><td>Primary</td><td>21</td><td>£10,405</td><td>£22,008</td><td>£31,054</td></tr><tr><td>Secondary</td><td>16</td><td>£11,681</td><td>£30,270</td><td>£37,621</td></tr><tr><td>Post 16</td><td>3</td><td>£11,681</td><td>£30,270</td><td>£37,621</td></tr></table>	Education Phase	Places generated per 100 dwellings	Cost per place			Temporary Expansion	Permanent Expansion	New School Build	Primary	21	£10,405	£22,008	£31,054	Secondary	16	£11,681	£30,270	£37,621	Post 16	3	£11,681	£30,270	£37,621	
Education Phase	Places generated per 100 dwellings			Cost per place																					
		Temporary Expansion	Permanent Expansion	New School Build																					
Primary	21	£10,405	£22,008	£31,054																					
Secondary	16	£11,681	£30,270	£37,621																					
Post 16	3	£11,681	£30,270	£37,621																					
IN1: Infrastructure delivery – Education – Education – SEND	Currently applied to Residential 100+ dwellings - cost based on a formula in the County Council's Developer Contributions Strategy of £104,556 per place – not collected on every development.																								
IN1: Infrastructure delivery – public transport & highways	the County Council's Developer Contributions Strategy currently sets out these requirements, but depends on site specific mitigation.	Treated as a viability outcome i.e. to leave sufficient headroom after other policies are tested.																							

Policy costs

Potential policy	Urbà comment	Cost used in testing												
IN4: New community open space and outdoor sports provision	The Council's consultants working on the evidence base have provided two figures for our consideration <table><tr><td></td><td>Current (per dwelling)</td><td>Applying BoE inflation from 2022</td><td>Applying BoE inflation from 2006</td></tr><tr><td>Offsite</td><td>£1,100</td><td>£1,259.63</td><td>£1,917.87</td></tr><tr><td>Maintenance</td><td>£920</td><td>£1,053.51</td><td>£1,604.04</td></tr></table>		Current (per dwelling)	Applying BoE inflation from 2022	Applying BoE inflation from 2006	Offsite	£1,100	£1,259.63	£1,917.87	Maintenance	£920	£1,053.51	£1,604.04	Testing will consider the BoE inflation (2022 base) and BoE inflation (2006 base)
	Current (per dwelling)	Applying BoE inflation from 2022	Applying BoE inflation from 2006											
Offsite	£1,100	£1,259.63	£1,917.87											
Maintenance	£920	£1,053.51	£1,604.04											

Building Safety Levy

- Based on published rates

The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)
Mansfield	9.12	18.23

Source: Building Safety Levy: Technical consultation response (24 March 2025)

- Identified as future cost
 - Does not meet the requirement of current day value / cost test so...
 - Tested through sensitivity testing

Benchmark land value assessment

Land value method

Benchmark land value:

- Recommended approach by both the PPG and RICS is the EUV plus Premium method
- PPG [Paragraph: Paragraph: 015 Reference ID: 10-015-20190509] explains:
 - be based upon existing use value
 - allow for a premium to landowners (including equity resulting from those building their own homes)
 - reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees

Land value method

Determining the premium

- In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any CIL charge should be taken into account.

PPG Paragraph: Paragraph: 015 Reference ID: 10-015-20190509

- General “rule of thumb”
 - Brownfield sites: between 10% - 30%
 - Agricultural sites:- multiplier x10 – x20
 - Sources:
 - HCA Transparent Assumptions, August 2012
 - Planning case law
 - GLA’s Affordable Housing SPG, 2017

Potential greenfield / brownfield split

Site type	Total no. of potential sites	Total no of potential sites % split
Lower value zone		
Greenfield	72	58.06%
Brownfield	38	30.65%
Higher value zone		
Greenfield	10	8.08%
Brownfield	4	3.23%
Total	124	

EUV plus Premium – Greenfield

EUV – “sold price” evidence – Nottinghamshire

- Bulk of evidence between £19,800 and £25,600 per hectare

Sold date	Address	Description	Size acres	Size ha	Guide price £ per acre	Guide price £ per ha	Sold at ¹
May 2024	Headlands Lane, Ranskill (Lot 2)	Bare land	13.5	6.60	£10,378	£25,645	C
Mar 2024	Back Lane, Ranskill (Lot 1)	Arable land	12.9	5.21	£8,544	£21,113	C
Mar 2024	Lot 1 and Lot 2, Carlton-On-Trent, Newark	Grassland	13.5	5.46	£10,376	£25,641	SA
Dec 2023	Scotter Lane, Main Street, Hayton, Retford, DN22 9LF	Bare land (pasture)	3.0	1.21	£15,050	£37,190	WB
Mar 2024	Land at Weston Lane, South Street, Normanton on Trent, Newark, Normanton-on-Trent	Bare land	19.4	7.84	£8,775	£21,684	WB
Feb 2024	Lot 2 at Church Farm, Moorhouse	Bare land	28.6	11.59	£9,427	£23,296	WB
Mar 2024	Land at Claborough, Retford	Bare land	11.0	4.45	£9,091	£22,465	C
Jan 2025	Trent Lane, Girton	Bare land	5.9	2.38	£7,992	£19,748	WB
Nov 2024	Blyth, Nottingham	Bare land (arable)	18.6	7.53	£14,779	£36,521	WA

Source: RICS/RAU Farmland Market Directory of Land Prices (H1 2020/4, H2 2024, H1 2025), Urbà (February 2026)

EUV plus Premium – Greenfield

- Draft greenfield benchmark land value:
 - **£227,000 per hectare**, based on an EUV of £22,700 per hectare with a x10 premium applied.
 - The EUV reflects the mid-point of the bulk of available evidence.
 - The premium has been set to ensure an appropriate balance between landowner and developer expectations (returns versus risk), while aligning with the planning system's aim to secure public benefits through the granting of permission [*Paragraph: 011 Reference ID: 10-011-20180724 Revision date: 24 07 2018*]

EUV plus Premium – Brownfield

- There is a wide range of existing brownfield uses, and it is not appropriate to value each one individually (proportionate testing)
- Benchmark land value is therefore assessed using the investment method for low-grade employment and retail sites:
 - Secondary rents are capitalised at an appropriate yield.
 - The resulting capital value is applied to a 4,000 sq m floor area (assuming 40% site coverage over a 1-hectare site).
 - This generates a notional benchmark land value on a per-hectare basis.

EUV plus Premium – Brownfield

- Secondary rents typically £54 and £92 psm.
- Sites bought for redevelopment usually have lower values, as their existing use is no longer fit for purpose.

Sign date	Address	Size sqm	Use	Rent £psm
25/12/2025	Brunts Business Centre, Samuel Brunts Way	56.0	Office	£85.68 (achieved)
22/12/2025	Unit 1D 1-4 Acorn Way, Oaktree Business Park	232.5	Industrial	£64.48 (asking)
15/05/2025	1-4 Acorn Way, Oaktree Business Park	185.8	Industrial	£56.51 (asking)
30/04/2025	Unit 30-31 Old Mill Lane, Industrial Estate	223.0	Industrial	£67.27 (asking)
27/12/2024	Unit 6 Acorn Business Park	232.1	Office	£56.83 (asking)
01/10/2024	1 Market Pl, Mansfield	195.5	Retail	£92.14 (achieved)
02/09/2024	The Broadway, Great Central Road Mansfield	296.9	Light industrial	£53.82 (achieved)
04/07/2024	26-29 Market Pl, Mansfield	69.3	Office	£57.69 (achieved)

Source: CoStar, Urbà (February 2026)

Benchmark land values

- Brownfield EUV

Floor area sqm	Rent £psm	Annual rent	Yield	Capital value – EUV per ha
4,000	£40	£160,000	13%	£1,230,769

- Draft brownfield benchmark land value

- **£1.352 million per ha** (based on £1.23 million per ha plus 10% premium)
- The premium has been set to ensure an appropriate balance between landowner and developer expectations (returns versus risk), while aligning with the planning system's aim to secure public benefits through the granting of permission [Paragraph: 011 Reference ID: 10-011-20180724 Revision date: 24 07 2018]

Older person assessment

Typologies

- Growing need for older persons accommodation (ageing population)
- Testing
 - Age restricted
 - Extra care
 - Greenfield & brownfield sites
- Based on the analysis of schemes being delivered in the market
 - 50-unit scheme at 115 dph
 - Tenure split of 70% x 1 bed and 30% x 2 beds
 - Across both value zones

Age restricted values

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1 bed flat	55	£142,500	£2,591
2 bed flat	70	£190,000	£2,714
Higher value			
1 bed flat	55	£210,000	£3,818
2 bed flat	70	£280,000	£4,000

Extra care values

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1 bed flat	55	£178,125	£3,239
2 bed flat	70	£237,500	£3,393
Higher value			
1 bed flat	55	£262,500	£4,773
2 bed flat	70	£350,000	£5,000

Costs

- Majority as per the general needs test except for:

Element	Input	Comment
Build cost - flats	£2,602	BCIS - supported housing generally – median cost, 5-year sample, rebased for Mansfield. It is assumed that the cost for M4(2) is embedded in the cost due to the nature of the development, so no separate allowance is made.
Gross to net	75%	Due to these types of schemes providing communal facilities, the gross to net area ratio is reduced when compared to general needs flatted developments. Based on schemes we have analysed ~~previously~~ <u>previously</u> , this is around 75% compared
Marketing, promotion & vacant property costs	5.5%	Comparable scheme analysis shows higher costs over 'general needs market housing'. Also, this allowance allows for empty property costs for the developer holding the empty units until sold, as they cover the costs of the services required to support residents.

Benchmark land values

- Draft greenfield benchmark land value:
 - **£227,000 per hectare**, based on an EUV of £22,700 per hectare with a x10 premium applied.

- Draft brownfield benchmark land value
 - **£1.352 million per hectare** (£1.23 million per hectare plus 10% premium)

Non - residential testing

Retail - comparison

- Comparison retail market is continuing to see a shift away from bricks and mortar to online
 - Trend started before the pandemic and accelerated through the pandemic
 - We have seen many well known names lost from the high street
 - Generally the market is weak with a lack of new build occurring
- Scenarios & values used to be in testing

Typology	Size sqm	Rent	All Risk Yield	Site coverage
Comparison retail				
Town centre - brownfield	150	£110	10.0%	70%
Out of town (district centre) – greenfield	150	£230	10.0%	50%

Retail – convenience

- Convenience retail market performed well during the pandemic although facing pressure due to food inflation.
- Households are having to be more careful on the food shopping spend with Kantar reporting that discount supermarkets Aldi and Lidl are the fastest growing supermarket retailer
- All major operators have active requirements
- Scenarios & values used to be in testing

Typology	Size sqm	Rent	All Risk Yield	Site coverage
Convenience retail				
Express – greenfield & brownfield	300	£230	6.0%	70%
Budget – greenfield & brownfield	1,800	£200	5.0%	11.5%
Superstore – greenfield & brownfield	3,500	£180	5.50%	12%

Office

- Global pandemic had a significant impact on the market
 - Shift to working at home
 - Now most companies offer hybrid or fully remote working
- Occupiers now require smaller but higher quality space
- Scenarios & values used to be in testing

Typology	Size sqm GIA	Size sqm NIA @ 85% GIA	Rent £psm	All Risk Yield	Site coverage
Town centre – brownfield	150	128	£215	11.0%	70%
Out of town brownfield and greenfield	200	170	£215	11.0%	40%

Industrial / warehouse

- Pre-COVID demand was led by strategic warehouses, driven by online retail and 3PL operators.
- Small and mid-sized units were also in demand, especially modern, flexible space in managed estates.
- Smaller units remain harder to finance due to lack of economies of scale and limited pre-let commitment.
- Large-scale developers more competitive, achieving lower build costs per sqm and higher land values.
- Demand for big-box logistics has cooled, with online retail slowing and occupiers consolidating space.
- Occupiers increasingly priorities higher-quality, sustainable buildings aligned with ESG requirements.

Industrial / warehouse

- Scenarios & values used to be in testing

Typology	Size sqm GIA	Rent	All Risk Yield	Site coverage
Industrial – small – greenfield & brownfield	250	£120	6.0%	50%
Industrial – mid – greenfield & brownfield	1,000	£120	6.0%	40%
Warehouse – small – greenfield & brownfield	2,500	£110	5.75%	40%
Warehouse – mid – greenfield	5,000	£108	5.50%	40%
Warehouse – large – greenfield	10,000	£108	5.25%	35%

Development costs

Typology	£/Sqm	BCIS source
1: Office town centre - brownfield	£2,389	320. Offices Generally - re-based for Mansfield District - 15 year default period.
2: Office out of town - brownfield	£2,389	320. Offices Generally - re-based for Mansfield District - 15 year default period.
3: Office out of town - greenfield	£2,389	320. Offices Generally - re-based for Mansfield District - 15 year default period.
4: Industrial – small – brownfield	£1,267	284. Warehouses/stores Up to 500m2 GFA - re-based for Mansfield District - 15 year default period.
5: Industrial – small – greenfield	£1,267	284. Warehouses/stores Up to 500m2 GFA - re-based for Mansfield District - 15 year default period.
6: Industrial – mid – brownfield	£909	284. Warehouses/stores 500 to 2000m2 GFA re-based for Mansfield District - 15 year default period.
7: Industrial – mid – greenfield	£909	284. Warehouses/stores 500 to 2000m2 GFA re-based for Mansfield District - 15 year default period.
8: Warehouse – small – brownfield	£909	284. Warehouses/stores 500 to 2000m2 GFA re-based for Mansfield District - 15 year default period.
9: Warehouse – small – greenfield	£909	284. Warehouses/stores 500 to 2000m2 GFA re-based for Mansfield District - 15 year default period.
10: Warehouse – mid – greenfield	£753	284. Warehouses/stores Over 2000m2 GFA re-based for Mansfield District - 15 year default period.
11: Warehouse – large – greenfield	£753	284. Warehouses/stores Over 2000m2 GFA re-based for Mansfield District - 15 year default period.
12: Convenience Retail: Express – brownfield	£1,750	344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.
13: Convenience Retail: Budget – brownfield	£1,750	344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.
14: Convenience Retail: Budget – greenfield	£1,750	344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.
15: Superstore – brownfield	£1,750	344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.
16: Superstore – greenfield	£1,750	344. Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.
17: Retail - comparison small town centre - brownfield	£1,590	345. Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.
18: Retail - comparison district centre - greenfield	£1,590	345. Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period.

Development costs

Element		Cost	Source
Externals - to cover driveways, car parking, yard space (ind/warehouse) fencing, internal estate roads & services along internal estate roads.	Greenfield	15%	Comparable schemes and similar studies that we have been involved in.
	Brownfield	10%	
Electric vehicle charge points		£0	This is treated as being cost neutral because the cost of the infrastructure and provision of electricity can normally be passed to a third-party supplier, who imposes a charge on the electric car users.
BNG		£15,000 per ha	Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, 2019 non-residential East Midlands, rounded up from £14,334 per ha.
Abnormals - brownfield only		£500,000 per ha	HCA guidance on dereliction, demolition & remediation (March 2015) and comparable schemes.
Professional fees		10% of BCIS costs	Comparable schemes and similar studies that we have been involved in.
Contingency		3% of BCIS costs	
Finance		7.00%	RICS explains that 'where current costs are used, <u>real interest rates should be applied</u> to what is in effect real cash flows when projections are not used.'¹ As this assessment is based on current costs, real interest rates should be applied. In practice, development finance is typically priced at 5% above the Bank of England Base Rate, plus fees. As of March 2026, the Base Rate is 3.75%, implying a nominal finance rate of 8.75% (inclusive of inflation), plus fees. The current (January 2026) Consumer Price Inflation (CPI) is 3.6%. Accordingly, we consider the real interest rate to be 5.15% plus fees.² On this basis, a debit finance rate of 7% inclusive of all fees is considered more than reasonable for use in our assessment.

Development costs

Element		Cost	Source
Developer return		20% of development cost	Comparable schemes and similar studies that we have been involved in. The profit margin aligns with the range set out in the PPG on viability of 15 – 20% on GDV. ³
Disposal costs - land	SDLT	Variable % of residual land value	HMRC prevailing rates
	Agents & ~~legals~~	1.75% of residual land value	Industry rates - there were no direct comments during our stakeholder event that these were not reasonable.
Disposal costs on commercial	Letting agents fee	10% of first year's rent	
	Legal letting fees	5% of first year's rent	
	Investment agent fee	1% of GDV	
	Investment legal fee	0.5% of GDV	
	STD L	Variable % of residual land value	HMRC prevailing rates.
	Marketing	0.5% of GDV	Comparable schemes.

Benchmark land values

- Draft greenfield benchmark land value
 - **£227,000 per hectare**, based on an EUV of £22,700 per hectare with a x10 premium applied.

- Draft brownfield benchmark land value
 - **£1.23 million per hectare**
 - Nil premium

Close



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Appendix B Local Plan Review Policy Review

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
S1: Presumption in favour of sustainable development	Low	Sets the overarching presumption to approve sustainable proposals in line with the Local Plan and NPPF, unless adverse impacts outweigh benefits.	No direct cost; assumes schemes comply through normal design and assessment processes.
S2: The spatial strategy	Low	Directs growth primarily to the Mansfield urban area (c.90%) with the balance in Warsop Parish; identifies need for housing, employment and retail over 2023–2043.	Reflected via the mix of site typologies tested across locations and scales.
S3: Development in the countryside	Low	Criteria-based support for limited rural development (agriculture, reuse, small-scale employment, Gypsy/Traveller sites, renewables, etc.) subject to character, access and coalescence tests.	Not considered separately in typologies because does not form the bulk of planned growth.
S4: Urban regeneration	Medium	Supports reuse of previously developed land (PDL) and key gateway sites, with emphasis on housing/jobs, public realm, heritage and flood resilience.	Reflected via the mix of site typologies tested across locations and scales, with specific allowances made for site remediation and brownfield benchmark land value.
P1: Achieving high quality design	Low	Requires major schemes to follow Mansfield Place Making Principles and Building for a Healthy Life (BHL); design engagement and possible design review.	Professional fees allowance covers design work/BHL assessment; no explicit additional cost applied.
P2: Safe, healthy and attractive development	Medium	Sets design and placemaking requirements to deliver safe, inclusive and high-quality development, including responding to local character, integrating natural and built features, creating public open space and public realm, promoting active lifestyles, and ensuring security and accessibility; also introduces Health Impact Assessment requirements for larger or sensitive schemes.	Assumed accommodated within base design/specification and professional fees for Health Impact assessment; no explicit additional cost applied. Assumed public open space is delivered onsite through the difference in gross to net developable area.
P3: Connected developments	Medium	Prioritises walkable layouts and connections to active travel and public transport; requires appropriate parking integration.	Allowance within site externals for footways, cycle links and

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
			connectivity works; any off-site highway works via Section 106/278 under Policy IN1.
P4: Comprehensive development	Low	Prevents piecemeal delivery. Masterplans required on sites ≥ 5 ha or ≥ 150 homes.	Masterplanning covered by professional fees.
P5: Climate change and new development	Medium	Seeks energy-efficient design, renewable/low-carbon readiness, green/blue infrastructure, SuDS and future adaptation.	Base build costs reflect current Building Regulations which seek minimum energy efficiency and carbon emission standards. SuDS and GI captured in externals. Separate testing undertaken for accessibility and adaptability standards, including M4(2) and M4(3) requirements
P6: Home extensions and alterations	Low	Criteria for domestic extensions/ancillary outbuildings.	Not applicable to strategic viability modelling of new development.
P7: Amenity	Low	Requires layouts that avoid significant harm to living conditions (privacy, overshadowing, noise, lighting, etc.).	Assumed achieved through design.
P8: Shop front design and signage	Low	Design principles for shopfronts and advertisements; accessibility and heritage-sensitive treatment.	Retail typologies assumed compliant; no separate cost line.
H1: Housing allocations	Low	Allocates a pipeline of sites with site-specific requirements (open space, access, ecology, heritage, junction mitigation).	Reflected via the mix of typologies tested across locations and scales, with specific allowances made for Section 106.
H2: Committed housing sites	Low	Lists deliverable permissions; principle established.	Included where relevant via the mix of site typologies tested.
H3: Housing density and mix	Medium	Seeks efficient use of land with mixes guided by local needs (typically ~30–35 dph context-led).	Modelled using Council's housing need with unit sizes

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study																				
		Developments to provide a range of different types of housing reflecting those needed in the area. The Council’s housing need is set out below: <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%	meeting minimum national described space standards, with appropriate build costs and sales values applied.
	1 bed	2 bed	3 bed	4+ bed																			
Market	5%	35%	45%	15%																			
Low-cost home ownership	10%	45%	35%	10%																			
Social rent	30%	35%	20%	15%																			
H4: Affordable housing	High	Requires affordable housing on qualifying sites using zone/greenfield/brownfield percentages (to be confirmed at Reg 19) with viability flex and tenure split by need.	Tested explicitly through policy-on scenarios with variable % and tenure.																				
H5: Custom and self-build homes	Low	Supports delivery of self/custom build in suitable locations; biodiversity enhancements encouraged for small sites.	Not considered separately in typologies because does not form the bulk of planned growth.																				
H6: Specialist housing (C2)	Low	Supports C2 accommodation in accessible locations with suitable design/accessibility for care needs.	Reflected via the mix of site typologies tested across locations and scales.																				
H7: HMOs and bedsit accommodation	Low	Criteria-based approach to support mixed/balanced communities; local threshold for concentrations.	Not considered separately in typologies because does not form the bulk of planned growth.																				
H8: Gypsies, Travellers and Travelling Showpeople	Low	Sets need and criteria for new Gypsies, Travellers and Travelling Showpeople and safeguards existing yards.	Not considered separately in typologies because does not form the bulk of planned growth.																				
E1: Enabling economic development	Low	Supports major inward investment, skilled jobs and regeneration; directs larger schemes to allocations/key/general employment areas.	Captured through employment typologies.																				
E2: Sites allocated as new employment areas	Low	Allocates c. 20 ha across E2a–E2c with site-specific transport/ecology/masterplanning requirements; SUEs include additional employment land.	Captured through employment typologies, with specific allowances in the appraisals for																				

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
			access/landscaping and site-specific S106 where specified.
E3: Retaining land for employment uses	Low	Protects key/general employment areas; sets tests for alternative uses and marketing periods.	Affects the protection of existing employment sites – not considered in the viability testing.
E4: Other industrial and business development	Low	Supports appropriate B2/B8/E(g) outside allocations where justified by criteria (scale, access, amenity).	Captured through employment typologies.
Policy E5: Improving skills and economic inclusion	Low	Development proposals that create significant employment opportunities will be required to support local jobs, training and skills development. Local Labour Agreements will be sought on major schemes to secure measures such as local recruitment, apprenticeships, and partnership working with education and training providers. Proposals that effectively promote economic inclusion and help residents access employment will be supported.	Most developers have training programmes in place, therefore, provides limited direct impact on development, therefore no separate cost line.
RT1: Main town centre uses	Low	Applies sequential/impact tests and directs main town centre uses to appropriate locations within the centre hierarchy.	Captured through typologies tested.
RT2: Mansfield town centre vision and strategy	Low	Sets vision and interventions to diversify and regenerate Mansfield town centre.	Not considered in the viability testing.
RT3: Mansfield town centre primary shopping area	Low	Defines primary shopping area and manages ground floor uses to support vitality/viability.	Policy affects use mix; no direct cost.
RT4: Mansfield town centre improvements	Low	Supports development in Mansfield town centre that deliver high-quality public realm and environmental enhancements, regenerates key opportunity sites such as the White Hart area and the Four Seasons Shopping Centre, conserves and reuses important heritage assets including the Old Town Hall, and improves accessibility through better walking and cycling links such as the River Maun riverside route. Proposals should align with the Mansfield Town Centre Masterplan and Design Code.	Reflected via the mix of site typologies tested with external works and S106 allowances made to deliver public realm, handled under IN1.

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
RT5: Accessing Mansfield town centre	Medium	Requires major town centre development to prioritise improvements to accessibility, with a focus on walking and cycling, followed by public transport and inclusive access, and then private vehicles.	Reflected via the mix of site typologies tested with external works and S106 allowances made to deliver public realm, handled under IN1.
RT6: Retail and leisure allocations	Low	Allocates sites for retail/leisure growth per updated evidence.	Reflected via the mix of site typologies tested.
RT7: Retail and leisure commitments	Low	Recognises extant permissions and pipeline schemes.	Reflected via the mix of site typologies tested.
RT8: District and local centres	Low	Supports enhancements/new provision at district/local level, including public realm and active travel.	Not considered separately in typologies because does not form the bulk of planned growth.
RT9: Neighbourhood parades	Low	Protects small parades and supports new parades where they meet day-to-day needs.	Not considered separately in typologies because does not form the bulk of planned growth.
RT10: Hot food takeaways	Low	Health-led locational limits (e.g., proximity to schools) and amenity controls.	Not considered separately in typologies because does not form the bulk of planned growth
RT11: Visitor economy	Low	Supports visitor facilities and accommodation where appropriate.	Not considered separately in typologies because does not form the bulk of planned growth.
SUE1: Pleasley Hill Farm	Low	Site specific policy for SUE of 925 homes (including retirement accommodation); a care home; a new local centre including retail, leisure and community uses appropriate to a local centre; a hotel; and a minimum 1.7ha (developable area) of mixed employment uses. Also land available for a petrol filling station, nursery and gym.	Has an outline planning consent, and Reserved Matters are being progressed, does not require separate testing as part of the Local Plan Review.
SUE2: Land off Jubilee Way	High	Site specific policy for a new mixed-use neighbourhood comprising approximately 800 new homes, supported by a new neighbourhood parade, a new primary school, and approximately 1.6 ha of employment	Tested separately as a strategic site.

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
		land, as extension to Crown Farm Way Industrial Estate. Development must follow a comprehensive masterplan, integrate green and blue infrastructure, provide strong walking, cycling and public transport links, and deliver strategic infrastructure.	
SUE3: Land at Berry Hill	High	Site specific policy for a new mixed-use neighbourhood comprising around 1,700 new homes (with 10% on-site affordable housing), a local centre with retail and leisure uses, approximately 18.8ha of employment land, 3.1ha of commercial/leisure uses, a health centre, a primary school, and extensive green and blue infrastructure including a community park and children's play. Development will proceed via a comprehensive masterplan with phased delivery, high-quality design, biodiversity net gain and sustainable drainage, alongside strategic access and supporting infrastructure.	Tested separately as a strategic site.
IN1: Infrastructure delivery	High	All development to meet reasonable costs of on/off-site infrastructure and contribute to cumulative impacts.	Reflected through S106 allowances, community open space contributions and strategic transport infrastructure testing, including site-specific strategic infrastructure requirements where relevant.
IN2: Green infrastructure	Medium	Protects and enhances GI network; expects multi-functional open space, tree planting and connectivity to be integrated in schemes.	On-site GI and landscaping included in externals; long-term management via S106/conditions.
IN3: Protection of community open space and outdoor sports	Low	Protects existing open /sports; requires replacement/mitigation where loss proposed.	Affects the protection of community open space and outdoor sports – not considered in the viability testing.
IN4: New community open space and outdoor sports provision	Medium	Requires new residential development of 10 or more dwellings to provide on-site community open space and outdoor sports provision, consistent with the Mansfield Green Space Standard. Contributions	The Council has had a specific study to identify the costs, which

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
		may be on-site or off-site depending on site layout, accessibility, and local need.	have been reflected in the viability assessment.
IN5: Allotments	Low	Protects existing and supports new provision; replacement if loss.	Not considered separately in typologies because does not form the bulk of planned growth.
IN6: Designated local green space	Low	Protects local green space very special circumstances test for development.	No direct cost; affects site availability rather than typology costs.
IN7: Local shops, community and cultural facilities	Low	Protects existing local shops and community/cultural facilities, allowing loss only where they are replaced, or where a marketing and viability test demonstrates they are no longer needed. Supports new or enhanced neighbourhood-scale facilities within settlement boundaries, provided they are appropriately scaled and do not harm local amenity. Limits new "local shop" uses to a maximum of 280 sqm (net) to retain their neighbourhood function.	No standard cost applied. The policy mainly regulates loss and replacement, not new obligation.
IN8: Protecting and improving the sustainable transport network	Medium	Safeguards and enhances Mansfield's sustainable transport network, including key walking, cycling and multi-user routes such as the Maun Valley Trail, Mansfield Way, Timberland Trail, Meden Trail, and other strategic active-travel corridors. It supports improvements to public transport facilities, encourages upgrades to bus infrastructure, and protects land required for future sustainable transport projects, including safeguarding former rail alignments such as the Dukeries railway line. Developments are expected to integrate with, enhance or connect to these networks and avoid any adverse impacts on existing or proposed sustainable transport routes.	Off-site transport contributions captured under S106/278, plus externals for connections/links.
IN9: Impact of development on the transport network	Medium	Requires development to avoid unacceptable impacts on the highway and public transport network, ensure safe and suitable access, and provide Transport Assessments/Travel Plans for higher-movement schemes; also protects rail safety.	Transport mitigation costs included via S106/278 and externals by typology. Transport Assessments/Travel Plans captured through professional fees allowance.

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
IN10: Car and cycle parking	Low	Requires appropriate car/cycle parking and EV provision to local standards.	Appraisal includes separate cost for EV charging, with parking covered through external works allowance and garage costs.
IN11: Telecommunications and broadband	Low	Requires all new development to provide adequate, future-proofed digital infrastructure, including high-speed broadband, appropriate ducting for upgrades, and mobile connectivity solutions that minimise visual and environmental impact. Also encourages mast-sharing and removal of obsolete equipment.	Covered through external works allowance.
NE1: Protection and enhancement of landscape character	Low	Requires development to respect and enhance local landscape character, responding sensitively to features such as topography, settlement pattern, key views and the Sherwood/Magnesian Limestone landscape areas.	Addressed through standard landscaping externals and professional fees; any additional mitigation treated as minor abnormalities, and to be reflected in a reduced land value, as required by the PPG.
NE2: Biodiversity and geodiversity	Medium	Requires development to protect and enhance ecological networks at European, national and local levels; avoid or minimise cumulative biodiversity/geodiversity impacts; deliver 10% BNG; prioritise habitat de-fragmentation, restoration and sensitive management; apply strict tests for European, national and local designated sites; safeguard the Sherwood Forest ppSPA via a risk-based approach; prevent loss of irreplaceable habitats (ancient woodland/veteran trees) except in wholly exceptional cases; and secure avoidance, mitigation, compensation and long-term management for impacts on habitats, species and important landscape features.	BNG costed as a per-plot/area allowance, ecology surveys within professional fees; specific mitigation treated as abnormalities. Planned growth is unlikely to have a significant impact on the Sherwood Forest ppSPA, with any impact requiring site specific mitigation, which we consider to be an abnormal costs and will need to be reflected in a reduced land value as per the PPG.

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
NE3: Pollution and land instability	Low	Requires development to avoid, minimise and mitigate impacts from contamination, air/soil/water pollution, noise, light, vibration, and land instability, supported by risk assessments and any necessary remediation.	Assumed that planned growth is in locations where these requirements can be met. With any site specific abnormal costs, to be met by a reduced land value as required by the PPG.
NE4: Mineral safeguarding areas	Low	Safeguards minerals; prevents sterilisation unless tests met.	Not considered separately in typologies because does not form the bulk of planned growth.
HE1: Historic environment	Low	Protects designated and non-designated heritage assets; proportionate assessments required.	Not considered separately in typologies because does not form the bulk of planned growth.
HE2: Pleasley Vale regeneration area	Low	Specific policy for Pleasley Vale which supports heritage-led regeneration with access, environment and flood considerations.	Not considered separately in typologies because does not form the bulk of planned growth.
CC1: Renewable and low carbon energy generation	Low	Supports renewable/low-carbon schemes subject to environmental/amenity constraints.	Not considered separately in typologies because does not form the bulk of planned growth
CC2: Flood risk	Low	Applies sequential/exception tests; requires FRAs and integration of SuDS and buffers to manage fluvial/surface water risks.	The District does not suffer from significant flood risk, with planned growth reflective of this constraint.
CC3: Sustainable drainage systems (SuDS)	Medium	Mandates SuDS to manage runoff and improve water quality, biodiversity and amenity.	SuDS features (basins, swales, permeable paving) included within externals.
CC4: River and waterbody corridors	Low	Supports development where it protects, enhances and sensitively integrates with river and waterbody corridors, including maintaining the 8m buffer, improving habitat connectivity, supporting naturalisation/de-culverting and green SuDS, and avoiding harm to water quality, flow, flood risk or ecological function.	No planned growth identified here therefore not relevant to the testing.

Draft planning policy	Direct impact on viability?	Policy description	How have these costs been dealt with in the study
IM1: Monitoring and Review of the Local Plan	Low	Sets monitoring framework and triggers for partial/full review.	No development cost; informs plan monitoring only.

Appendix C Review of S106 Obligations

Application Reference	Date Signed	Address	Type	No. of dwellings	Financial Contributions	Non-Monetary	SI06 Eper unit
2019/0183/OUT (with 2024/0309/RES)	20/12/2024	Land Off Old Newark Road, Redruth Drive, Mansfield	Outline/RM	156		17 units; On-site POS	N/a
2022/0612/FUL	23/10/2024	Brick Kiln Lane, Mansfield	Full	183	Health Contribution £43,241.82 Off Site Open Space Contribution £201,300.00 Monitoring Fee £6,113.54 Biodiversity and Ecological Management and Monitoring Plan £10,000	183 units; On-site POS	£1,424
2023/0183/FUL	26/07/2024	Burns Lane, Warsop	Full	19		19 units	
2018/0552/OUT / 2024/0590/RES	11/06/2024	Penniment Farm, Mansfield	Outline/RM	400	Monitoring Fee £2,287.13 Healthcare Contribution £114,356.52 Biodiversity and Ecological Management and Monitoring Plan £10,000	27 units; On-site POS	£317
2019/0401/OUT	04/04/2024	Oakfield Lane/Sherwood Street, Warsop	Outline	36	Off Site Public Open Space £42,900.00		£1,192
2023/0258/OUT / 2025/0618/RES	29/02/2024	Forest Edge, Oak Tree Lane, Mansfield	Outline/RM	19	Off Site Public Open Space £20,900.00	4 units	£1,100
2022/0479/FUL	12/10/2023	Land North of Broomhill Lane, Mansfield	Full	84	Monitoring Fee £18,647.71 Healthcare Contribution £45,517.50 Off Site Public Open Space £92,400.00 BNG Contribution £73,380.00 BNG Monitoring Contribution £35,000.00	8 units	£3,154
2020/0169/OUT / 024/0608/RES	04/05/2023	Pleasley Hill Farm	Outline/RM	850	Healthcare Contribution £460,598.00 Monitoring Contribution £110,000	85 units; 17 retirement units; POS; 10% BNG	£671
2019/0207/FUL	08/12/2022	Rear of Berry Hill Hall, Berry Hill Lane	Full	20	Monitoring Contribution £2,440.00 Off Site Public Open Space £22,000 Off Site Affordable Housing £100,000		£1,222 (excluding AH payment)
2020/0068/FUL	17/02/2022	Bath Mill, Bath Lane, Mansfield	Full	17	Green Corridor Contribution £13,500.00		£794
2020/0535/FUL	06/01/2022	Sandhurst Quarry, Mansfield	Full	73	Off Site Public Open Space £80,300 Health Contribution £39,556.87 Bio-Diversity Off Setting Contribution £11,250.00		£1,796
2020/0147/FUL 2023/0091/VCON	01/09/2021	Portland Mill, Victoria Street, Mansfield	Full	81	Health Contribution £43,433.00 Monitoring Contribution £868.66 Off Site Public Open Space £50,000		£1,164
2020/0182/OUT / 2021/0704/RES	22/07/2021	Three Thorn Hollow Farm, Rainworth, Mansfield	Outline/RM	190	Health Contribution £108,375.00 Off Site Ecology Contribution £8,000 Monitoring Contribution £10,000	20 units; POS	£665
2019/0802/FUL	19/11/2020	Hillingdon, West Side of High Oakham Hill Mansfield	Full	58	off site affordable housin £30,000 Health Contrubution £31,428 Oakham LNR £38,000 Quarry Lane LNR £25,800		£1,642 (excluding AH payment)
2016/0201/NT / 2021/0670/RES	26/09/2019	Oxclose Lane, Mansfield Woodhouse	Outline/RM	150	Off Site POS £100,000.00	7 units	£667
2017/0816/OUT	26/09/2018	Stonebridge Lane, Warsop	Outline/RM	400	Off Site POS £30,800 On Site POS Transfer £368,000 Healthcare Contribution £216,748	65 units	£1,539
2014/0248/NT / 2019/0516/VCON / 2019/0205/RES / 2019/0536/RES / 2011/0682/RES	18/09/2018	South of Clipstone Road East, FT	Outline/RM	313	Healthcare Contribution £169,606.87 Spa Ponds Contribution £25,000 Vicar Water Contribution £10,700 On Site POS Transfer £287,960	31 units	£1,576
2015/0646/ST	13/12/2017	Union Street, Mansfield	Outline/RM	14	Off Site POS £15,400.00		£1,100
2016/0329/ST	29/11/2017	High Oakham House, Mansfield	Hybrid/RM	22	Off Site POS £27,500 Off Site Affordable Housing £125,000		£1,250 (excluding AH payment)
2020/0089/ST	16/08/2016	Lindhurst Development	Outline/RM	170	Off Site Affordable Housing £2,875,000.00 Monitoring £25,000.00	GI provided; Healthcare site provided	£147 (excluding AH payment)
2013/0435/ST / 2016/0447/ST /2022/0373/VCON / 2024/0226/V106	07/01/2015	North of Skegby Lane, Mansfield	Outline/RM	150	Millennium Green Contribution £44,000 On/Off Site POS £303,000 Monitoring Contribution £10,530	30 units	£2,384

Appendix D Analysis of the Council's Strategic Transport Impact Assessment

Phase 1

Mitigation Measure	Funding Source	Cost Range
Increased Bus Service Frequencies	S106 / EMCCA	£0.98m - £1.92m*
A60 Nottingham Road Bus Priority	S106 / EMCCA / NCC / MDC	£7.60m - £8.90m
A6191 Ratcliffe Gate Bus Priority	S106 / EMCCA	£0.80m
Total Phase 1 Cost		£9.38m - £11.62m

Item	Value
Total dwellings assessed within SYSTRA modelling	10,315
Total Phase 1 cost range	£9.38m - £11.62m
Indicative cost per dwelling	£909 - £1,126 per dwelling

Phase 2 Apportionment

DEVELOPMENT NAME / AREA		PEAFIELD LANE CONNECTIVITY ENHANCEMENTS	A60 / WARSOP ROAD	A60 / SOOKHOLM E ROAD	A60 / VALE AVE / ASKEW LANE	A60 / EASTLA NDS LANE	A60 / BAUMS LANE / PARK LANE	NEW ROAD BETWEEN OLD MILL LN AND NEW MILL LANE	A60 / CAULDWEL L ROAD	A60 / DERBY ROAD	A60 / BISHOP'S WALK	OAK TREE LN / VIOLET HILL / EAKRING ROAD	A617 / RAINWORTH BYPASS / A6191 SOUTHWELL ROAD	LOWER / HIGER COST RANGE	LOWER / HIGER COST RANGE PER UNIT
Land at Berry Hill (Lindhurst)		2%	5%	2%	1%	0%	47%	1%	78%	61%	0%	20%	47%		
		£20,000	£17,500	£15,000	£3,500	£0	£3,572,000	£40,000	£3,120,000	£457,500	£0	£50,000	£940,000	£8,235,500	£4,844
		£30,000	£27,500	£20,000	£5,500	£0	£4,183,000	£50,000	£3,900,000	£762,500	£0	£100,000	£1,175,000	£10,253,500	£6,031
Pleasley Hill		4%	0%	1%	0%	3%	4%	0%	1%	0%	4%	1%	2%		
		£40,000	£0	£7,500	£0	£1,500	£304,000	£0	£40,000	£0	£20,000	£2,500	£40,000	£455,500	£492
		£60,000	£0	£10,000	£0	£3,000	£356,000	£0	£50,000	£0	£30,000	£5,000	£50,000	£564,000	£610
Land off Jubilee Way		0%	2%	1%	0%	5%	3%	0%	5%	0%	7%	33%	9%		
		£0	£7,000	£7,500	£0	£2,500	£228,000	£0	£200,000	£0	£35,000	£82,500	£180,000	£742,500	£928
		£0	£11,000	£10,000	£0	£5,000	£267,000	£0	£250,000	£0	£52,500	£165,000	£225,000	£985,500	£1,232
Stonebridge Lane / Sookholme Lane		0%	11%	19%	34%	22%	4%	0%	0%	2%	22%	1%	0%		
		£0	£38,500	£142,500	£119,000	£11,000	£304,000	£0	£0	£15,000	£110,000	£2,500	£0	£742,500	£1,856
		£0	£60,500	£190,000	£187,000	£22,000	£356,000	£0	£0	£25,000	£165,000	£5,000	£0	£1,010,500	£2,526
Land off Peafield Lane		0%	14%	13%	7%	6%	6%	0%	1%	4%	4%	2%	1%		
		£0	£49,000	£97,500	£24,500	£3,000	£456,000	£0	£40,000	£30,000	£20,000	£5,000	£20,000	£745,000	£2,258
		£0	£77,000	£130,000	£38,500	£6,000	£534,000	£0	£50,000	£50,000	£30,000	£10,000	£25,000	£950,500	£2,880
Land off Mansfield Road (A60) AND Land South East of Mansfield Road		0%	17%	32%	35%	23%	6%	0%	1%	3%	21%	3%	0%		
		£0	£59,500	£240,000	£122,500	£11,500	£456,000	£0	£40,000	£22,500	£105,000	£7,500	£0	£1,064,500	£1,789
		£0	£93,500	£320,000	£192,500	£23,000	£534,000	£0	£50,000	£37,500	£157,500	£15,000	£0	£1,423,000	£2,392
Land at Peafield Lane		81%	12%	4%	2%	2%	7%	0%	1%	5%	3%	2%	1%		
		£810,000	£42,000	£30,000	£7,000	£1,000	£532,000	£0	£40,000	£37,500	£15,000	£5,000	£20,000	£1,539,500	£6,061
		£1,215,000	£66,000	£40,000	£11,000	£2,000	£623,000	£0	£50,000	£62,500	£22,500	£10,000	£25,000	£2,127,000	£8,374
Cluster A	VALUE ZONE														
	Lower	1%	0%	0%	0%	0%	1%	0%	1%	2%	0%	0%	1%		
		£10,000	£0	£0	£0	£0	£76,000	£0	£40,000	£15,000	£0	£0	£20,000	£161,000	£843
Cluster B		£15,000	£0	£0	£0	£0	£89,000	£0	£50,000	£25,000	£0	£0	£25,000	£204,000	£1,068
	Lower	1%	1%	0%	0%	0%	1%	0%	1%	3%	0%	0%	1%		
		£10,000	£3,500	£0	£0	£0	£76,000	£0	£40,000	£22,500	£0	£0	£20,000	£172,000	£915
Cluster C		£15,000	£5,500	£0	£0	£0	£89,000	£0	£50,000	£37,500	£0	£0	£25,000	£222,000	£1,181
	Higher	0%	0%	0%	0%	1%	1%	0%	2%	0%	1%	2%	2%		
		£0	£0	£0	£0	£500	£76,000	£0	£80,000	£0	£5,000	£5,000	£40,000	£206,500	£788
Cluster D		£0	£0	£0	£0	£1,000	£89,000	£0	£100,000	£0	£7,500	£10,000	£50,000	£257,500	£983
	Lower	1%	1%	0%	0%	0%	1%	0%	1%	3%	0%	0%	1%		
		£10,000	£3,500	£0	£0	£0	£76,000	£0	£40,000	£22,500	£0	£0	£20,000	£172,000	£467
Cluster E		£15,000	£5,500	£0	£0	£0	£89,000	£0	£50,000	£37,500	£0	£0	£25,000	£222,000	£603
	Lower	0%	2%	2%	3%	14%	0%	0%	0%	0%	14%	1%	0%		
		£0	£7,000	£15,000	£10,500	£7,000	£0	£0	£0	£0	£70,000	£2,500	£0	£112,000	£647
Cluster F		£0	£11,000	£20,000	£16,500	£14,000	£0	£0	£0	£0	£105,000	£5,000	£0	£171,500	£991
	Lower	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%		
		£10,000	£0	£0	£0	£0	£76,000	£0	£0	£0	£0	£0	£0	£86,000	£357
Cluster G		£15,000	£0	£0	£0	£0	£89,000	£0	£0	£0	£0	£0	£0	£104,000	£432
	Lower	2%	27%	21%	16%	10%	9%	94%	0%	8%	8%	5%	2%		
		£20,000	£94,500	£157,500	£56,000	£5,000	£684,000	£3,760,000	£0	£60,000	£40,000	£12,500	£40,000	£4,929,500	£13,323
Cluster H		£30,000	£148,500	£210,000	£88,000	£10,000	£801,000	£4,700,000	£0	£100,000	£60,000	£25,000	£50,000	£6,222,500	£16,818
	Lower	0%	1%	0%	0%	4%	1%	1%	1%	1%	5%	9%	2%		
		£0	£3,500	£0	£0	£2,000	£76,000	£40,000	£40,000	£7,500	£25,000	£22,500	£40,000	£256,500	£802
		£0	£5,500	£0	£0	£4,000	£89,000	£50,000	£50,000	£12,500	£37,500	£45,000	£50,000	£343,500	£1,073

Appendix E Property Market Report

Property Market Report

Client: Mansfield District Council

Date: 06 July 2026



Document Control Sheet

Project Name: Property Market Report

Project Ref: 2215

Report Title: Draft

Date: 06 July 2026

Quality Assurance

	Name	Position	Signature	Date
Prepared by	Stuart Cook, Urbà	Director	SC	06/07/2026
Reviewed by	Stuart Cook, Urbà	Director		
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1 Introduction

1.1.1 The purpose of this property market assessment is to analyse residential and commercial property values across Mansfield District and provide an evidence base for the assumptions adopted in the Local Plan Viability Assessment.

1.2 Data sources

1.2.1 The analysis draws on the following data sources:

- Land Registry - analysis of residential sold prices.
- Energy Performance Certificates (EPCs) – analysis of the floor areas of new-build properties, cross-referenced with HM Land Registry transaction data to derive sales values on a £ per square metre basis.
- Rightmove – analysis of sold and asking prices.
- Published commercial property market reports and research.
- Commercial agents' websites.
- CoStar –subscription database providing commercial transaction and market evidence.

2 Residential

2.1 Introduction

- 2.1.1 This assessment of the residential market provides an overview of national and regional market conditions to establish context before undertaking a detailed analysis of the Mansfield District housing market. The assessment considers all residential transactions (including both new-build and existing properties) to understand the overall distribution of values across the District. This is followed by a more detailed analysis of new-build sales values. Where there is insufficient new-build transaction evidence within a particular area, the analysis is supplemented by new-build asking prices; however, in accordance with RICS guidance,¹ these have been treated with appropriate caution.

2.2 Market overview

- 2.2.1 The Global Financial Crisis (2007–08) caused a severe contraction in the UK housing market as access to finance for both purchasers and developers fell sharply. Average house prices declined by around 25%, and significant government intervention was required to support market activity. The former Homes & Communities Agency (now Homes England) introduced a range of funding programmes and buyer-support initiatives, alongside the introduction of quantitative easing measures by the Bank of England aimed at stabilising financial markets.
- 2.2.2 Market recovery was initially slow and uneven across the country. London and the wider South East saw the earliest and strongest price growth, particularly in areas within commuting distance of the capital, while many regions, including parts of the Midlands, experienced a more gradual return to pre-crisis pricing. By around 2014, average prices across England had broadly recovered, with further growth supported by improvements in the wider economy. Market confidence and investment activity moderated following the 2016 referendum on EU membership.
- 2.2.3 The Covid-19 pandemic resulted in a further period of significant disruption. Lockdowns and restrictions in 2020 resulted in a sharp contraction in economic output and temporarily halted much housing market activity and construction. Although the economy rebounded through late 2020 and 2021, the recovery remained uneven and supply-chain pressures affected development delivery and costs. However, once the housing market reopened, activity resumed quickly and conditions diverged from the wider economic picture.
- 2.2.4 Despite the broader economic uncertainty, the housing market experienced an unexpected surge in demand through 2020 and 2021. Buyer preferences shifted markedly towards homes offering more internal space, access to gardens and locations perceived to offer a better living environment. Growing acceptance of remote and hybrid working widened people's spatial choices, enabling households to relocate further from major employment centres. At the same time, historically low mortgage rates and the temporary Stamp Duty Land Tax holiday

¹ RICS, October 2019, Comparable evidence in real estate valuation, Paragraph 4.1.4

supported purchasing power. These factors combined to place strong upward pressure on prices, which rose sharply during this period despite the wider economic disruption.

- 2.2.5 As restrictions lifted in 2022, market conditions again shifted due to rising global inflation following Russia's invasion of Ukraine. Inflationary pressures were compounded by domestic economic uncertainty, with the Consumer Price Index (CPI) rising to 11.1% in October 2022. These conditions increased development costs, reduced affordability and placed additional pressure on development viability.
- 2.2.6 To address inflation, the Bank of England increased Bank Rate from 0.1% in March 2020 to a peak of 5.25% in 2023 before gradually reducing it to 4.25% during 2025. Higher interest rates increased borrowing costs for purchasers and developers, contributing to reduced affordability, weaker housing demand and increased viability pressures across many parts of the country.
- 2.2.7 Inflation has continued to moderate, with CPI rising by 3.4% in the 12 months to December 2025 – significantly below the peaks experienced in 2022, although still above the Bank of England's 2% target rate.
- 2.2.8 As financial conditions stabilised through 2025 and into 2026, the broader policy landscape also continued to evolve. The July 2024 General Election resulted in a change of government, with the new administration committing to the delivery of 1.5 million homes over the parliamentary term and introducing updates to the National Planning Policy Framework (NPPF) intended to support housing delivery. The Autumn Budget 2024 also included changes to Stamp Duty Land Tax, including an increase in the additional homes surcharge and amendments to purchase thresholds. These policy changes form an important part of the planning and development context within which the housing market operates.
- 2.2.9 Recent housing market indicators suggest a mixed picture. Nationwide reported that annual UK house price growth increased from 1.7% in May 2026 to 2.2% in June 2026, indicating that house prices have remained relatively resilient. However, Nationwide also reported that housing market activity had softened in recent months, with weaker consumer confidence, softer housing market sentiment and lower mortgage approvals. Nationwide associated this softer market backdrop with uncertainty arising from developments in the Middle East and the resulting increase in energy prices and market interest rates. While these effects appear to have moderated, the episode illustrates the extent to which geopolitical events can influence inflation, borrowing costs and market confidence.

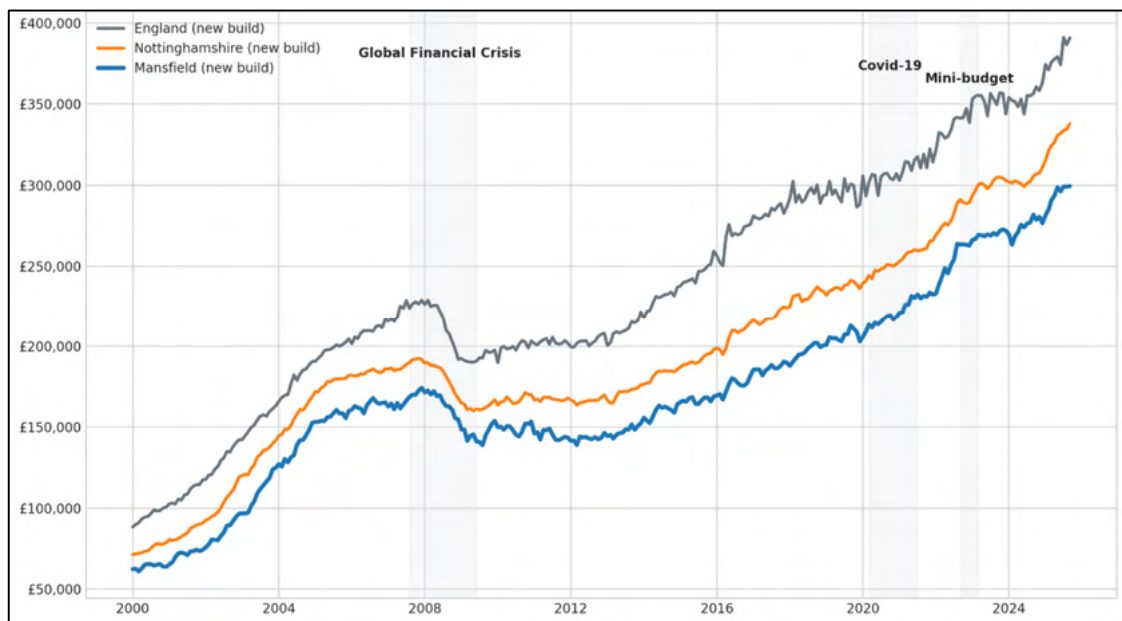
2.3 Regional overview

- 2.3.1 Figure 2-1 illustrates the long-term movement in average new-build prices in Mansfield compared with the wider Nottinghamshire and England averages. The chart shows that new-build values in Mansfield have generally remained below both the Nottinghamshire and England averages, reflecting the area's position as a comparatively affordable market. This relationship has remained broadly stable over time, with local new-build values following a similar overall trajectory to regional and national trends.
- 2.3.2 The graph highlights several key periods of market adjustment. During the Global Financial Crisis (2008–2009), new-build prices across all geographies experienced a marked slowdown

and, in some cases, a decline in values. A further period of disruption is evident during the Covid-19 pandemic (2020–2021). However, values recovered strongly as the housing market reopened, supported by changing buyer preferences, low borrowing costs and sustained demand for new housing.

- 2.3.3 More recently, the period following the 2022 mini-budget corresponds with another phase of market uncertainty. While national values experienced greater short-term volatility, average new-build prices in Mansfield appeared comparatively stable. This may reflect the District's position within a lower-value housing market, where affordability pressures and purchaser behaviour can differ from those in higher-value parts of the country.

Figure 2-1 Average new build prices – Mansfield vs Nottinghamshire vs England



Source: Land Registry, Urbà (February 2026)

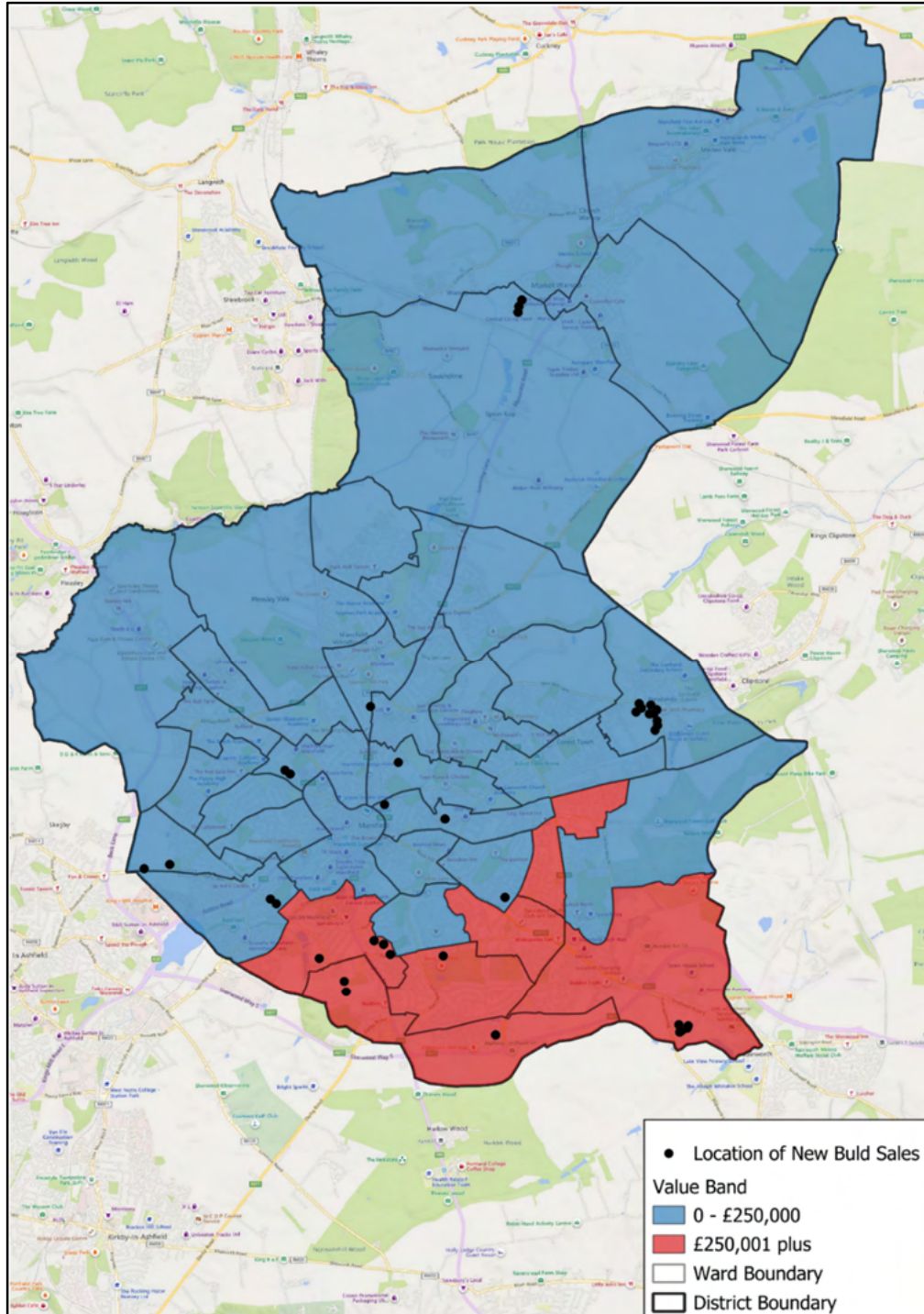
2.4 Analysis of all sales Jan 2023 – Dec 2025

- 2.4.1 We have undertaken an analysis of HM Land Registry transaction prices, including both new-build and second-hand sales, from January 2023 to December 2025, representing the latest available data at the time of analysis. Historical transactions have been indexed to December 2025 values using the HM Land Registry House Price Index (HPI) for Mansfield District to reflect the PPG² requirement that viability assessments are based on current values. The resulting data has been mapped against ward boundaries, as shown in Figure 2-2.
- 2.4.2 Figure 2-2 identifies a clear north-south variation in residential values, with higher average prices generally found in the south of the District and lower average prices across the central and northern areas. This broad pattern of values was not challenged through stakeholder engagement, although it was highlighted that some smaller developments containing larger bespoke dwellings can achieve significantly higher prices than the prevailing local averages. On the basis of this analysis, it is considered appropriate to test viability across two residential

² MHCLG, 24 July 2018, PPG , Paragraph: 014 Reference ID: 10-014-20190509 Revision date: 09 05 2019

value zones. New-build transactions are present within both value areas, providing an evidence base from which appropriate value assumptions can be derived.

Figure 2-2 Analysis of all sale values against ward boundaries Jan 2023 – Dec 2025 – index linked to Dec 2025



Source: QGIS, Mansfield District Council, Urbà, Porter PE (June 2026)

2.5 New build sold prices

- 2.5.1 As shown in Figure 2-2, new-build sales have occurred within both value zones. These transactions have therefore been analysed to inform the residential sales values adopted within the viability appraisals.

Stonebridge Fields (Market Warsop Ward) lower value zone

- 2.5.2 Stonebridge Fields is a development by David Wilson Homes and Barratt Homes located to the south-west of Warsop. Recent sales, summarised in Table 2-1, indicate that the majority of transactions have been for detached dwellings, which have achieved an average indexed sale price of approximately £348,000 (£2,709 per sqm). Detached dwellings typically achieve lower £ per sqm rates than smaller units due to economies of scale associated with larger floor areas. However, at Stonebridge Fields, detached dwellings have achieved similar £ per sqm rates to the terraced units. The semi-detached properties recorded the lowest average value at approximately £2,595 per sqm, based on an average floor area of 95 sqm.

Table 2-1 Stonebridge Fields new build values

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Terraced	2	77	£216,192	£2,808
Semi-detached	17	95	£246,567	£2,595
Detached	48	128	£347,637	£2,709

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

Crown Gardens & The Acorns (Newlands Forest Town Ward) lower value zone

- 2.5.3 Along Clipstone Road East, a large residential development is being delivered by a number of housebuilders, including Crown Gardens by Gleeson Homes and The Acorns by Stancliffe Homes. The development is located within Forest Town.

- 2.5.4 Recent sales, summarised in Table 2-2, indicate that transactions have been relatively evenly split between semi-detached dwellings (30 sales) and detached dwellings (34 sales). The semi-detached units, with an average floor area of 75 sqm, achieved the highest average value at approximately £2,919 per sqm, equivalent to an average indexed sale price of around £220,000. Detached dwellings are larger, averaging 96 sqm, and achieved an average indexed sale price of approximately £274,000 (£2,849 per sqm). While detached dwellings often record lower £ per sqm rates due to their larger size, the difference between the two typologies is relatively modest in this case.

Table 2-2 Crown Gardens new build values

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Semi-detached	30	75	£219,518	£2,919
Detached	34	96	£274,429	£2,849

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

Forest View (Eakring Ward) lower value zone

- 2.5.5 Forest View is a development by Woodall Homes located to the east of Mansfield. Recent sales (Table 2-3) show activity across terraced, semi-detached and detached dwellings. Terraced properties account for two sales, with an average floor area of around 80 sqm and an average indexed sale price of approximately £229,000, equating to around £2,870 per sqm. Semi-detached dwellings account for the largest share of transactions, with eight sales averaging around 80 sqm and achieving an average indexed sale price of approximately £216,000 (£2,690 per sqm). Detached dwellings account for seven sales, with a slightly larger average floor area of around 90 sqm and an average indexed sale price of approximately £245,000, equating to around £2,770 per sqm. The differences in £ per sqm values across the three typologies are relatively modest, reflecting the broadly comparable dwelling sizes within the scheme.

Table 2-3 Forest View new build values

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Terraced	2	80	£229,348	£2,867
Semi-detached	8	81	£216,331	£2,687
Detached	7	88	£244,883	£2,769

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

Persimmon Homes - The Pavilion (West Bank) lower value zone

- 2.5.6 The Pavilion, delivered by Persimmon Homes, is located on Broomhill Lane on the north-western outskirts of Mansfield. Recent sales (Table 2-4) show activity across semi-detached and detached dwellings. Semi-detached properties account for nine sales, with an average

floor area of around 90 sqm and an average indexed sale price of approximately £239,000, equating to around £2,680 per sqm. Detached dwellings account for two sales, with a larger average floor area of around 110 sqm and an average indexed sale price of approximately £310,000, resulting in values of around £2,800 per sqm. Given the limited number of detached transactions, some caution should be applied when interpreting the detached dwelling average.

Table 2-4 The Pavilion new build values

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Semi-detached	9	89	£239,246	£2,681
Detached	2	111	£309,767	£2,803

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

Elm Tree Park (Southwell Ward) higher value zone

- 2.5.7 Elm Tree Park is a David Wilson Homes development of approximately 145 dwellings located in Rainworth. Recent sales (Table 2-5) have been concentrated within the semi-detached and detached house types.
- 2.5.8 There has been a single terraced sale, comprising a dwelling of 57 sqm, which achieved an indexed value of £3,259 per sqm. Semi-detached dwellings achieved an average indexed value of £2,599 per sqm, while detached dwellings achieved an average indexed value of £3,154 per sqm.

Table 2-5 Elm Tree Park new build values

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Terraced	1	57	£185,791	£3,259
Semi-detached	15	106	£274,598	£2,599
Detached	37	120	£377,927	£3,154

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

Berry Hill (Lindhurst Ward) higher value zone

- 2.5.9 Berry Hill is a development by Avant Homes located in the south of the District. Recent sales (Table 2-6) comprise terraced and detached dwellings only. Terraced dwellings account for three sales, with an average floor area of approximately 119 sqm and an average indexed sale price of £275,049, equating to £2,311 per sqm. Detached dwellings account for four sales, also averaging 119 sqm, but achieving a higher average indexed sale price of £350,995, equivalent to £2,943 per sqm. As the average dwelling sizes are identical, the variation in £ per sqm values is likely to reflect differences in dwelling specification, plot size, market positioning or other scheme-specific factors rather than floor area.

Table 2-6 Berry Hill new build values

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Terraced	3	119	£275,049	£2,311
Detached	4	119	£350,995	£2,943

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

Miscellaneous new-build sold prices

2.5.10 Although much of the recent new-build activity in Mansfield has been delivered through the major schemes identified above, a number of additional new-build transactions have occurred on smaller schemes and infill developments across the District. To ensure that the assessment captures the full range of values achieved, these transactions have been grouped geographically by postcode sector. This allows values achieved outside the larger sites to be considered, whilst recognising that the relatively small sample sizes mean that individual transactions can have a significant influence on average values.

- North / Mansfield Woodhouse & NE – As shown in Table 2-7, there are only two transactions within this area, both comprising large detached dwellings averaging 217 sqm. The average indexed sale price is approximately £505,000, equating to £2,334 per sqm.

Table 2-7 North / Mansfield Woodhouse & NE

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Detached	2	217	£505,466	£2,334

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

- South / High Oakham & Central South – As shown in Table 2-8, this area records some of the highest achieved sale prices within the District. Four transactions comprise detached dwellings with an average floor area of 269 sqm. Two of these properties exceed 420 sqm and achieved indexed sale prices of more than £1.2 million, which significantly influences the average value for the area. There is also a single semi-detached transaction comprising a dwelling of 88 sqm, which achieved an indexed value of £3,718 per sqm.

Table 2-8 South / High Oakham & Central South

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Detached	4	269	£832,290	£3,168
Semi-detached	1	88	£327,213	£3,718

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

- South-East / Berry Hill & Broomhill – As shown in Table 2-9, transactions comprise a mix of detached dwellings and flats. The detached dwellings are relatively large, averaging 166

sqm, and achieved an average indexed sale price of approximately £499,000 (£3,529 per sqm). The flats achieved an average indexed sale price of approximately £117,000 and an average value of £2,682 per sqm.

Table 2-9 South-East / Berry Hill & Broomhill

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Detached	2	166	£498,557	£3,529
Flats	3	44	£116,723	£2,682

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

- West / Kings Mill & Sutton Edge – As shown in Table 2-10, values are relatively consistent across the two dwelling types, with both detached and semi-detached dwellings achieving around £3,100 per sqm. Detached dwellings achieved an average indexed sale price of approximately £502,000, whilst semi-detached dwellings achieved an average indexed sale price of approximately £242,000.

Table 2-10 West / Kings Mill & Sutton Edge

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Detached	3	159	£501,841	£3,146
Semi-detached	2	79	£241,780	£3,061

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

2.6 New build asking prices

- 2.6.1 In addition to the analysis of new-build sold prices, we have reviewed the asking prices of properties currently being marketed. In accordance with RICS guidance,³ asking prices have been treated with caution, as they can differ materially from final transaction prices. Nevertheless, the analysis provides a useful indication of the types of properties currently being delivered and the prices being sought by developers within the market.

David Wilson Homes - Stonebridge Fields – lower value zone

- 2.6.2 A number of new-build properties are currently being marketed at the Stonebridge Fields development by David Wilson Homes. As shown in Table 2-11, the available properties comprise a range of four- and five-bedroom detached dwellings. Asking prices range from £339,995 for a four-bedroom detached dwelling to £509,995 for a five-bedroom detached dwelling. The marketing material indicates that a number of plots are being promoted with purchaser incentives, including Part Exchange, Key Worker and Deposit Boost schemes, together with discounts and upgrade packages. Some plots are also marketed as benefiting from enhanced outlooks, including views over areas of green space.

³ RICS, October 2019, Comparable evidence in real estate valuation, Paragraph 4.1.4

Table 2-11 David Wilson Homes – Stonebridge Fields

Name	Typology	No. of beds	Asking price
Plot 86 – Kirkdale	Detached	4	£339,995 (Upgrades worth £14,000 included; Part Exchange available)
Plot 129 – Cornell	Detached	4	£343,995
Plot 111 – Avondale	Detached	4	£397,995
Plot 110 – Bradgate	Detached	4	£399,995 (Part Exchange available)
Plot 100 – Avondale	Detached	4	£399,995
Plot 93 – Bradgate	Detached	4	£399,995 (Savings of £32,000)
Plot 105 – Holden	Detached	4	£417,995 (Key Worker Scheme)
Plot 104 – Holden	Detached	4	£419,995
Plot 108 – Holden	Detached	4	£424,995 (Overlooking green space)
Plot 106 – Henley	Detached	5	£499,995
Plot 95 – Buckingham	Detached	5	£499,995 (Deposit Boost; savings worth £29,000)
Plot 103 – Henley	Detached	5	£509,995 (Overlooking green space)

Source: David Wilson Homes website (accessed 12/04/2026)

Persimmon Homes - The Pavilion – lower value zone

- 2.6.3 The Pavilion, delivered by Persimmon Homes, is located on Broomhill Lane on the north-western outskirts of Mansfield. The development includes a range of one-, three- and four-bedroom properties currently being marketed for sale. As shown in Table 2-12, the one-bedroom flats are listed between £165,000 and £175,000. The three-bedroom homes comprise the Tuxford (£235,000), the Ashdown (£255,000 to £262,000) and the Danbury (£220,000). A four-bedroom detached dwelling, the Barnwood, is also being marketed with an asking price of £290,000.

Table 2-12 Persimmon Homes - The Pavilion

Name	Typology	No. of beds	Asking price
Plot 65	Flat	1	£165,000
Plot 64	Flat	1	£170,000
Plot 66	Flat	1	£175,000

Name	Typology	No. of beds	Asking price
Plots 7, 10, 17, 18, 23, 24 Tuxford	Semi-detached	3	£235,000
Plots 59, 60, 61, 62 & 63 The Ashdown	Semi-detached	3	£255,000 - £262,000
Plots 68, 70 & 71- The Danbury	Semi-detached	3	£220,000
Barnwood	Detached	4	£290,000

Source: Rightmove (accessed 12/02/2026)

Dukeries Homes - High Oakham Park - higher value zone

- 2.6.4 High Oakham Park is a small, high-end development comprising 22 dwellings located in the southern part of the District. A limited number of units remain available for purchase, with current asking prices reflecting the premium nature of the scheme. As shown in Table 2-13, the remaining properties comprise large detached dwellings, including the Kensington and Balmoral house types, with advertised prices ranging from £1,375,000 to £1,475,000. These asking prices are substantially higher than those typically observed elsewhere in the District and reflect the development's high-value positioning within the local market.

Table 2-13 Dukeries Homes - High Oakham Park

Name	Typology	No. of beds	Asking price
Plot 1 -The Kensington Type 5	Detached	5	£1,475,000
Plot 2- The Balmoral Type 3	Detached	N/a	£1,375,000
Plot 2a -The Kensington Type 5	Detached	5	£1,425,000
Plot 8 -The Balmoral Type 3	Detached	5	£1,425,000

Source: Rightmove (accessed 12/02/2026)

Piper Homes - High Oakham Ridge - higher value zone

- 2.6.5 As shown in Table 2-14, the properties currently being marketed comprise a mix of semi-detached and detached dwellings. Asking prices range from £360,000 for a three-bedroom semi-detached dwelling to £535,000 for larger four- and five-bedroom detached properties. Several plots are being marketed with purchaser incentives, including deposit contributions of up to £20,000. Overall, the asking prices indicate values above those typically observed within the lower value areas of the District, although below the premium values currently being sought at High Oakham Park.

Table 2-14 Piper Homes - High Oakham Ridge

Name	Typology	No. of beds	Asking price
Plot 52 & 53 The Birch	Semi-Detached	3	£390,000
The Willow, Plot 9	Semi-Detached	3	£360,000
The Poplar, Plot 49 & 50	Detached	3	£370,000 (£10,000 deposit contribution)
The Willow Plot 20 & 21	Semi-Detached	3	£390,000
Plot 22 & 25, The Kingfisher	Detached	4	£535,000
Plot 13 The Kingfisher	Detached	4	£485,000 (£20,000 deposit contribution)
Plot 14 & 15, The Oak	Detached	5	£525,000
The Aspen, Plot 16 -19	Detached	5	£535,000
Plots 58 & 56 The Oak	Detached	5	£485,000 (£20,000 deposit contribution)

Source: Rightmove (accessed 12/02/02026)

Elm Tree Park (Southwell Ward) higher value zone

- 2.6.6 Elm Tree Park is a David Wilson Homes development located in Rainworth. As shown in Table 2-15, the properties currently being marketed comprise a mix of two-bedroom bungalows and three- and four-bedroom detached houses, with asking prices ranging from £189,995 for a two-bedroom bungalow to £449,995 for a four-bedroom detached dwelling. The available listings indicate that a number of plots are being promoted with purchaser incentives, including deposit contributions, upgraded kitchen packages and savings of up to £32,800.

Table 2-15 David Wilson Homes – Elm Tree Park

Name	Typology	No. of beds	Asking price
Plot 124 – Wilford	Bungalow	2	£189,995 (Savings worth £16,000)
Plot 126 – Hadley	Detached	3	£304,995 (Upgraded kitchen package)
Plot 72 – Meriden	Detached	4	£379,995 (Deposit Boost; savings up to £32,300)
Plot 76 – Meriden	Detached	4	£389,995 (Deal worth £32,800)
Plot 59 – Meriden	Detached	4	£399,995
Plot 57 – Meriden	Detached	4	£404,995
Plot 55 – Exeter	Detached	4	£424,995
Plot 64 – Holden	Detached	4	£449,995 (Detached garage)

Source: David Wilson Homes website (accessed 12/04/2026)

2.7 Conclusion

- 2.7.1 Based on the analysis presented above, the residential sales values adopted within the viability assessment are set out in Table 2-16. The values have been informed by both new-build transaction evidence and asking price data and are considered to reflect prevailing market conditions, anticipated development densities and typical dwelling sizes expected within the proposed allocations.

Table 2-16 Market values used in the viability assessment

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1-bed flat	52 NIA (sales) / 61 GIA (build)	£165,000	£3,173
2-bed flat	70 NIA (sales) / 82 GIA (build)	£185,000	£2,643
2-bed house	80	£225,000	£2,813
3-bed house	90	£245,000	£2,722
4-bed house	130	£340,000	£2,615
Higher value			
1-bed flat	52 NIA (sales) / 61 GIA (build)/	£175,000	£3,365
2-bed house	80	£260,000	£3,250
3-bed house	100	£330,000	£3,300
4-bed house	140	£400,000	£2,857

Source: Urbà, Porter PE (June 2026)

3 Older persons accommodation

3.1 Introduction

- 3.1.1 For the purposes of plan viability testing, the analysis focuses on age-restricted accommodation and C2 residential institutions, as these forms of development are most commonly delivered by the private sector. Some schemes are also delivered by housing associations or charitable organisations, which may be subject to different requirements relating to developer contributions. For example, charitable organisations may be eligible for relief from the Community Infrastructure Levy (CIL).
- 3.1.2 The assessment of values draws on comparable market evidence and considers the premium that specialist older persons' accommodation can achieve relative to general needs housing.

Types of older persons accommodation

- 3.1.3 Unlike general needs housing, values for specialist older persons' accommodation are influenced not only by location and dwelling size but also by the level of care, support and communal facilities provided. As a result, values can vary significantly between different forms of accommodation and operators.
- 3.1.4 Older persons accommodation broadly includes age-restricted or retirement living (typically over-55s), housing with support, and housing with care. These are defined as follows:
- Age restricted-exclusive / sheltered / retirement housing – Purpose-built accommodation for sale or rent to older people (e.g. McCarthy Stone or Churchill schemes). Units are typically self-contained apartments with communal facilities, a live-in or visiting scheme manager, and alarm call systems.
 - Assisted living / extra care housing – Similar to sheltered housing but designed to allow residents to remain independent as support or care needs increase. Residents occupy self-contained units (flats, bungalows, or within retirement villages) and benefit from communal facilities and 24-hour care or support services.
 - Close care or assisted living housing – Usually located within the grounds of a care home, comprising self-contained flats or bungalows available to rent or purchase. Residents typically have access to the care home's facilities and emergency support, with some schemes including buy-back arrangements if a resident later requires full-time care.
 - Care homes / residential care homes – Accommodation providing personal care, hygiene, and support. Residents usually have their own room alongside communal spaces.
 - Care homes with nursing / nursing homes – Similar to residential care homes but providing 24-hour qualified nursing care, suitable for residents with more significant or deteriorating physical or cognitive needs.
- 3.1.5 Demand for specialist accommodation for older people continues to increase as the population ages. Knight Frank⁴ reports that by 2040 around a quarter of the UK population is

⁴ Knight Frank, 2025/26, Seniors Housing Trading Performance Review, page 6

expected to be aged 65 or over, compared with approximately 19% at present. Knight Frank also estimates that the UK needs to deliver up to 50,000 specialist homes for older people each year, compared with current delivery of fewer than 10,000 homes per annum.

3.2 Premium for sheltered housing and extra care development

3.2.1 Research undertaken by the Retirement Housing Group (RHG) and Three Dragons identifies the price premiums typically achieved by sheltered housing and extra-care developments (see Figure 3-1). The analysis suggests premiums of between 10% and 25% above general needs flats, or alternatively that values broadly equate to:

- 75% of a 3-bed semi-detached house value for a 1-bed unit, and
- 100% of a 3-bed semi-detached house value for a 2-bed unit.

Figure 3-1 Price premium for sheltered housing & extra care

House prices: Practitioners should use local market values for newbuild retirement housing where they exist. Where they do not exist the following formula is an indicative guide to the price of lower value units which are likely to be affordable by most local home owners.

Methods of price setting for retirement housing vary by location.
 In medium and low value areas the price of a 1 bed sheltered property = approx 75% of price of existing 3 bed semi detached house. A 2 bed sheltered property = approx 100% of price of existing 3 bed semi detached

In high value areas with a high proportion of flats the price of a 1 bed sheltered property is linked to the price of high value flats, normally with a 10-15% premium

ExtraCare housing is 25% more expensive than sheltered: if a sheltered 1 bed flat sells for £100,000 then an extracare 1 bed flat will sell for £125,000

Source: Three Dragons, RHG (May 2013, amended February 2016)

- 3.2.2 The local market evidence has been compared against the RHG benchmarks to provide a reasonableness check on the values adopted for retirement housing within each value zone.
- 3.2.3 As set out below, there is both new-build sales evidence and current asking price evidence for older persons accommodation within the District. Unlike many retirement housing schemes elsewhere, the local evidence comprises a mix of bungalows and apartments rather than exclusively flatted developments. This provides a useful evidence base from which to assess achievable values for specialist older persons accommodation in Mansfield.

3.3 Mansfield sold prices

Dukeries Homes – The Grange, Sandringham Manor

- 3.3.1 The Grange at Sandringham Manor, delivered by Dukeries Homes, forms part of The Grange development located off Sandhurst Avenue and Berry Hill Lane in the south of the District. The scheme provides a mix of two- and three-bedroom homes in detached and semi-detached forms. Recent sales data (Table 3-1) indicates that detached homes account for the majority of transactions, with 30 sales. These properties average approximately 109 sqm and achieve an average indexed sale price of around £430,000, equivalent to £3,962 per sqm. Semi-detached homes account for six sales and have a smaller average floor area of 58 sqm,

achieving an average indexed sale price of approximately £243,000 and an average value of £4,198 per sqm.

Table 3-1 Dukeries Homes – The Grange, Sandringham Manor (higher value zone) sold prices

Typology	No. of sales	Average unit size sqm	Average indexed unit price	Average indexed £psm price
Semi-detached	6	58	£243,469	£4,198
Detached	30	109	£429,880	£3,962

Source: Land Registry, EPC, Urbà & Porter PE (February 2026)

3.4 Mansfield asking prices

Walker Homes - The Valley Retirement Village

- 3.4.1 The Valley Retirement Village, delivered by Walker Homes, is located at Rock Valley close to Mansfield town centre. The available properties comprise a mix of two-bedroom detached bungalows and two-bedroom apartments. As shown in Table 3-2, the bungalows are advertised at £250,000 and £275,000, with floor areas of 73 sqm and 83 sqm respectively. The apartments are advertised between £195,000 and £230,000, with floor areas ranging from 80 sqm to 95 sqm where available.

Table 3-2 Walker Homes - The Valley Retirement Village (lower value zone) asking prices

Name	Typology	No. of beds	Unit size sq m	Asking price	Asking £psm
Plot 36 The Esme	Detached Bungalow	2	83	£275,000	£3,313
Plot 2 The Aspen	Detached Bungalow	2	73	£250,000	£3,437
Penthouse	Flat	2	87	£230,000	£2,645
Plot 16	Flat	2	81	£195,000	£2,407
Plot 17	Flat	2	95	£220,000	£2,316
Plot 19	Flat	2	N/a	£215,000	N/a
Plot 18	Flat	2	80	£210,000	£2,625

Source: Rightmove (accessed 12/02/2026)

Dukeries Homes – The Grange, Sandringham Manor

- 3.4.2 The Grange at Sandringham Manor, delivered by Dukeries Homes, forms part of The Grange development located off Sandhurst Avenue and Berry Hill Lane in the south of the District. The properties currently being marketed comprise a mix of two- and three-bedroom bungalows together with a range of two-bedroom apartments. As shown in Table 3-3, the two-bedroom

bungalows are advertised between £245,000 and £310,000, with floor areas ranging from 60 sqm to 62 sqm, while the three-bedroom Windsor bungalow is marketed at £385,000 with a floor area of 84 sqm. The two-bedroom apartments are advertised between £280,000 and £285,000, with floor areas ranging from 71 sqm to 77 sqm.

Table 3-3 Dukeries Homes – The Grange, Sandringham Manor (higher value zone) asking prices

Name	Typology	No. of beds	Unit size sq m	Asking price	Asking £psm
Apartment 16	Flat	2	62	£245,000	£3,952
Windsor, Plot 43	Detached Bungalow	3	84	£385,000	£4,583
Burlington, Plot 69	Detached Bungalow	2	60	£310,000	£5,167
Apartment 12	Flat	2	76	£285,000	£3,750
Apartment 4	Flat	2	77	£285,000	£3,701
Apartment 5	Flat	2	71	£280,000	£3,944
Apartment 10	Flat	2	75	£280,000	£3,733
Apartment 11	Flat	2	73	£280,000	£3,836
Apartment 3	Flat	2	76	£280,000	£3,684

Source: Rightmove (accessed 12/02/2026)

3.5 Reconciliation with RHG “rule of thumb”

- 3.5.1 To reconcile the local market evidence against the RHG “rule of thumb”, we have applied the RHG assumptions to the three-bedroom house values adopted in Table 2-16. The RHG approach assumes that a one-bedroom retirement apartment achieves approximately 75% of the value of a three-bedroom house, whilst a two-bedroom retirement apartment achieves a value equivalent to 100% of a three-bedroom house. The resulting benchmark values are set out in Table 3-4.
- 3.5.2 The Valley Retirement Village falls within the lower value zone. The available evidence comprises two-bedroom apartments with asking prices ranging from £195,000 to £230,000. Compared with the RHG rule-of-thumb value of £245,000 shown in Table 3-4, the benchmark is approximately 15% higher than the local market evidence.
- 3.5.3 The Grange at Sandringham Manor falls within the higher value zone. The available evidence comprises two-bedroom apartments with asking prices ranging from £280,000 to £285,000. Compared with the RHG rule-of-thumb value of £330,000 shown in Table 3-4, the benchmark is approximately 17% higher than the local market evidence.

- 3.5.4 The available market evidence suggests that retirement housing values within Mansfield are below the RHG rule-of-thumb benchmarks. This may reflect local market conditions and the characteristics of the schemes currently operating within the District. Accordingly, the RHG benchmarks have been used as a reasonableness check rather than a direct determinant of value.

Table 3-4 RHG “rule of thumb” – sheltered housing

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1 bed flat	55	£183,750	£3,341
2 bed flat	70	£245,000	£3,500
Higher value			
1 bed flat	55	£247,500	£4,500
2 bed flat	70	£330,000	£4,714

Source: Urbà (June 2026)

3.6 Conclusions

- 3.6.1 The available evidence suggests that older persons accommodation within Mansfield achieves values below those implied by the RHG “rule of thumb”. Accordingly, the RHG benchmarks have been used as a reasonableness check rather than a direct basis for valuation. Greater weight has been given to the local comparable evidence in deriving the values adopted within the viability assessment, as shown in Table 3-5.

Table 3-5 Older persons values used viability assessment

Typology	Unit size sqm	Unit price	Price £psm
Lower value			
1-bed flat	55	£160,000	£2,909
2-bed flat	70	£200,000	£2,857
2-bed bungalow	72	£260,000	£3,611
3-bed bungalow	107	£310,000	£2,897
Higher value			
1-bed flat	55	£230,000	£4,182
2-bed flat	70	£275,000	£3,929

Typology	Unit size sqm	Unit price	Price £psm
2-bed bungalow	72	£330,000	£4,583
3-bed bungalow	107	£425,000	£3,972

Source: Urbà (June 2026)

4 Retail

4.1 Introduction

- 4.1.1 In this section, we review the retail market in Mansfield, considering both the convenience (foodstore) and comparison retail sectors, each of which is influenced by different market dynamics.

4.2 Market overview

- 4.2.1 Prior to the global pandemic, the UK retail sector was already undergoing structural transformation. The rise of online retail, changes in consumer behaviour, and a gradual decline in physical footfall created ongoing challenges for high streets. This shift was visible across most UK regions, with online sales rising steadily year-on-year.
- 4.2.2 The COVID-19 pandemic accelerated this trajectory significantly. While online penetration has since fallen back from its peak, volumes remain substantially higher than pre-pandemic levels. This structural change continues to influence occupier strategies, demand for floorspace, and the long-term viability of certain formats.

Town centre performance: Mansfield compared with national trends

- 4.2.3 Recent evidence indicates that Mansfield town centre has experienced a notable recovery in activity levels. Footfall increased from approximately 4.8 million visits in 2022 to around 6 million in 2024, based on town centre monitoring data.⁵
- 4.2.4 Business activity has also strengthened, with Mansfield BID reporting 61 new openings over the past two years, compared to five closures, alongside full occupancy of council-owned retail units.⁶

Retail Development and Regeneration Activity in Mansfield

- 4.2.5 Mansfield is undergoing a significant phase of town centre regeneration, with a number of key schemes either under construction, progressing through delivery, or at an advanced stage of planning. Key projects include:
- White Hart Street redevelopment
 - Former Beales building transformation into "Mansfield Connect"
 - Berry Hill and Bellamy Estate regeneration initiatives
 - Multiple public realm and commercial improvement schemes
- 4.2.6 These projects form part of "Mansfield NOW", a coordinated regeneration programme comprising 18 major town-centre schemes and representing a substantial programme of investment within the District. These interventions are modernising the retail core, repurposing

⁵ <https://www.mansfield.gov.uk/news/article/12937/mansfield-fully-open-for-business-and-bouncing-back>

⁶ Ibid

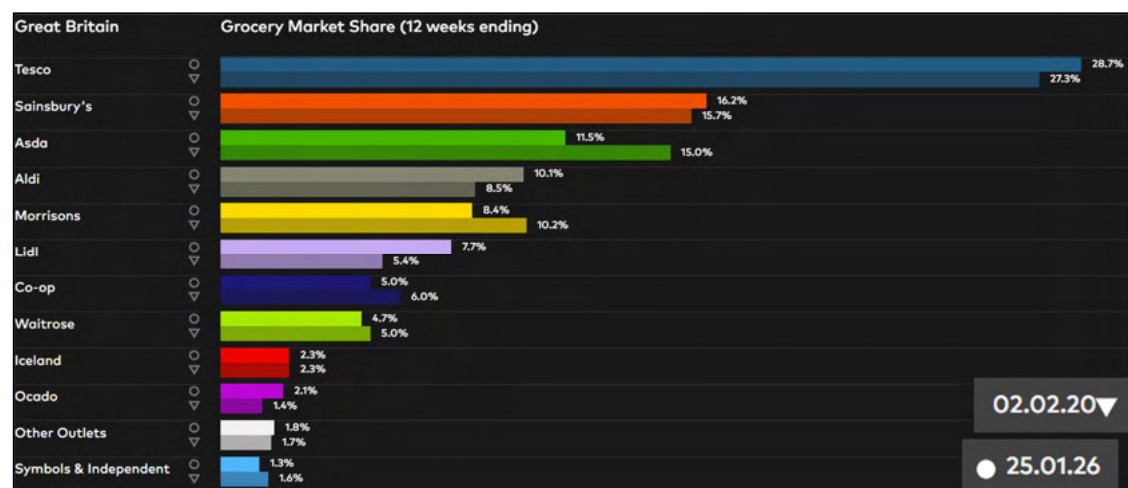
vacant or obsolete sites, restoring heritage assets, and promoting a more balanced mix of uses that support footfall and economic vitality.⁷

4.3 Convenience sector

Market overview

- 4.3.1 Following the 2008 financial crisis, major supermarket operators aggressively expanded — the so-called “race for space”. This period saw the rollout of large-format stores, followed by a shift toward online delivery, top-up shopping, and the rise of discount retailers (Aldi, Lidl). The pandemic further accelerated online grocery demand and pressured supply chains.
- 4.3.2 During the Covid-19 lockdowns, supermarkets experienced surges in both online and in-store demand, with operators facing challenges including social distancing, supply chain disruptions and increasing home-delivery requirements.
- 4.3.3 As the UK emerged from the pandemic, operators faced significant cost pressures due to high global energy prices, disrupted supply chains, and commodity shortages linked to geopolitical factors. These conditions contributed to high food inflation, prompting consumers to trade down to discount formats and increasing market shares for Aldi and Lidl.
- 4.3.4 Kantar reports that between February 2020 and January 2026, discount supermarket Aldi increased its market share from 8.5% to 10.1% and Lidl from 5.4% to 7.7%, which is shown as an extract in Figure 4-1. This growth was primarily at the expense of Asda and Morrisons, which lost market shares during the same period.

Figure 4-1 Great Britain Grocery market share 12 weeks ending 02/02/20 & 25/01/26



Source: Kantar WorldPanel (February 2026)

Operator requirements

- 4.3.5 The larger operators (Tesco, Sainsbury's, Asda, Morrisons, Lidl, Aldi) continue to maintain active national requirements for both convenience-format and larger stores. Their published

⁷ <https://mansfieldforward.bid/mansfield-now-the-biggest-regeneration-in-a-generation/>

requirements—including floorspace thresholds, site sizes, access requirements and preference for prominent, prominent and accessible locations – are summarised in Table 4-1.

Table 4-1 Supermarket new store requirements

Operator	Floorspace requirement sqm	Site requirement ha	Comment
Tesco ⁸ express stores	232 – 465 sqm of retail space	N/a	Sites on busy and accessible roads with parking, in neighbourhood centres, high streets or locations close to transport hubs.
Tesco ⁹ larger format	1,858 – 4,180 of retail space	1.21 – 3.24	Existing units or developed sites
Sainsbury's Local ¹⁰	232 plus	N/a	Prominent sites with good frontage and visibility on Main Arterial Routes, City and Town Centres, District and Neighbourhood Centres on new build residential developments and Transport Hubs.
Morrisons Daily ¹¹	139 - 465	N/a	Shared or dedicated parking spaces Leasehold preferred, freehold considered. Existing retail parades, local centres, new build units or conversion of existing units, residential schemes, student locations, former pubs, car showrooms & transport hubs.
Morrisons new store growth ¹²	N/a	0.8 - 2	Prominent sites with main road frontage and in close proximity to residential areas. Sites which have good catchments with limited or compromised competition. Central, neighbourhood and out of town locations considered.
Asda ¹³ – convenience format	325 – 465	N/a	Visible and accessible Parking is not essential in urban locations but is required in rural. Will consider new and mixed use developments, existing units, pub conversions, redevelopments & fuel filling station sites.

⁸ <https://www.tescopl.com/contacts/property/> [accessed 11/02/2026]

⁹ Ibid

¹⁰ <https://retailer-requirements-uk.colliers.com/sainsburys-local/> [accessed 11/02/2026]

¹¹ <https://www.morrisons-corporate.com/about-us/property/> [accessed 11/02/2026]

¹² Ibid

¹³ [https:// www.asda.com/property/new-asda-stores](https://www.asda.com/property/new-asda-stores) [accessed 11/02/2026]

Operator	Floorspace requirement sqm	Site requirement ha	Comment
Lidl ¹⁴ - high street	Min 930	N/a	Flexible car parking and close to public transport link
Lidl ¹⁵ - standard	1,672 plus	0.6 hectare plus	Town centre or edge of centre and retail parks. 100+ dedicated car parking spaces.
Aldi ¹⁶	1,672 – 1,858 (743 min London)	Minimum of 0.8 hectares.	100+ dedicated car parking spaces. Town centre, edge of centre or retail parks.

Source: Individual supermarket websites (February 2026)

Convenience retail rents

- 4.3.6 Despite operators maintaining active acquisition requirements, only one supermarket letting was identified within Mansfield through the CoStar database. Consequently, wider market evidence has been reviewed. This approach is considered appropriate as rental levels are influenced primarily by operator covenant strength, catchment characteristics, footfall and competition rather than local authority boundaries. Table 4-2 shows that smaller operators such as Farmfoods and Budgens have achieved rents of between £188 and £197 per sqm, whilst larger operators have achieved rents ranging from approximately £210 to £310 per sqm.

Table 4-2 Comparable evidence of convenience retail rents

Sign date	Address	Total sqm	Rent £psm	Tenant	Comment
Dec 2024	Nelson Court, 2 Nelson St, Nottingham	299	£284 (achieved)	Tesco Express	New lease
Sept 2025	129 Ford Green Rd, Stoke on Trent	344	£269 (achieved)	Tesco	New 25-year lease
Aug 2024	Burgh Old Rd, Skegness	372	£210 (achieved)	Tesco	New 15-year lease, 5 yearly rent reviews in line with the Consumer Price Index (CPI), subject to a collar and

¹⁴ <https://www.realestate-lidl.co.uk/store-concepts/high-street-store> [accessed 11/02/2026]

¹⁵ <https://www.realestate-lidl.co.uk/store-concepts/standard-concept-store> [accessed 11/02/2026]

¹⁶ <https://www.aldi.co.uk/corporate/property/required-towns> [accessed 11/02/2026]

Sign date	Address	Total sqm	Rent £psm	Tenant	Comment
					cap of 1% and 4%
Nov 2025	Unit 1 Harvest Road, Market Harborough	402	£310 (achieved)	Sainsbury's	New 15-year lease
Jan 2025	40 Welsted Rd, Castle Donington	399	£225 (achieved)	Sainsbury's	New 15-year lease
Aug 2023	Holyhead Road Telford	405	£222 (achieved)	Sainsbury's	New 15-year lease, 5 yearly CPI linked rent reviews, collared and capped at 1% and 3% and compounded annually.
Dec 2024	Oak Tree Ln, Mansfield	713	£168 (effective)	Farmfoods	New 20-year lease
Mar 2025	9-13 Nottingham Rd, Trowell	160	£197 (effective)	Budgens	New 25-year lease
Aug 2023	Narborough Rd S, Leicester	11,450	£225 (effective)	ASDA	Lease renewal 25- year term
Aug 2023	Beighton Rd E, Sheffield	7,519	£233 (effective)	ASDA	Lease renewal 25- year term

Source: CoStar (February 2026)

Convenience retail yields

- 4.3.7 Yields for convenience retail assets are influenced less by traditional locational hierarchies and more by factors such as footfall, competitive context, sector performance relative to other asset classes, and—critically—the covenant strength of the operator at the point in the cycle. Therefore, similar to the rent analysis we have considered the wider market and given the relatively limited volume of transactions, nationally published market data has also been considered.
- 4.3.8 Knight Frank's Commercial Yield Guide, January 2026, (see extract in Figure 4-2) identifies prime yields for foodstores with long, inflation-linked income. According to the guide, prime assets with 20-year leases and annual RPI reviews are transacting at around 4.75%, while

discount supermarkets with 20-year leases and five-yearly index-linked reviews are achieving yields of around 4.5%. Where rent reviews are on an open-market basis rather than indexed, the guide indicates yields move out to around 5.75%

Figure 4-2 Prime yield guide – foodstores

SECTOR		JAN-25	SEP-25	OCT-25	NOV-25	DEC-25	JAN-26
	Foodstores	Annual RPI Increases (NIY) (20 year income)					
		4.75% - 5.00%	4.75%	4.75%	4.75%	4.75%	4.75%
		Open Market Reviews (20 year lease, 5 yearly reviews)					
		6.00%	5.75%	5.75%	5.75%	5.75%	5.75%
		Discounters (20 years, 5 yearly indexation)					
		4.75%	4.50%	4.50%	4.50%	4.50%	4.50%

Source: Knight Frank (January 2026)

- 4.3.9 When compared with actual recorded transactions (Table 4-3), the market shows a wider range of achieved yields, reflecting variations in lease length, review pattern, operator strength, and residual lease term.
- 4.3.10 CoStar data shows (Table 4-3) yields for operators including The Co-operative Food, Tesco, Farmfoods, Aldi and Sainsbury's ranging predominantly between 5.20% and 7.53%, with most transactions clustering within this band depending on lease structure, rent review mechanism and unexpired lease term. An exception is the Tesco transaction at Oaktree Lane, Mansfield, which achieved a yield of 3.75%. This lower yield reflects the exceptionally long 99-year FRI lease and the very low passing rent, which is set at 35% of Open Market Rental Value, giving the investment a bond-like income profile rather than a typical convenience store risk profile.

Table 4-3 Comparable evidence convenience retail investment yields

Date of transaction	Address	Tenant	Size sqm	Net initial yield	Comment
28/08/2025	Linden Drive, Lutterworth	The Co-operative Food	406	7.49%	Let until 2029
26/08/2025	44 High Street Sheffield	Tescos Stores	444	7.00%	Let 20 year lease from March 2015, tenant only break in year 15. Rent review five yearly in line with RPI (1-4% cap and collared).
05/11/2024	102-104 Rotherham Rd, Barnsley	Farmfoods	746	6.46%	Let on a 20 year lease with no breaks
30/07/2024	Laundon Way, Groby	Cooperative Group Food	908	5.20%	Let on a 15 year term from 2015
22/03/2024	Lysander Rd, Stoke-On-Trent	Tescos Stores	7,497	7.53%	Circa 10.6 year unexpired lease term with RPI-linked rent reviews subject to a 4.0% cap.

Date of transaction	Address	Tenant	Size sqm	Net initial yield	Comment
09/10/2023	Abbey Ln, Leicester	Aldi Stores	1,765	5.30%	N/a
29/08/2023	Union St, Burton-On-Trent	Sainsbury's Stores	6,269	6.45%	Recently re-gearred. Sainsbury's occupy on a new 10-year lease from 30th May 2023, off a low passing rent of £80 psm, with a 5th year CPI-linked rent review (collar and cap of 0%-3% pa compounded) in May 2028
15/10/2022	Thorpe Rd, Melton Mowbray	Tescos Stores	4,580	5.38%	N/a
29/09/2022	Oaktree Ln, Mansfield	Tescos Stores	10,887	3.75%	FRI lease for a term of 99 years from 20th December 2007 expiring on 19th December 2106. Current passing rent of £660,000 per annum, equating to a very low £75 psm, with the rent calculated at 35% of the Open Market Rental Value. Upwards only 5 yearly rent reviews with the next review on 5th August 2025.

Source: CoStar (February 2026)

4.4 Comparison retail

Market overview

- 4.4.1 Before the pandemic, the comparison retail sector was already in decline due to online competition, resulting in the loss of high-profile chains such as BHS, Austin Reed, Maplin and Staples.
- 4.4.2 The pandemic accelerated many of these structural challenges, contributing to:
- Collapses and Company Voluntary Arrangements (CVAs) affecting department stores and fashion chains.
 - A shift toward turnover rents.
 - Increased operational costs (rates, wages, shipping disruption).

- 4.4.3 Nationally, retailers have increasingly repurposed their physical stores to fulfil multiple roles: showroom, fulfilment point, customer-service hub, click-and-collect location, or brand experience space.

Operator requirements

- 4.4.4 There are relatively few published requirements from comparison retailers currently active in the market, although a number of operators continue to seek representation in suitable locations. Published requirements are summarised in Table 4-4.

Table 4-4 Comparison retailers new store requirements – not Mansfield specific

Operator	Floorspace requirement sq m
Dunelm	1,400 – 2,800 sqm unit on retail park or standalone locations.
HSL	465 – 650 sqm unit on retail park.
Pound Stretcher	550 – 1,400 sqm unit on busy high street and retail park.
Superdrug	Sales area: 185 – 510 sqm. Storage area: 46 – 93 sqm. High footfall, high street, retail park, shopping centre.
Wren Kitchens	550 – 1,100 sqm units, located on retail park clusters or standalone.

Source: Mason & Partners (February 2026)

Comparison retail rents

- 4.4.5 As shown in Table 4-5, recent CoStar evidence for comparison retail units in Mansfield reflects a wide range of achieved rents across both town-centre and out-of-centre locations. Town-centre lettings range from £22 psm for a larger second-hand unit on Stockwell Gate (1,289 sqm) to £142 psm for a smaller 141 sqm unit on West Gate. Other transactions fall between £48 psm (271 sqm, 3-year Sense letting) and £119 psm (155 sqm, Card Factory), with Boylesports achieving £110 psm on a 10-year lease for 278 sqm.
- 4.4.6 Out-of-centre evidence from the New District Centre at Berry Hill Lane shows materially higher rents than those achieved within the town centre. Smaller units of approximately 100 sqm have achieved rents of £300 per sqm, whilst a larger 280 sqm unit achieved £161 per sqm.

- 4.4.7 Across the sample, unit size appears to influence rent levels, with smaller units generally achieving higher rents per square metre, and larger town-centre units showing lower rents, consistent with typical size-related discounting.

Table 4-5 Comparable evidence of comparison retail rents

Sign date	Address	Tenant	Size sqm	Rent £psm	Lease length
Town centre					
Sept 2024	42 West Gate, Mansfield NG18	Sense	271	£48	3 Years
Jun 2024	Stockwell Gate	Bolek I Lolek Mansfield Limited	1,289	£22	1 Year
Apr 2025	9-11 West Gate	Boylesports (UK) Ltd	278	£110	10 Years
Aug 2025	High St	Card Factory	155	£119	5 Years
Aug 2024	52-54 West Gate	N/a	141	£142	N/a
Out of town					
Nov 2025	New District Centre, Berry Hill Lane, Mansfield	N/a	100	£300	N/a
Jul 2025	Unit 8a New District Centre, Berry Hill Lane,	Howden Pharmacy	100	£300	N/a
Dec 2024	New District Centre, Berry Hill Lane,	N/a	280	£161	15 Years

Source: CoStar (February 2026)

Comparison retail yields

- 4.4.8 Due to the relatively weak nature of the Mansfield comparison retail investment market, there is limited published evidence of recent transactions. As a result, yields have been assessed using a combination of national sector research and CoStar-recorded transactions across the wider area.
- 4.4.9 Knight Frank's Commercial Yield Guide (Figure 4-3) indicates that prime yields for good secondary retail locations are around 10%, and that shopping centres and successful local schemes also sit at approximately 10%. Neighbourhood schemes with limited supermarket income are similarly reported at 10%. In contrast, out-of-town retail is performing more strongly, with yields reported in the 5.25%–6.75% range.

Figure 4-3 Prime yield guide – retail

	SECTOR		JAN-25	SEP-25	OCT-25	NOV-25	DEC-25	JAN-26
	High Street Retail (institutional lot sizes)	Bond Street	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%	2.75% - 3.00%
		Oxford Street	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
		Prime Towns	6.75%	6.50%	6.50%	6.50%	6.50%	6.50%
		Regional Cities	7.25%	7.00%	7.00%	7.00%	7.00%	7.00%
		Good Secondary	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Shopping Centres (sustainable income)	Regional Scheme	7.50%	7.25% - 7.50%	7.25% - 7.50%	7.25% - 7.50%	7.25% - 7.50%	7.25% - 7.50%
		Sub-Regional Scheme	9.00% -	8.75% - 9.00%	8.75% - 9.00%	8.50% - 9.00%	8.50% - 9.00%	8.50% - 9.00%
		Local Scheme (successful)	10.00% -	9.75% - 10.00%	9.75% - 10.00%	9.50% - 10.00%	9.50% - 10.00%	9.50% - 10.00%
		Neighbourhood Scheme (assumes <25% of income from supermarket)	10.00% -	10.00% -	10.00% -	10.00% -	10.00% -	10.00% -
	Out of Town Retail	Open A1 Parks	5.25% - 5.50%	5.25% - 5.50%	5.25% - 5.50%	5.25% - 5.50%	5.25% - 5.50%	5.25% - 5.50%
		Good Secondary Open A1 Parks	6.75% - 7.00%	6.50% - 6.75%	6.50% - 6.75%	6.50% - 6.75%	6.50% - 6.75%	6.50% - 6.75%
		Bulky Goods Parks	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
		Good Secondary Bulky Goods Parks	6.75% - 7.00%	6.50% - 6.75%	6.50% - 6.75%	6.50% - 6.75%	6.50% - 6.75%	6.50% - 6.75%
		Solus Open A1 (15 year income)	6.00% -	6.00% -	6.00% -	6.00% -	6.00% -	6.00% -
		Solus Bulky (15 year income)	6.00% -	6.00% -	6.00% -	6.00% -	6.00% -	6.00% -

Source: Knight Frank (January 2026)

- 4.4.10 When cross-referenced with recorded transactions on CoStar, the evidence in Table 4-6 shows yields on either side of the 10% benchmark identified in the Knight Frank guidance. The Currys-occupied unit at Nottingham Road Retail Park transacted at 8.6%, while 3 Stockwell Gate shows a higher yield of 11.25%, reflecting variations in tenant covenant, lease structure, and asset characteristics.

Table 4-6 Comparable evidence comparison retail investment yields

Date of transaction	Address	Size sqm	Net initial yield	Comment
05/05/2025	Units A-C Nottingham Road Retail Park	4,378	8.6%	Occupied by Currys
In Exchange	3 Stockwell Gate	430	11.25%	Let to Mirage Centre assigned to Merkur

Source: CoStar (February 2026)

4.5 Conclusion

- 4.5.1 Based on the market evidence reviewed above, the rents and yields adopted within the viability assessment are set out in Table 4-7. The assumptions reflect the available local evidence, supplemented where necessary by wider market comparables and published sector data.

Table 4-7 Convenience & comparison retail rents and yields - appraisal inputs

Typology	Size sqm	Rent	Net yield after purchaser costs	Site coverage
Convenience retail				
Express – brownfield	300	£230	6.0%	70%
Budget – greenfield & brownfield	1,800	£200	5.0%	11.5%
Superstore – greenfield & brownfield	3,500	£180	5.50%	12%
Comparison retail				
Town centre - brownfield	150	£110	10.0%	70%
Out of town (district centre) – greenfield	150	£230	10.0%	50%

Source: Urbà (March 2026)

5 Office

5.1 Introduction

- 5.1.1 This section reviews the office market in Mansfield. It begins with an overview of current market conditions, followed by a detailed assessment of rents and yields based on available evidence.

5.2 Market overview

- 5.2.1 Before the pandemic, developers across the UK office market continued to face challenges in securing funding for speculative office construction. Lending conditions remained tight, meaning speculative development tended to occur only in strong, well-established office locations such as London, the Thames Valley, and major regional centres including Birmingham and Manchester. Elsewhere, new development typically required a pre-let to a strong occupier covenant in order to secure development finance.
- 5.2.2 At the same time, occupier preferences increasingly favoured town and city centre environments, driven by workforce priorities around public transport access, amenities and sustainable commuting options.
- 5.2.3 During the COVID-19 pandemic, government working-from-home guidance resulted in widespread under-occupation of office space. Businesses were forced to adopt remote-working models, digital communication tools, and revised operational arrangements in order to maintain continuity.
- 5.2.4 This period created uncertainty for the future of the office sector, and many occupiers paused decisions on relocations or expansions. As a result, vacancy levels increased in many markets and some occupiers began to reassess the amount of space they required.
- 5.2.5 Since 2021 hybrid working has become a standard feature of most corporate workplace strategies, but occupiers continue to assess their footprints to help balance space efficiency, operational flexibility and the need to provide workplaces that support collaboration and employee wellbeing.
- 5.2.6 Demand has generally become more focused on smaller but higher-quality suites, with strong emphasis on sustainability credentials, energy efficiency, and overall Environmental, Social and Governance (ESG) alignment. Better amenity provision and modern design standards have also become key tools for employers aiming to attract and retain staff.
- 5.2.7 Across the UK regional markets, new office development remains relatively limited, reflecting higher construction costs, elevated financing costs and ongoing uncertainty regarding occupier demand. Most speculative pipeline activity continues to be concentrated within major urban centres, whilst smaller markets typically see refurbishment and repurposing of existing stock rather than significant volumes of new-build development.
- 5.2.8 The District functions primarily as a local office market and therefore does not compete directly with the larger city-centre markets that continue to attract the majority of speculative

development activity. The following analysis therefore focuses on local market evidence to establish appropriate rental and investment assumptions for the viability assessment.

5.3 Mansfield District office market

- 5.3.1 The office market within the District is relatively small, with accommodation provided across a mixture of converted buildings and purpose-built office space. A significant component of the local supply is located at Ransom Wood Business Park, an established purpose-built out-of-town office park.
- 5.3.2 Additional office accommodation is available within smaller business centres and office clusters across the District. However, overall supply remains relatively limited and is focused on small to medium-sized units.

Office rents

- 5.3.3 The rental evidence recorded by CoStar for Mansfield (Table 5-1) indicates rents ranging between £108 and £194 per sqm, predominantly relating to smaller suites within existing office stock. As these transactions relate largely to second-hand accommodation and short lease terms, it is reasonable to assume that modern new-build office space would command a premium to reflect improved specification, energy performance and overall building quality. On this basis, a rent of £215 per sqm is considered appropriate for viability testing purposes.

Table 5-1 Comparable evidence of office rents

Sign date	Address	Size sqm	Rent £ psm	Lease length
Aug 2024	Southwell Rd W, Rainworth	119	£194 (asking)	N/a
Jun 2024	Intake Business Centre, 4 Sylvester St	47	£108 (achieved)	N/a
Jun 2024	Intake Business Centre, 4 Sylvester St	29	£145 (achieved)	1 Year
Oct 2023	Intake Business Centre, 4 Sylvester St	96	£108 (achieved)	1 Year
Oct 2023	Intake Business Centre, 4 Sylvester St	47	£124 (asking)	1 Year
Oct 2023	Intake Business Centre, 4 Sylvester St	33	£129 (asking)	1 Year

Source: CoStar (February 2026)

Office yields

- 5.3.4 Due to the relatively weak nature of the District's office market, there is very limited published evidence of investment transactions. So, again, we have considered both nationally published research and deals recorded on CoStar in the wider area.
- 5.3.5 Knight Frank's Commercial Yield Guide (Figure 5-1) indicates a yield of approximately 11.0% for secondary regional office markets. This is considered the closest published benchmark for Mansfield.

Figure 5-1 Prime yield guide – office

SECTOR		JAN-25	SEP-25	OCT-25	NOV-25	DEC-25	JAN-26
Offices	City Prime (10 years)	5.25% - 5.50%	5.25%	5.25%	5.25%	5.25%	5.25%
	West End: Prime Core (Mayfair & St James's)	4.00%	4.00%	4.00%	4.00%	3.75% - 4.00%	3.75% - 4.00%
	West End: Non-core (Soho & Fitzrovia)	4.75%	4.50% - 4.75%	4.50% - 4.75%	4.50% - 4.75%	4.50% - 4.75%	4.50% - 4.75%
	Major Regional Cities (10 years)	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Major Regional Cities (5 years)	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
	Secondary, Regional Cities	11.00% +	11.00% +	11.00% +	11.00% +	11.00% +	11.00% +
	South East Towns (10 years)	7.25%	7.25%	7.25%	7.25%	7.25%	7.25%
	South East Towns (5 years)	8.25%	8.25%	8.25%	8.25%	8.25%	8.25%
	Secondary, South East Towns	11.50% +	11.50% +	11.50% +	11.50% +	11.50% +	11.50% +
	South East Business Parks (10 years)	8.00% +	8.00% +	8.00% +	8.00% +	8.00% +	8.00% +
	South East Business Parks (5 years)	10.50% +	10.50% +	10.50% +	10.50% +	10.50% +	10.50% +

Source: Knight Frank (January 2026)

- 5.3.6 When reviewed alongside CoStar-recorded transactions, the evidence in Table 5-2 shows yields ranging from 7.06% to 11.7%, sitting either side of the 11% benchmark indicated in the Knight Frank guidance. The tighter yield of 7.06% at 1 Oakwood Court reflects an office building with existing income and additional letting potential. The higher, revisionary yield recorded at Lake View Drive corresponds with the specific lease structures and expiry profiles of the two occupiers.
- 5.3.7 Taking account of both the published market benchmarks and the available transaction evidence, a yield of 11.0% is considered appropriate for modelling new-build office development within the viability assessment.

Table 5-2 Office investment transactions – Mansfield District & wider area

Date of transaction	Address	Size sqm	Net initial yield	Comment
01/01/2025	Lake View Drive, Sherwood Business Park	673	11.7% (revisionary)	The property is let on effective full repairing and insuring leases on a floor by floor basis with Siemens PLC occupying the ground floor and DMT Consulting Ltd occupying the 1st floor. The ground floor is let by way of a 10 year lease expiring on the 19th of August 2023 at £43,650 per annum. The 1st floor is let by way of a 10 year lease expiring on the 4th of January 2027 at £35,100 per annum.

Date of transaction	Address	Size sqm	Net initial yield	Comment
19/09/2024	1 Oakwood Court, Sherwood Business Park	3,339	7.06%	Part let office building with current income of £137,712 to two tenants, with an estimated rental value of £300,000, if fully let.

Source: CoStar (February 2026)

5.4 Conclusion

- 5.4.1 Based on the market evidence reviewed above, the rents and yields adopted within the viability assessment are set out in Table 5-3.

Table 5-3 Office rent and yields - appraisal inputs

Typology	Size sqm GIA	Size sqm NIA @ 85% GIA	Rent £psm	Net yield after purchaser costs	Site coverage
Town centre – brownfield	150	128	£215	11.0%	70%
Out of town brownfield and greenfield	200	170	£215	11.0%	40%

Source: Urbà (March 2026)

6 Industrial/warehouse

6.1 Introduction

- 6.1.1 This section reviews the industrial/warehouse market within the District. It provides an overview of national and local market dynamics, followed by a detailed analysis of rental values and investment yields relevant to the viability assessment.

6.2 Market overview

- 6.2.1 Nationally, prior to the COVID-19 pandemic, development activity was dominated by the strategic warehouse sector, driven by demand from online retailers and third-party logistics (3PL) operators. Demand for small and medium-sized units was also strong, largely for modern, flexible accommodation in well-managed settings. However, these smaller units do not benefit from economies of scale, and occupiers are generally unwilling to commit to pre-lets, meaning speculative development of smaller units can be more challenging to finance than larger logistics buildings. Developers of larger buildings have a stronger competitive position when bidding for land due to lower build costs per sqm, often leading to higher land values for big-box logistics schemes.
- 6.2.2 More recently, the strategic warehouse market has cooled as online retail growth has moderated. This is attributable to the reopening of physical retail, cost-of-living pressures constraining household expenditure, and occupiers absorbing space previously acquired during the period of heightened demand. Within the small and mid-sized sector, occupier demand remains active, although some local markets have seen a modest increase in availability as occupiers review space requirements at lease expiry or break dates.
- 6.2.3 Across the market, occupier expectations have shifted towards higher-quality, sustainable buildings. Features such as BREEAM Excellent ratings, EV charging, improved insulation and net-zero operational carbon performance are increasingly sought after as part of corporate ESG agendas.

6.3 Mansfield District industrial/warehouse market

- 6.3.1 Within Mansfield District, industrial and warehouse activity is concentrated around established estates in Mansfield, Mansfield Woodhouse, Forest Town and along the District's strategic road network. Notable concentrations include Crown Farm Industrial Estate, Ratcher Way, Millennium Business Park, and Fletchers Way, which collectively provide a mix of medium-sized units (typically around 250–400 sqm) through to larger accommodation of approximately 5,000 sqm. Smaller units (around 250–500 sqm) remain an important part of the District's stock profile and continue to attract local occupiers.

6.4 Industrial/ warehouse rents

- 6.4.1 Rental evidence recorded by CoStar (Table 6-1) indicates rents ranging from £72 to £106 per sqm for industrial and warehouse accommodation within the District. The evidence primarily relates to established secondary stock. Given the improved specification, energy performance and operational efficiency expected from modern development, a premium over existing stock is considered appropriate. On this basis, rents of £120 per sqm have been adopted for small and medium-sized units, with larger units modelled at £108 per sqm to reflect the impact of scale on rental levels.

Table 6-1 Comparable evidence of industrial/warehouse rents

Sign date	Address	Size sqm	Rent £ psm	Lease length
Aug 2025	Unit 3, Crown Farm Industrial Estate, Fletchers Way	352	£72 (achieved)	10 Years
Apr 2025	165A Sutton Rd, Mansfield	1,657	£81 (asking)	N/a
Apr 2025	Unit 15 Old Mill Lane Industrial Estate, Mansfield	359	£92 (asking)	N/a
Apr 2025	Unit 6, Crown Farm Industrial Estate, Ratcher Way	2,654	£75 (asking)	N/a
Mar 2025	Unit 1, Fletchers Way, Crown Farm Industrial Estate	236	£106 (achieved)	N/a
Sept 2024	Unit 4 Mansfield Network Centre, Concorde Way, Millennium Business Park	275	£94 (asking)	N/a

Source: CoStar (February 2026)

- 6.4.2 CoStar also identifies the proposed Apex Park development located to the north-west of Mansfield on the A6075 Abbott Road. The scheme is expected to provide six units totalling approximately 36,400 sqm of industrial and warehouse floorspace. Unit sizes range from approximately 3,000 sqm to 13,886 sqm and are intended to be delivered to a modern specification, including 10–15 metre eaves heights, 50 kN/m² floor loadings, EPC A ratings, BREEAM Very Good accreditation and Net Zero Carbon capability.

6.5 Industrial yields

- 6.5.1 Investment evidence for industrial/warehouse property within Mansfield is limited. To support analysis, we have therefore considered national yield benchmarks alongside CoStar-recorded transactions from Mansfield and the wider regional market.
- 6.5.2 Knight Frank's Commercial Yield Guide (extract in Figure 6-1) indicates prime industrial yields of 5.00–5.25% for good modern estates in the UK.

Figure 6-1 Prime yield guide – warehouse & industrial

SECTOR		JAN-25	SEP-25	OCT-25	NOV-25	DEC-25	JAN-26
Warehouse & Industrial	Prime Distribution / Warehousing (20 years [NIY], higher OMV/index)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	Prime Distribution / Warehousing (15 years, OMRRs)	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
	Secondary Distribution (10 years, OMRRs)	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Greater London Estates	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
	South East Estates	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	Good Modern Rest of UK Estates	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%
	Good Secondary Estates	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%	6.50% - 7.00%

Source: Knight Frank (January 2026)

- 6.5.3 Recent transactions recorded on CoStar (Table 6-2) indicate yields of between 6.82% and 7.30%, reflecting the predominantly secondary nature of the assets. Taking account of both the transaction evidence and the Knight Frank benchmark, a yield between these positions is considered appropriate for viability testing.

Table 6-2 Industrial/warehouse investment transactions – Mansfield District & wider area

Date of transaction	Address	Size sqm	Net initial yield	Comment
01/12/2025	Monsal House, 1 Bramble Way, Somercotes, Alfreton	1,153	7.30%	Let to Transvac Systems Ltd. Lease expiry on 11 June 2035, at a rent of £73 psm.
01/09/2024	Unit 8, Little Oak Drive, Sherwood Park	11,462	6.82%	Let to Prolog Fulfilment Limited, providing a term certain of 10.3 years; at a rent of £72 psm.
09/04/2024	Unit 2 Clover Nook Industrial Estate, Derby	8,039	6.96%	Fully let to Recticel Limited (guaranteed by Recticel SA) on a 19 year FRI lease from 21st December 2012 (7.75 years unexpired), at a rent of £55 psm.

Source: CoStar (February 2026)

6.6 Conclusion

- 6.6.1 The market evidence reviewed indicates a broad range of achieved and asking rents across Mansfield District, with older secondary units typically achieving rents towards the lower end of the range and better-quality accommodation achieving rents in excess of £90 per sqm. Investment evidence shows secondary industrial yields between 6.5% and 7.3%, while national benchmarks suggest prime yields of around 5.0%–5.25%. Given Mansfield's position within the wider East Midlands market and the characteristics of the local stock, appraisal inputs should sit between these levels whilst remaining firmly grounded in the available market evidence.
- 6.6.2 On this basis, and to reflect realistic values achievable for modern new-build space in the District, the rental and yield assumptions set out in Table 6-3 have been adopted for viability testing purposes. These inputs represent a balanced view of the market, acknowledging that new-build units should outperform older stock while remaining grounded in locally evidenced rental tones and yield expectations.

Table 6-3 Industrial/warehouse rents and yields - appraisal inputs

Typology	Size sqm GIA	Rent	Net yield after purchaser costs	Site coverage
Industrial – small – greenfield & brownfield	250	£120	6.0%	50%
Industrial – mid – greenfield & brownfield	1,000	£120	6.0%	40%
Warehouse – small – greenfield & brownfield	2,500	£110	5.75%	40%
Warehouse – mid – greenfield	5,000	£108	5.50%	40%
Warehouse – large – greenfield	10,000	£108	5.25%	35%

Source: Urbà (February 2026)

Appendix F BCIS Cost Data

BCIS Average Prices: £/m2 study

Downloaded: 18-Mar-2026 09:39

Downloaded: 16-Mar-2026 09:39
Updated: 07-Mar-2026 08:04

Rate per m2 gross internal floor area for the building Cost including prelims.

Rebased to 1Q 2026 (410) and Mansfield (97; sample 14)

[illegible]

BCIS Average Prices: £/m2 study																						
Downloaded: 18-Mar-2026 15:27																						
Updated: 07-Mar-2026 08:04																						
Rate per m2 gross internal floor area for the building Cost including prelims.																						
Rebased to Nottinghamshire (101; sample 153)																						
Type of Work																						
Building function		Sub-Class				Cut-off years	Sample	Mean	Standard deviation	Decile 0 (lowest)	Decile 1	Decile 2	Decile 3	Decile 4	Decile 5 (median)	Decile 6	Decile 7	Decile 8	Decile 9	Decile 10 (highest)	Lower quartile	Upper quartile
New build		Over 15000m2 GFA				30	2	969		844										1095		
	344. Hypermarkets, supermarkets	Generally				35	30	1936	774	807	1053	1246	1369	1616	1750	2078	2528	2644	3109	3415	1365	2601
		Up to 1000m2				35	2	2521		1759										3282		
		1000 to 7000m2 GFA				35	25	1914	792	807	952	1233	1365	1543	1743	2078	2550	2644	3005	3415	1247	2615
		7000 to 15000m2				35	1	1655														
		Over 15000m2 GFA				35	1	2162														
	345. Shops	Generally				30	14	1989	1185	932	1041	1067	1136	1533	1590	1803	2130	2587	3362	5112	1092	2382

BCIS Average Prices: £/m2 study

Downloaded: 18-Mar-2026 09:44

Updated: 07-Mar-2026 08:04

Rate per m2 gross internal floor area for the building Cost including prelims.

Rebased to 1Q 2026 (410) and Mansfield (97; sample 14)

Type of Work	Building function		Sub-Class	Cut-off years	Sample	Mean	Standard deviation	Decile 0 (lowest)	Decile 1	Decile 2	Decile 3	Decile 4	Decile 5 (median)	Decile 6	Decile 7	Decile 8	Decile 9	Decile 10 (highest)	Lower quartile	Upper quartile
New build	282. Factories	Generally	15	43	1442	926	437	667	851	925	1024	1170	1303	1455	1798	2462	4508	889	1615	
		Up to 500m2 GFA	15	8	1978	1114	1043					1506					3895	1217	2408	
		500 to 2000m2 GFA	15	13	1635	758	800	1042	1192	1263	1342	1403	1447	1526	2103	2462	3576	1224	1601	
		Over 2000m2 GFA	15	22	1134	861	437	568	667	771	866	898	947	1016	1159	1882	4508	718	1059	
	282.1 Advance factories	Generally	15	17	1071	325	437	678	810	885	1023	1057	1162	1287	1376	1418	1632	851	1355	
		Up to 500m2 GFA	15	5	1277		1043					1270					1632	1057	1381	
		500 to 2000m2 GFA	15	6	1205	253	800					1289					1440	1063	1391	
		Over 2000m2 GFA	15	6	765	222	437					781					1070	649	882	
	282.12 Advance factories/offices - mixed facilities (class B1)	Generally	15	8	1149	472	655					989					2044	848	1367	
		Up to 500m2 GFA	15	1	2044															
		500 to 2000m2 GFA	15	2	1445		1290													
		Over 2000m2 GFA	15	5	851		655					885								
	282.2 Purpose built factories	Generally	15	18	1924	1226	544	766	917	1008	1179	1553	1944	2403	3087	3672	4508	952	2461	
		Up to 500m2 GFA	15	2	3697		3500													
		500 to 2000m2 GFA	15	5	2226		1170													
		Over 2000m2 GFA	15	11	1464	1131	544	562	853	902	939	990	1181	1629	1909	2084	3576	1477	2468	
	282.22 Purpose built factories/Offices - mixed facilities	Generally	15	23	1139	402	536	694	858	975	1034	1070	1118	1258	1376	1544	2392	878	1769	
		Up to 500m2 GFA	15	47	1021	564	442	570	660	707	760	865	951	1067	1171	1689	3256	681	1091	
	284. Warehouses/stores	Generally	15	6	1624	927	742										3256	1092	1949	
		Up to 500m2 GFA	15	6	1624	927	742					1267					3256			
		500 to 2000m2 GFA	15	14	963	335	527	607	698	849	896	909	963	1060	1095	1284	1831	747	1066	
		Over 2000m2 GFA	15	27	917	496	442	540	630	666	713	753	780	902	1076	1428	2466	653	1045	
	284.1 Advance warehouses/stores	Generally	15	10	829	223	457					808					1180	689	1012	
	284.2 Purpose built warehouses/stores	Generally	15	35	1074	622	442	592	673	711	758	895	994	1076	1324	2021	3256	695	1120	
		Up to 500m2 GFA	15	4	1875		742					1751					3256			
		500 to 2000m2 GFA	15	13	956	347	527	595	694	802	889	901	929	1012	1108	1305	1831	707	1069	
		Over 2000m2 GFA	15	18	982	557	442	605	652	680	720	748	828	1062	1094	1610	2466	663	1075	
	320. Offices	Generally	15	28	2421	760	1157	1581	1685	2025	2153	2389	2600	2763	2838	3438	4453	1822	2789	
		Air-conditioned	15	11	2258	502	1404	1569	1864	2022	2094	2319	2598	2606	2779	2787	2794	1943	2692	
		1-2 storey	15	6	2082	461	1404					2058					2787	1903	2263	
		3-5 storey	15	4	2435		1569					2688					2794			
		Not air-conditioned	15	13	2380	767	1157	1596	1657	1915	2146	2326	2568	2719	3019	3403	3679	1697	2867	
		1-2 storey	15	10	2553	718	1587					2440					3679	2088	3056	
		3-5 storey	15	2	1394		1157										1630			
		6 storey gr above	15	1	2621															

Appendix G Development Appraisals Residential 20% Affordable Housing (60% Social Rent / 20% Affordable Rent / 20% Shared Ownership)

This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.

Total No. of units		No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent
20		16.00	4.00	20%	20%	20%	60%
		20.00				100%	check
Development Value							
Market Units	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	5%	0.80	52	41.60	£165,000	£3,173	£132,000
2 bed house	35%	5.60	80	448.00	£225,000	£2,813	£1,260,000
3 bed house	45%	7.20	90	648.00	£245,000	£2,722	£1,764,000
4 bed house	15%	2.40	130	312.00	£340,000	£2,615	£816,000
	100%	16.00		1449.60			£3,972,000
Affordable Rent	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	30%	0.24	55	13.20	£87,260	£1,587	£20,942
2 bed house	35%	0.28	70	19.60	£98,438	£1,406	£27,563
3 bed house	20%	0.16	84	13.44	£114,333	£1,361	£18,293
4 bed house	15%	0.12	97	11.64	£126,846	£1,308	£15,222
	100%	0.80		57.88			£82,020
Shared Ownership	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.08	55	4.40	£122,163	£2,221	£9,773
2 bed house	45%	0.36	70	25.20	£137,813	£1,969	£49,813
3 bed house	35%	0.28	84	23.52	£160,067	£1,906	£44,819
4 bed house	10%	0.08	97	7.76	£177,585	£1,831	£14,207
	100%	0.80		60.88			£118,411
Social Rent	Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.24	55	13.20	£78,534	£1,428	£18,848
2 bed house	45%	1.08	70	75.60	£88,594	£1,266	£96,280
3 bed house	35%	0.84	84	70.56	£102,900	£1,225	£86,436
4 bed house	10%	0.24	97	23.28	£114,162	£1,177	£27,399
	100%	2.40		182.64			£228,364
Gross Development Value		20.00		1,751			£4,400,795
Benchmark Land Value							
1874 sqm/ha		Gross site area hectares					
		0.94					
Benchmark land value		£213,647		SDLT	Agents & legals	Benchmark land value + costs	
Benchmark land value £ per hectare		£227,000		£1,273	1.75%	£218,659	
Residual land value plus purchaser costs							£218,659
Unit Build Costs							
	No. of units	Total sqm GIA	Cost per sqm	Gross to net flats		Total Costs	
1 bed flat	1.36	85	£2,002	85%		£170,523	
2 bed house	7.32	568	£1,700			£966,280	
3 bed house	8.48	756	£1,700			£1,284,384	
4 bed house	2.84	355	£1,700			£602,956	
Total unit build costs		20.00	1,764			£3,024,143	
Additional Costs							
External works for services and infrastructure - houses		20%	of build costs			£570,724	
External works for services and infrastructure - flats		15%	of build costs			£25,578	
Site abnormalities – applied to brownfield development only		£0	per ha			£0	
Biodiversity net gain - greenfield		£1,011	per unit			£20,220	
Biodiversity net gain - brownfield		£0	per unit			£0	
EV charging points - houses		£1,000	per house			£18,640	
EV charging points - flats		£500	per flat			£690	
Site opening up cost - greenfield		£0	per unit			£0	
Building Safety Levy		£0.00	psm			£0	
Total additional costs							£635,842
Policy Costs							
Water efficiency		£9	per unit	100% of units	£180		
M4 (2)		£0	per unit	100% of units (except those providing M4(3))	£0		
M4(3) - market units		£0	per unit	10% of units	£0		
M4(3) - affordable units		£0	per unit	25% of units	£0		
New community open space and outdoor sports provision		£0	per unit	100% of units	£0		
Total policy costs							£180
Professional Fees							
Based on percentage of construction costs (build and additional)		8%	of unit build & additional costs			£292,799	
Total professional fees							£292,799
Contingency							
Based on percentage of construction costs (build and additional)		4%	of unit build & additional costs			£146,399	
Total contingency							£146,399
Developer Contributions - £106							
Residual surplus for policy contributions		-£45,115	per unit			-£902,299	
Total £106							-£902,299
Sale Costs							
Marketing, agents & legals		3.00%	Market units GDV			£119,160	
Affordable legals		0.50%	Affordable units GDV			£2,144	
Total sale costs							£121,304
TOTAL DEVELOPMENT COSTS							£3,537,028
Developers' Profit							
Based upon percentage of gross development value		Rate	Market units GDV				
Private -		17.5%	Affordable units GDV			£695,100	
Affordable -		6.0%				£25,728	
							£720,828
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,257,855
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£142,939
Finance Costs		APR	PCM				
Assumes 100% debt financed		7.00%	0.565%			-£142,939	
							3.25%
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£4,400,795
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Total No. of units		No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent
80		64.00	16.00	20%	20%	20%	60%
		80.00				100%	check
Development Value							
Market Units	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	5%	3.20	52	166.40	£165,000	£3,173	£528,000
2 bed house	35%	22.40	80	1792.00	£225,000	£2,813	£5,040,000
3 bed house	45%	28.80	90	2592.00	£245,000	£2,722	£7,056,000
4 bed house	15%	9.60	130	1248.00	£340,000	£2,615	£3,264,000
	100%	64.00		5798.40			£15,888,000
Affordable Rent	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	30%	0.96	55	52.80	£87,260	£1,587	£83,769
2 bed house	35%	1.12	70	78.40	£98,438	£1,406	£110,250
3 bed house	20%	0.64	84	53.76	£114,333	£1,361	£73,173
4 bed house	15%	0.48	97	46.56	£126,846	£1,308	£60,886
	100%	3.20		231.52			£328,079
Shared Ownership	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.32	55	17.60	£122,163	£2,221	£39,092
2 bed house	45%	1.44	70	100.80	£137,813	£1,969	£198,450
3 bed house	35%	1.12	84	94.08	£160,067	£1,906	£179,275
4 bed house	10%	0.32	97	31.04	£177,585	£1,831	£56,827
	100%	3.20		243.52			£473,644
Social Rent	Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.96	55	52.80	£78,534	£1,428	£75,392
2 bed house	45%	4.32	70	302.40	£88,594	£1,266	£389,725
3 bed house	35%	3.36	84	282.24	£102,900	£1,225	£345,744
4 bed house	10%	0.96	97	93.12	£114,162	£1,177	£109,595
	100%	9.60		730.56			£913,456
Gross Development Value		80.00		7,004.00			£17,603,179
Benchmark Land Value							
2646 sqm/ha	Gross site area hectares						
	2.67						
	Benchmark land value	£605,333	SDLT	£19,767	Agents & legals	1.75%	Benchmark land value + costs
	Benchmark land value £ per hectare	£227,000					£635,693
Residual land value plus purchaser costs							£635,693
Unit Build Costs							
		No. of units	Total sqm GIA	Cost per sqm		Gross to net flats	Total Costs
						85%	
	1 bed flat	5.44	341	£1,656			£564,209
	2 bed house	29.28	2,274	£1,447			£3,289,899
	3 bed house	33.92	3,022	£1,447			£4,372,950
	4 bed house	11.36	1,419	£1,447			£2,052,888
Total unit build costs		80.00	7,055				£10,279,946
Additional Costs							
External works for services and infrastructure - houses			20%	of build costs			£1,943,147
External works for services and infrastructure - flats			15%	of build costs			£84,631
Site abnormalities – applied to brownfield development only			£0	per ha			£0
Biodiversity net gain - greenfield			£1,011	per unit			£80,880
Biodiversity net gain - brownfield			£0	per unit			£0
EV charging points - houses			£1,000	per house			£74,560
EV charging points - flats			£500	per flat			£2,720
Site opening up cost - greenfield			£9,000	per unit			£720,000
Building Safety Levy			£0.00	psm			£0
Total additional costs							£2,905,939
Policy Costs							
Water efficiency			£9	per unit	100% of units		£720
M4 (2)			£0	per unit	100% of units (except those providing M4(3))		£0
M4(3) - market units			£0	per unit	10% of units		£0
M4(3) - affordable units			£0	per unit	25% of units		£0
New community open space and outdoor sports provision			£0	per unit	100% of units		£0
Total policy costs							£720
Professional Fees							
Based on percentage of construction costs (build and additional)			8%	of unit build + additional costs			£1,054,871
Total professional fees							£1,054,871
Contingency							
Based on percentage of construction costs (build and additional)			4%	of unit build + additional costs			£527,435
Total contingency							£527,435
Developer Contributions - S106							
Residual surplus for policy contributions			-£21,535	per unit			-£1

Total No. of units		No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent
150		120.00	30.00	20%	20%	20%	60%
		150.00				100%	
check							
Development Value							
Market Units	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	5%	6.00	52	312.00	£165,000	£3.173	£990,000
2-bed house	35%	42.00	80	3360.00	£225,000	£2.813	£9,450,000
3-bed house	45%	54.00	90	4860.00	£245,000	£2.722	£13,230,000
4-bed house	15%	18.00	130	2340.00	£340,000	£2.615	£6,120,000
	100%	120.00		10872.00			£29,790,000
Affordable Rent	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	30%	1.80	55	99.00	£87,260	£1.587	£157,067
2-bed house	35%	2.10	70	147.00	£98,438	£1.406	£206,719
3-bed house	20%	1.20	84	100.80	£114,333	£1.361	£137,200
4-bed house	15%	0.90	97	87.30	£126,846	£1.308	£114,162
	100%	6.00		434.10			£615,148
Shared Ownership	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.60	55	33.00	£122,163	£2.221	£73,298
2-bed house	45%	2.70	70	189.00	£137,813	£1.969	£372,904
3-bed house	35%	2.10	84	176.40	£160,067	£1.906	£336,140
4-bed house	10%	0.60	97	58.20	£177,585	£1.831	£106,551
	100%	6.00		456.60			£888,083
Social Rent	Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat	10%	1.80	55	99.00	£78,534	£1.428	£141,361
2-bed house	45%	8.10	70	567.00	£88,594	£1.266	£717,609
3-bed house	35%	6.30	84	529.20	£102,900	£1.225	£643,270
4-bed house	10%	1.80	97	174.60	£114,162	£1.177	£205,491
	100%	18.00		1369.80			£1,712,731
Gross Development Value		150.00		13,132.50			£33,005,961
Benchmark Land Value							
2161 sqm/ha		Gross site area hectares					
		6.12					
Benchmark land value		£1,389,796		SDLT	Agents & legals	Benchmark land value + costs	
Benchmark land value £ per hectare		£227,000		£58,990	1.75%	£1,473,107	
Residual land value plus purchaser costs							£1,473,107
Unit Build Costs							
		No. of units	Total sqm GIA	Cost per sqm		Gross to net flats	Total Costs
		10.20	639	£1,656		85%	
1 bed flat		10.20	639	£1,656			£1,057,892
2-bed house		54.80	4,263	£1,447			£6,188,561
3-bed house		63.60	5,066	£1,447			£8,199,281
4-bed house		21.30	2,660	£1,447			£3,849,165
Total unit build costs		150.00	13,228				£19,274,898
Additional Costs							
External works for services and infrastructure - houses		20%		of build costs			£3,643,401
External works for services and infrastructure - flats		15%		of build costs			£158,684
Site abnormalities – applied to brownfield development only		£0		per ha			£0
Biodiversity net gain - greenfield		£1,011		per unit			£151,650
Biodiversity net gain - brownfield		£0		per unit			£0
EV charging points - houses		£1,000		per house			£139,800
EV charging points - flats		£500		per flat			£5,100
Site opening up cost - greenfield		£9,000		per unit			£1,350,000
Building Safety Levy		£0.00		psm			£0
Total additional costs							£5,448,635
Policy Costs							
Water efficiency		£9		per unit	100% of units		£1,350
M4 (2)		£0		per unit	100% of units (except those providing M4(3))		£0
M4(3) - market units		£0		per unit	10% of units		£0
M4(3) - affordable units		£0		per unit	25% of units		£0
New community open space and outdoor sports provision		£0		per unit	100% of units		£0
Total policy costs							£1,350
Professional Fees							
Based on percentage of construction costs (build and additional)		8%		of unit build & additional costs			£1,977,883
Total professional fees							£1,977,883
Contingency							
Based on percentage of construction costs (build and additional)		4%		of unit build & additional costs			£988,941
Total contingency							£988,941
Developer Contributions - £108							
Residual surplus for policy contributions		-£23,728		per unit			-£3,559,159
Total S106							-£3,559,159
Sale Costs							
Marketing, agents & legals		3.00%		Market units GDV			£893,700
Affordable legals		0.50%		Affordable units GDV			£16,080
Total sale costs							£909,780
TOTAL DEVELOPMENT COSTS							£26,515,435
Developers' Profit							
Based upon percentage of gross development value		Rate					
Private -		17.5%		Market units GDV			£5,213,250
Affordable -		6.0%		Affordable units GDV			£192,958
							£5,406,208
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£31,921,643
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£1,084,318
Finance Costs		APR			PCM		
Assumes 100% debt financed		7.00%			0.565%		-£1,084,318
							3.29%
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£33,005,961
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Total No. of units		No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent
175		140.00	35.00	20%	20%	20%	60%
		175.00				100%	check
Development Value							
Market Units	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	5%	7.00	52	364.00	£175,000	£3,365	£1,225,000
2-bed house	35%	49.00	80	3920.00	£260,000	£3,250	£12,740,000
3-bed house	45%	63.00	100	6300.00	£330,000	£3,300	£20,790,000
4-bed house	15%	21.00	140	2940.00	£400,000	£2,857	£8,400,000
	100%	140.00		13524.00	96.6		£43,155,000
Affordable Rent	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	30%	2.10	55	115.50	£92,548	£1,683	£194,351
2-bed house	35%	2.45	70	171.50	£113,750	£1,625	£278,688
3-bed house	20%	1.40	94	117.60	£138,600	£1,650	£194,040
4-bed house	15%	1.05	97	101.85	£138,571	£1,429	£145,500
	100%	7.00		506.45			£812,578
Shared Ownership	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.70	55	38.50	£129,567	£2,356	£90,697
2-bed house	45%	3.15	70	220.50	£159,250	£2,275	£501,638
3-bed house	35%	2.45	94	205.80	£194,040	£2,310	£475,398
4-bed house	10%	0.70	97	67.90	£194,000	£2,000	£135,800
	100%	7.00		532.70			£1,203,533
Social Rent	Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat	10%	2.10	55	115.50	£83,293	£1,514	£174,916
2-bed house	45%	9.45	70	661.50	£102,375	£1,463	£967,444
3-bed house	35%	7.35	94	617.40	£124,740	£1,485	£917,438
4-bed house	10%	2.10	97	203.70	£124,714	£1,286	£261,900
	100%	21.00		1598.10			£2,321,099
Gross Development Value		175.00		16,161.25		£47,492,210	
Benchmark Land Value							
2278 sqm/ha		Gross site area hectares					
		7.14					
Benchmark land value		£1,621,429		SDLT	Agents & legals	Benchmark land value + costs	
Benchmark land value £ per hectare		£227,000		£70,571	1.75%	£1,720,375	
Residual land value plus purchaser costs							£1,720,375
Unit Build Costs							
		No. of units	Total sqm GIA	Cost per sqm	Gross to net flats		Total Costs
					85%		
	1 bed flat	11.90	745	£1,656			£1,234,207
	2-bed house	64.05	4,974	£1,447			£7,196,655
	3-bed house	74.20	7,241	£1,447			£10,477,438
	4-bed house	24.85	3,313	£1,447			£4,794,562
Total unit build costs		175.00	16,273			£23,702,861	
Additional Costs							
External works for services and infrastructure - houses			20%	of build costs	£4,493,731		
External works for services and infrastructure - flats			15%	of build costs	£185,131		
Site abnormalities – applied to brownfield development only			£0	per ha	£0		
Biodiversity net gain - greenfield			£1,011	per unit	£176,925		
Biodiversity net gain - brownfield			£0	per unit	£0		
EV charging points - houses			£1,000	per house	£163,100		
EV charging points - flats			£500	per flat	£5,950		
Site opening up cost - greenfield			£9,000	per unit	£1,575,000		
Building Safety Levy			£0.00	psm	£0		
Total additional costs							£6,599,837
Policy Costs							
Water efficiency			£9	per unit	100% of units	£1,575	
M4 (2)			£0	per unit	100% of units (except those providing M4(3))	£0	
M4(3) - market units			£0	per unit	10% of units	£0	
M4(3) - affordable units			£0	per unit	25% of units	£0	
New community open space and outdoor sports provision			£0	per unit	100% of units	£0	
Total policy costs							£1,575
Professional Fees							
Based on percentage of construction costs (build and additional)			8%	of unit build & additional costs	£2,424,216		
Total professional fees							£2,424,216
Contingency							
Based on percentage of construction costs (build and additional)			4%	of unit build & additional costs	£1,212,108		
Total contingency							£1,212,108
Developer Contributions - £108							
Residual surplus for policy contributions			£7,604	per unit	£1,330,714		
Total S106							£1,330,714
Sale Costs							
Marketing, agents & legals			3.00%	Market units GDV	£1,294,650		
Affordable legals			0.50%	Affordable units GDV	£21,686		
Total sale costs							£1,316,336
TOTAL DEVELOPMENT COSTS							£38,308,022
Developers' Profit							
Based upon percentage of gross development value			Rate				
Private -			17.5%	Market units GDV	£7,552,125		
Affordable -			6.0%	Affordable units GDV	£260,233		
							£7,812,358
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£46,120,380
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£1,371,830
Finance Costs							
Assumes 100% debt financed			APR	PCM			
			7.00%	0.565%		-£1,371,830	
							2.89%
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£47,492,210
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70 units										Brownfield – lower value zone										Higher density																																																											
Total No. of units										No. of private										No. of affordable										Affordable %										Affordable Rent										Shared Ownership										Social Rent																			
70										56.00										14.00										20%										20%										20%										60%																			
70.00																																								100%										check																													
Development Value																																																																															
Market Units										Dwelling mix										No. of units										Size sqm										Total NIA sqm										Unit price										£psm										Total Value									
1 bed flat										65%										36.40										52										1892.80										£165,000										£3,173										£8,006,000									
2-bed house										35%										19.60										70										1372.00										£185,000										£2,813										£3,626,000									
3-bed house										0%										0.00										90										0.00										£245,000										£2,722										£0									
4-bed house										0%										0.00										130										0.00										£340,000										£2,615										£0									
										100%										56.00																				3264.80																				50%										£9,632,000									
Affordable Rent										Dwelling mix										No. of units										Size sqm										Total NIA sqm										Unit price										£psm										Total Value									
1 bed flat										65%										1.82										55										100.10										£87,260										£1,587										£158,813									
2-bed house										35%										0.98										70										68.60										£98,438										£1,406										£96,469									
3-bed house										0%										0.00										84										0.00										£114,333										£1,361										£0									
4-bed house										0%										0.00										97										0.00										£126,846										£1,308										£0									
										100%										2.80																				168.70																				70%										£255,281									
Shared Ownership										Dwelling mix										No. of units										Size sqm										Total NIA sqm										Unit price										£psm										Total Value									
1 bed flat										65%										1.82										55										100.10										£122,163										£2,221										£222,338									
2-bed house										35%										0.98										70										68.60										£137,813										£1,969										£135,056									
3-bed house										0%										0.00										84										0.00										£160,067										£1,906										£0									
4-bed house										0%										0.00										97										0.00										£177,585										£1,831										£0									
										100%										2.80																				168.70																				45%										£357,394									
Social Rent										Dwelling mix										No. of units										Size sqm										Total sqm										Unit price										£psm										Total Value									
1 bed flat										65%										5.46										55										300.30										£78,534										£1,428										£428,794									
2-bed house										35%										2.94										70										205.80										£88,594										£1,266										£260,466									
3-bed house										0%										0.00										84										0.00										£102,900										£1,225										£0									
4-bed house										0%										0.00										97										0.00										£114,162										£1,177										£0									
										100%										8.40																				506.10																														£689,259									
Gross Development Value																				70.00																				4,108.30																														£10,933,934									
Benchmark Land Value																																																																															
9390 sqm/ha										Gross site area hectares										0.51																																																											
Benchmark land value																				£696,832										SDLT										£24,342										Agents & legals										1.75%										Benchmark land value + costs									
Benchmark land value £ per hectare																				£1,353,846																																																		£733,369									
Residual land value plus purchaser costs																																																																						£733,369									
Unit Build Costs																																																																															
										No. of units										Total sqm GIA										Cost per sqm										Gross to net flats										85%										Total Costs																			
1 bed flat										45.50										2,816										£2,002										per ha																				£5,636,925																			
2-bed house										24.50										2,018										£2,002										per unit																				£4,039,329																			
3-bed house										0.00										0										£1,700										per unit																				£0																			
4-bed house										0.00										0										£1,700										per unit																				£0																			
Total unit build costs										70.00										4,833																																																		£9,676,255									
Additional Costs																																																																															
External works for services and infrastructure - houses																				20%										of build costs																														£0																			
External works for services and infrastructure - flats																				15%										of build costs																														£1,451,438																			
Site abnormalities – applied to brownfield development only																				£500,000										per unit																														£257,353																			
Biodiversity net gain - greenfield																				£0										per unit																														£0																			
Biodiversity net gain - brownfield																				£287										per unit																														£20,090																			
EV charging points - houses																				£1,000										per house																														£24,500																			
EV charging points - flats																				£500										per flat																														£22,750																			
Site opening up cost - greenfield																				£0										per unit																														£0																			
Building Safety Levy																				£0.00										psm																														£0																			
Total additional costs																																																																						£1,776,131									
Policy Costs																																																																															
Water efficiency																				£9										per unit										100% of units																				£630																			
M4 (2)																				£0										per unit										100% of units (except those providing M4(3))																				£0																			
M4(3) - market units																				£0										per unit										10% of units																				£0																			
M4(3) - affordable units																				£0										per unit										25% of units																				£0																			
New community open space and outdoor sports provision																				£0										per unit										100% of units																				£0																			
Total policy costs																																																																						£630									
Professional Fees																																																																															
Based on percentage of construction costs (build and additional)																				8%										of unit build & additional costs																														£916,191																			
Total professional fees																																																																						£916,191									
Contingency																																																																															
Based on percentage of construction costs (build and additional)																				4%										of unit build & additional costs																														£458,095																			
Total contingency																																																																						£458,095									
Developer Contributions - S106																																																																															
Residual surplus for policy contributions																				-£86,717										per unit																														-£6,070,175																			
Total S106																																																																						-£6,070,175									
Sale Costs																																																																															
Marketing, agents & legals																				3.00%										Market units GDV																														£288,960																			
Affordable legals																				0.50%										Affordable units GDV																														£6,510																			
Total sale costs																																																																						£295,470									
TOTAL DEVELOPMENT COSTS																																																																						£7,785,966									
Developers' Profit																																																																															
Based upon percentage of gross development value																				Rate																																																											
Private -																				17.5%										Market units GDV																														£1,685,600																			
Affordable -																				6.0%										Affordable units GDV																														£78,116																			
																																																																						£1,763,716									
TOTAL PROJECT COSTS [EXCLUDING INTEREST]																																																																						£9,549,682									
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]																																																																						£1,384,253									
Finance Costs																																																																															
Assumes 100% debt financed																				APR										7.00%										PCM										0.565%										-£1,384,253																			
																																																																						12.66%									
TOTAL PROJECT COSTS [INCLUDING INTEREST]																																																																						£10,933,934									
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Total No. of units	No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent	
150	120.00	30.00	20%	20%	20%	60%	
	150.00				100%		check
Development Value							
Market Units	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	5%	6.00	52	312.00	£165,000	£3,173	£990,000
2-bed house	35%	42.00	80	3360.00	£225,000	£2,813	£9,450,000
3-bed house	45%	54.00	90	4860.00	£245,000	£2,722	£13,230,000
4-bed house	15%	18.00	130	2340.00	£340,000	£2,615	£6,120,000
	100%	120.00		10872.00			£29,790,000
Affordable Rent	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	30%	1.80	55	99.00	£87,260	£1,587	£157,067
2-bed house	35%	2.10	70	147.00	£98,438	£1,406	£206,719
3-bed house	20%	1.20	84	100.80	£114,333	£1,361	£137,203
4-bed house	15%	0.90	97	87.30	£126,846	£1,308	£114,162
	100%	6.00		434.10			£615,148
Shared Ownership	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	10%	0.60	55	33.00	£122,163	£2,221	£73,298
2-bed house	45%	2.70	70	189.00	£137,813	£1,969	£372,094
3-bed house	35%	2.10	84	176.40	£160,067	£1,906	£336,140
4-bed house	10%	0.60	97	58.20	£177,585	£1,831	£106,551
	100%	6.00		456.60			£888,083
Social Rent	Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat	10%	1.80	55	99.00	£78,534	£1,428	£141,361
2-bed house	45%	8.10	70	567.00	£88,594	£1,266	£717,609
3-bed house	35%	6.30	84	529.20	£102,900	£1,225	£643,270
4-bed house	10%	1.80	97	174.60	£114,162	£1,177	£205,491
	100%	18.00		1369.80			£1,712,731
Gross Development Value		150.00		13,132.50			£33,005,961
Benchmark Land Value							
3087 sqm/ha		Gross site area hectares					
		4.29					
Benchmark land value		£5,802,197		SDLT	Agents & legals		Benchmark land value + costs
Benchmark land value £ per hectare		£1,353,846		£279,610	1.75%		£6,183,345
Residual land value plus purchaser costs							£6,183,345
Unit Build Costs							
		No. of units	Total sqm GIA	Cost per sqm		Gross to net flats	Total Costs
		10.20	639	£1,656		85%	
		54.80	4,263	£1,447			£1,057,892
		63.60	5,666	£1,447			£6,188,561
		21.30	2,660	£1,447			£3,849,165
Total unit build costs		150.00	13,228				£19,274,898
Additional Costs							
External works for services and infrastructure - houses		20%		of build costs			£3,643,401
External works for services and infrastructure - flats		15%		of build costs			£158,684
Site abnormalities – applied to brownfield development only		£500,000		per ha			£2,142,857
Biodiversity net gain - greenfield		£0		per unit			£0
Biodiversity net gain - brownfield		£287		per unit			£43,050
EV charging points - houses		£1,000		per house			£139,800
EV charging points - flats		£500		per flat			£5,100
Site opening up cost - greenfield		£0		per unit			£0
Building Safety Levy		£0.00		psm			£0
Total additional costs							£6,132,892
Policy Costs							
Water efficiency		£9		per unit	100% of units		£1,350
M4 (2)		£0		per unit	100% of units (except those providing M4(3))		£0
M4(3) - market units		£0		per unit	10% of units		£0
M4(3) - affordable units		£0		per unit	25% of units		£0
New community open space and outdoor sports provision		£0		per unit	100% of units		£0
Total policy costs							£1,350
Professional Fees							
Based on percentage of construction costs (build and additional)		8%		of unit build + additional costs			£2,032,623
Total professional fees							£2,032,623
Contingency							
Based on percentage of construction costs (build and additional)		4%		of unit build + additional costs			£1,016,312
Total contingency							£1,016,312
Developer Contributions - S106							
Residual surplus for policy contributions		-£70,528		per unit			-£10,579,242
Total S106							-£10,579,242
Sale Costs							
Marketing, agents & legals		3.00%		Market units GDV			£893,700
Affordable legals		0.50%		Affordable units GDV			£16,080
Total sale costs							£909,780
TOTAL DEVELOPMENT COSTS							£24,971,959
Developers' Profit							
Based upon percentage of gross development value		Rate					
Private -		17.5%		Market units GDV			£5,213,250
Affordable -		6.0%		Affordable units GDV			£192,958
							£5,406,208
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£30,378,166
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£2,627,795
Finance Costs							
Assumes 100% debt financed		APR			PCM		
		7.00%			0.565%		-£2,627,795
							7.96%
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£33,005,961
This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.							

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Total No. of units		No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent
70		56.00	14.00	20%	20%	20%	60%
		70.00				100%	check
Development Value							
Market Units	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	5%	2.80	52	145.60	£165,000	£3,173	£462,000
2-bed house	35%	19.60	80	1568.00	£225,000	£2,813	£4,410,000
3-bed house	45%	25.20	100	2520.00	£245,000	£2,722	£6,174,000
4-bed house	15%	8.40	140	1176.00	£340,000	£2,615	£2,856,000
	100%	56.00		5409.60			£13,902,000
Affordable Rent	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	30%	0.84	55	46.20	£87,260	£1,587	£73,298
2-bed house	35%	0.98	70	68.60	£98,438	£1,406	£96,469
3-bed house	20%	0.56	84	47.04	£114,333	£1,361	£64,027
4-bed house	15%	0.42	97	40.74	£126,846	£1,308	£53,275
	100%	2.80		202.58			£287,069
Shared Ownership	Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat	0%	0.28	55	15.40	£122,163	£2,221	£34,206
2-bed house	45%	1.26	70	88.20	£137,813	£1,969	£173,644
3-bed house	35%	0.98	84	82.32	£160,067	£1,906	£156,865
4-bed house	10%	0.28	97	27.16	£177,585	£1,831	£49,724
	100%	2.80		213.08			£414,439
Social Rent	Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat	0%	0.84	55	46.20	£78,534	£1,428	£65,968
2-bed house	45%	3.78	1,989	264.60	£88,594	£1,266	£338,662
3-bed house	35%	2.94	84	246.96	£102,900	£1,225	£302,526
4-bed house	10%	0.84	97	81.48	£114,162	£1,177	£95,896
	100%	8.40		639.24			£799,274
Gross Development Value		70.00		6,464.50			£15,402,782
Benchmark Land Value							
2441 sqm/ha	Gross site area hectares						
	2.67						
	Benchmark land value	£3,610,256	SDLT	Agents & legals	Benchmark land value + costs		
	Benchmark land value £ per hectare	£1,353,846	£170,013	1.75%	£3,843,448		
Residual land value plus purchaser costs							£3,843,448
Unit Build Costs							
	No. of units	Total sqm GIA	Cost per sqm	Gross to net flats		Total Costs	
				85%			
1 bed flat	4.76	298	£1,655			£493,683	
2-bed house	25.62	1,989	£1,447			£2,878,662	
3-bed house	29.68	2,896	£1,447			£4,190,975	
4-bed house	9.94	1,325	£1,447			£1,917,825	
Total unit build costs		70.00	6,509				£9,481,145
Additional Costs							
External works for services and infrastructure - houses		20%	of build costs			£1,797,492	
External works for services and infrastructure - flats		15%	of build costs			£74,052	
Site abnormalities – applied to brownfield development only		£500,000	per ha			£1,333,333	
Biodiversity net gain - greenfield		£0	per unit			£0	
Biodiversity net gain - brownfield		£287	per unit			£20,090	
EV charging points - houses		£1,000	per house			£65,240	
EV charging points - flats		£500	per flat			£2,380	
Site opening up cost - greenfield		£0	per unit			£0	
Building Safety Levy		£0.00	psm			£0	
Total additional costs							£3,292,588
Policy Costs							
Water efficiency		£9	per unit	100% of units		£630	
M4 (2)		£0	per unit	100% of units (except those providing M4(3))		£0	
M4(3) - market units		£0	per unit	10% of units		£0	
M4(3) - affordable units		£0	per unit	25% of units		£0	
New community open space and outdoor sports provision		£0	per unit	100% of units		£0	
Total policy costs							£630
Professional Fees							
Based on percentage of construction costs (build and additional)		8%	of unit build & additional costs			£1,021,899	
Total professional fees							£1,021,899
Contingency							
Based on percentage of construction costs (build and additional)		4%	of unit build & additional costs			£510,949	
Total contingency							£510,949
Developer Contributions - S106							
Residual surplus for policy contributions		-£97,064	per unit			-£6,794,474	
Total S106							-£6,794,474
Sale Costs							
Marketing, agents & legals		3.00%	Market units GDV			£417,060	
Affordable legals		0.50%	Affordable units GDV			£7,504	
Total sale costs							£424,564
TOTAL DEVELOPMENT COSTS							£11,780,749
Developer Profit							
Based upon percentage of gross development value		Rate	Market units GDV			£2,432,850	
Private -		17.5%	Affordable units GDV			£90,047	
Affordable -		6.0%					
							£2,522,897
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£14,303,646
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£1,099,136
Finance Costs		APR		PCM			
Assumes 100% debt financed		7.00%		0.565%		-£1,099,136	7.14%
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£15,402,782
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Appendix H Development Appraisals Older Persons Accommodation 10% Affordable Housing (50% Affordable Rent & 50% Shared Ownership)

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Appendix I Development Appraisals Non-Residential

Office Town centre – brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Office Town centre – brownfield	1	128	£215	11.00%	£250,182	£250,182
				No. of months	Rent free period	Adjusted for rent free
					0	£250,182
					Less Purchaser Costs	£5,762
					Adjusted cap value	£244,420

Net Development Value	1	128	£244,420
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Residual Land Value

111487 sqm/ha 70%	Gross site area hectares	0.02				
Residual land value			-£251,650	SDLT	Agents & legals	Residual land value + costs
Residual land value £ per hectare			-£11,743,658	£0	1.75%	-£256,054

Residual land value plus purchaser costs	-£256,054
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Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Office Town centre – brownfield	1	150	£2,389	£358,350
				£358,350

Externals

External works as a percentage of build costs	10%		£35,835
BNG	£15,000	per ha	£321
Abnormals - brownfield only	£500,000	per ha	£10,714

	£46,871
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Professional Fees

as percentage of BCIS	10%	£35,835
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	£35,835
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Contingency

as percentage of BCIS	3%	£10,751
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	£10,751
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Developer Contributions - S106

	£0	psm GIA
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Total S106	£0
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CIL

	£0	psm	£0
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Total CIL	£0
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Sale costs

Marketing costs	1%	of GDV	£1,251
Letting agent fee	10%	of rent	£2,752
Letting legal fees	5%	of rent	£1,376

	£5,379
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TOTAL DEVELOPMENT COSTS	£201,131
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Developers' Profit

Based upon percentage of total development costs	Rate		
	20%	on GDV	£40,226
	10%		

	£40,226
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TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£241,358
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£3,062
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Finance Costs

	APR	PCM	
	7.00%	0.565%	-£3,062
		1.25%	

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£244,420
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Out of town brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Out of town brownfield	1	170	£215	11.00%	£332,273	£332,273
				No. of months	Rent free period	Adjusted for rent free
					0	£332,273
					Less Purchaser Costs	£11,098
					Adjusted cap value	£321,175

Net Development Value 1 170 £321,175

Residual Land Value

	Gross site area hectares	SDLT	Agents & legals	Residual land value + costs
47780 sqm/ha 40%	0.05	£0	1.75%	-£356,254
Residual land value	-£350,126			
Residual land value £ per hectare	-£7,002,530			

Residual land value plus purchaser costs -£356,254

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Out of town brownfield	1	200	£2,389	£477,800

Externals			
External works as a percentage of build costs	10%		£47,780
BNG	£15,000	per ha	£750
Abnormals - brownfield only	£500,000	per ha	£25,000
			£73,530

Professional Fees		
as percentage of BCIS	10%	£47,780
		£47,780

Contingency		
as percentage of BCIS	3%	£14,334
		£14,334

Developer Contributions - S106		
	£0	psm GIA

Total S106 £0

CIL		
	£0	psm
		£0

Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£1,661
Letting agent fee	10%	of rent	£3,655
Letting legal fees	5%	of rent	£1,828
			£7,144

TOTAL DEVELOPMENT COSTS £264,334

Developers' Profit

	Rate	
Based upon percentage of total development costs	20%	£52,867
	10%	on GDV
		£52,867

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £317,201

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £3,974

Finance Costs	APR	PCM	
	7.00%	0.565%	-£3,974
			1.24%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £321,175

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Out of town greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Out of town greenfield	1	170	£215	11.00%	£332,273	£332,273
				No. of months	Rent free period	Adjusted for rent free
					0	£332,273
					Less Purchaser Costs	£11,098
					Adjusted cap value	£321,175

Net Development Value 1 170 £321,175

Residual Land Value

	Gross site area hectares	SDLT	Agents & legals	Residual land value + costs
47780 sqm/ha 40%	0.05	£0	1.75%	-£355,032
Residual land value	-£348,926			
Residual land value £ per hectare	-£6,978,514			

Residual land value plus purchaser costs

-£355,032

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Out of town greenfield	1	200	£2,389	£477,800
				£477,800

Externals

External works as a percentage of build costs	15%		£71,670
BNG	£15,000	per ha	£750
Abnormals - brownfield only	£0	per ha	£0
			£72,420

Professional Fees

as percentage of BCIS	10%		£47,780
			£47,780

Contingency

as percentage of BCIS	3%		£14,334
			£14,334

Developer Contributions - S106

	£0	psm GIA	
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Total S106

£0

CIL

	£0	psm	£0
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Total CIL

£0

Sale costs

Marketing costs	1%	of GDV	£1,661
Letting agent fee	10%	of rent	£3,655
Letting legal fees	5%	of rent	£1,828
			£7,144

TOTAL DEVELOPMENT COSTS

£264,446

Developers' Profit

Based upon percentage of total development costs	Rate		
	20%		£52,889
	10%	on GDV	
			£52,889

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£317,335

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£3,840

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£3,840
			1.20%

TOTAL PROJECT COSTS [INCLUDING INTEREST]

£321,175

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Industrial – small –
brownfield



Development Value

Industrial – small – brownfield	No. of units 1	Size net sqm 250	Rent £120	Yield 6.00%	Value per Unit £500,000	Total Value £500,000
				No. of months	Rent free period 0	Adjusted for rent free £500,000
					Less Purchaser Costs	£22,000
					Adjusted cap value	£478,000

Net Development Value 1 250 £478,000

Residual Land Value

	Gross site area hectares 0.05					
25340 sqm/ha 50%						
Residual land value		£33,139	SDLT £0	Agents & legals 1.75%		Residual land value + costs £33,719
Residual land value £ per hectare		£662,772				

Residual land value plus purchaser costs -£33,719

Unit Costs

Industrial – small – brownfield	No. of units 1	Size sqm 250	Cost £ psm £1,267	Total Costs £316,750
				£316,750

Externals

External works as a percentage of build costs	10%		£31,675
BNG	£15,000	per ha	£750
Abnormals - brownfield only	£500,000	per ha	£25,000

Professional Fees

as percentage of BCIS	10%	£31,675
		£31,675

Contingency

as percentage of BCIS	3%	£9,503
		£9,503

Developer Contributions - S106

	£0	psm GIA
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£2,500
Letting agent fee	10%	of rent	£3,000
Letting legal fees	5%	of rent	£1,500
			£7,000

TOTAL DEVELOPMENT COSTS £388,634

Developers' Profit

Based upon percentage of total development costs	Rate 20%	10% on GDV	£77,727
			£77,727

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £466,361

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £11,639

Finance Costs

	APR 7.00%	PCM 0.565%	£11,639
			2.43%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £478,000

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Industrial – small –
greenfield



Development Value

Industrial – small – greenfield	No. of units 1	Size net sqm 250	Rent £120	Yield 6.00%	Value per Unit £500,000	Total Value £500,000
				No. of months	Rent free period 0	Adjusted for rent free £500,000
					Less Purchaser Costs	£22,000
					Adjusted cap value	£478,000

Net Development Value 1 250 £478,000

Residual Land Value

	Gross site area hectares 0.05					
25340 sqm/ha 50%						
Residual land value		£23,981	SDLT £0	Agents & legals 1.75%		Residual land value + costs £24,401
Residual land value £ per hectare		£479,620				

Residual land value plus purchaser costs £24,401

Unit Costs

Industrial – small – greenfield	No. of units 1	Size sqm 250	Cost £ psm £1,267	Total Costs £316,750
				£316,750

Externals

External works as a percentage of build costs	15%		£47,513
BNG	£15,000	per ha	£750
Abnormals - brownfield only		per ha	£0
			£48,263

Professional Fees

as percentage of BCIS	10%	£31,675
		£31,675

Contingency

as percentage of BCIS	3%	£9,503
		£9,503

Developer Contributions - S106

	£0	psm GIA
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£2,500
Letting agent fee	10%	of rent	£3,000
Letting legal fees	5%	of rent	£1,500
			£7,000

TOTAL DEVELOPMENT COSTS £388,789

Developers' Profit

Based upon percentage of total development costs	Rate 20%	10% on GDV	£77,758
			£77,758

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £466,547

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £11,453

Finance Costs

	APR 7.00%	PCM 0.565%	£11,453 2.40%
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £478,000

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Industrial – mid –
brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Industrial – mid – brownfield	1	1,000	£120	6.00%	£2,000,000	£2,000,000
				No. of months	Rent free period	Adjusted for rent free
					0	£2,000,000
					Less Purchaser Costs	£119,500
					Adjusted cap value	£1,880,500

Net Development Value 1 1,000 £1,880,500

Residual Land Value

	Gross site area hectares				
3636 sqm/ha 40%	0.25				
Residual land value	£227,890	SDLT	£6,837	Agents & legals	Residual land value + costs
Residual land value £ per hectare	£911,559			1.75%	£238,714

Residual land value plus purchaser costs £238,714

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Industrial – mid – brownfield	1	1,000	£909	£909,000
				£909,000

Externals

External works as a percentage of build costs	10%		£90,900
BNG	£15,000	per ha	£3,750
Abnormals - brownfield only	£500,000	per ha	£125,000

£219,650

Professional Fees

as percentage of BCIS	10%		£90,900
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£90,900

Contingency

as percentage of BCIS	3%		£27,270
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£27,270

Developer Contributions - S106

	£0	psm GIA	
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£10,000
Letting agent fee	10%	of rent	£12,000
Letting legal fees	5%	of rent	£6,000

£28,000

TOTAL DEVELOPMENT COSTS £1,513,534

Developers' Profit

Based upon percentage of total development costs	Rate		
	20%		£302,707
	15%	on GDV	

£302,707

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,816,241

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £64,259

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£64,259
			3.42%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £1,880,500

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Industrial – mid –
greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Industrial – mid – greenfield	1	1,000	£120	6.00%	£2,000,000	£2,000,000
				No. of months	Rent free period	Adjusted for rent free
					0	£2,000,000
					Less Purchaser Costs	£119,500
					Adjusted cap value	£1,880,500

Net Development Value 1 1,000 £1,880,500

Residual Land Value

	Gross site area hectares				
3636 sqm/ha 40%	0.25				
Residual land value	£299,403	SDLT	£11,452	Agents & legals	Residual land value + costs
Residual land value £ per hectare	£1,197,612			1.75%	£316,095

Residual land value plus purchaser costs £316,095

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Industrial – mid – greenfield	1	1,000	£909	£909,000
				£909,000

Externals

External works as a percentage of build costs	15%		£136,350
BNG	£15,000	per ha	£3,750
Abnormals - brownfield only		per ha	£0
			£140,100

Professional Fees

as percentage of BCIS	10%		£90,900
			£90,900

Contingency

as percentage of BCIS	3%		£27,270
			£27,270

Developer Contributions - S106

£0 psm GIA

Total S106 £0

CIL

£0 psm £0

Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£10,000
Letting agent fee	10%	of rent	£12,000
Letting legal fees	5%	of rent	£6,000
			£28,000

TOTAL DEVELOPMENT COSTS £1,511,365

Developers' Profit

Based upon percentage of total development costs	Rate		
	20%		£302,273
	15%	on GDV	
			£302,273

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,813,638

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £66,862

Finance Costs

	APR	PCM	
	7.00%	0.565%	£66,862
			3.56%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £1,880,500

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Warehouse – small – brownfield



Development Value

Warehouse – small – brownfield	No. of units 1	Size net sqm 2,500	Rent £110	Yield 5.75%	Value per Unit £4,782,609	Total Value £4,782,609
				No. of months	Rent free period 0	Adjusted for rent free £4,782,609
					Less Purchaser Costs	£300,370
					Adjusted cap value	£4,482,239

Net Development Value 1 2,500 £4,482,239

Residual Land Value

	Gross site area hectares 0.63					
1454 sqm/ha 40%						
Residual land value		£405,077	SDLT £19,906	Agents & legals 1.75%	Residual land value + costs	£432,072
Residual land value £ per hectare		£648,124				

Residual land value plus purchaser costs £432,072

Unit Costs

Warehouse – small – brownfield	No. of units 1	Size sqm 2,500	Cost £ psm £909	Total Costs £2,272,500
				£2,272,500

Externals

External works as a percentage of build costs	10%		£227,250
BNG	£15,000	per ha	£9,375
Abnormals - brownfield only	£500,000	per ha	£312,500

Professional Fees

as percentage of BCIS	10%	£227,250
		£227,250

Contingency

as percentage of BCIS	3%	£68,175
		£68,175

Developer Contributions - S106

	£0	psm GIA	
Total S106			£0

CIL

	£0	psm	£0
Total CIL			£0

Sale costs

Marketing costs	1%	of GDV	£23,913
Letting agent fee	10%	of rent	£27,500
Letting legal fees	5%	of rent	£13,750
			£65,163

TOTAL DEVELOPMENT COSTS £3,614,285

Developers' Profit

Based upon percentage of total development costs	Rate 20%	15% on GDV	£722,857
			£722,857

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,337,142

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £145,097

Finance Costs

	APR 7.00%	PCM 0.565%	-£145,097
			3.24%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,482,239

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Warehouse – small – greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Warehouse – small – greenfield	1	2,500	£110	5.75%	£4,782,609	£4,782,609
				No. of months	Rent free period	Adjusted for rent free
					0	£4,782,609
					Less Purchaser Costs	£300,370
					Adjusted cap value	£4,482,239

Net Development Value 1 2,500 £4,482,239

Residual Land Value

	Gross site area hectares				
1454 sqm/ha 40%	0.63				
Residual land value	£581,342	SDLT	£34,007	Agents & legals	Residual land value + costs
Residual land value £ per hectare	£930,147			1.75%	£625,523

Residual land value plus purchaser costs £625,523

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Warehouse – small – greenfield	1	2,500	£909	£2,272,500
				£2,272,500

Externals

External works as a percentage of build costs	15%		£340,875
BNG	£15,000	per ha	£9,375
Abnormals - brownfield only	£0	per ha	£0
			£350,250

Professional Fees

as percentage of BCIS	10%		£227,250
			£227,250

Contingency

as percentage of BCIS	3%		£68,175
			£68,175

Developer Contributions - S106

psm GIA

Total S106 £0

CIL

£0 psm £0

Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£23,913
Letting agent fee	10%	of rent	£27,500
Letting legal fees	5%	of rent	£13,750
			£65,163

TOTAL DEVELOPMENT COSTS £3,608,861

Developers' Profit

Based upon percentage of total development costs	Rate		
	20%		£721,772
	15%	on GDV	
			£721,772

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,330,633

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £151,606

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£151,606
			3.38%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £4,482,239

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Warehouse – mid – greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Warehouse – mid – greenfield	1	5,000	£108	5.50%	£9,818,182	£9,818,182
				No. of months	Rent free period	Adjusted for rent free
					0	£9,818,182
					Less Purchaser Costs	£627,682
					Adjusted cap value	£9,190,500

Net Development Value 1 5,000 £9,190,500

Residual Land Value

	Gross site area hectares				
602 sqm/ha 40%	1.25				
Residual land value	£2,054,018	SDLT	£219,353	Agents & legals	Residual land value + costs
Residual land value £ per hectare	£1,643,214			1.75%	£2,309,316

Residual land value plus purchaser costs £2,309,316

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Warehouse – mid – greenfield	1	5,000	£753	£3,765,000

Externals			
External works as a percentage of build costs	15%		£564,750
BNG	£15,000	per ha	£18,750
Abnormals - brownfield only	£0	per ha	£0
			£583,500

Professional Fees		
as percentage of BCIS	10%	£376,500
		£376,500

Contingency		
as percentage of BCIS	3%	£112,950
		£112,950

Developer Contributions - S106		
	£0	psm GIA

Total S106 £0

CIL		
	£0	psm
		£0

Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£49,091
Letting agent fee	10%	of rent	£54,000
Letting legal fees	5%	of rent	£27,000
			£130,091

TOTAL DEVELOPMENT COSTS £7,277,357

Developers' Profit

	Rate	
Based upon percentage of total development costs	20%	£1,455,471
	15%	on GDV
		£1,455,471

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £8,732,828

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £457,672

Finance Costs	APR	PCM	
	7.00%	0.565%	-£457,672
			4.98%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £9,190,500

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Warehouse – large – greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Warehouse – large – greenfield	1	10,000	£108	5.25%	£20,571,429	£20,571,429
				No. of months	Rent free period	Adjusted for rent free
					0	£20,571,429
					Less Purchaser Costs	£1,326,643
					Adjusted cap value	£19,244,786

Net Development Value 1 10,000 £19,244,786

Residual Land Value

	Gross site area hectares	SDLT	Agents & legals	Residual land value + costs
264 sqm/ha 35%	2.86	£563,513	1.75%	£4,988,031
Residual land value	£4,348,421			
Residual land value £ per hectare	£1,521,947			

Residual land value plus purchaser costs £4,988,031

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Warehouse – large – greenfield	1	10,000	£753	£7,530,000

Externals			
External works as a percentage of build costs	15%		£1,129,500
BNG	£15,000	per ha	£42,857
Abnormals - brownfield only	£0	per ha	£0

£1,172,357

Professional Fees

as percentage of BCIS 10% £753,000

£753,000

Contingency

as percentage of BCIS 3% £225,900

£225,900

Developer Contributions - S106

£0 psm GIA

Total S106 £0

CIL

£0 psm £0

Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£102,857
Letting agent fee	10%	of rent	£108,000
Letting legal fees	5%	of rent	£54,000

£264,857

TOTAL DEVELOPMENT COSTS £14,934,146

Developers' Profit

	Rate	
Based upon percentage of total development costs	20%	£2,986,829
	15%	on GDV

£2,986,829

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,920,975

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,323,811

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£1,323,811
			6.88%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £19,244,786

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Convenience retail
Express – brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Convenience retail Express – brownfield	1	300	£230	6.00%	£1,150,000	£1,150,000
				No. of months	Rent free period	Adjusted for rent free
					0	£1,150,000
					Less Purchaser Costs	£64,250
					Adjusted cap value	£1,085,750

Net Development Value 1 300 £1,085,750

Residual Land Value

40833 sqm/ha 70%	Gross site area hectares 0.04					
Residual land value		£179,608	SDLT £5,388	Agents & legals 1.75%	Residual land value + costs	£188,139
Residual land value £ per hectare		£4,190,853				

Residual land value plus purchaser costs £188,139

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Convenience retail Express – brownfield	1	300	£1,750	£525,000
				£525,000

Externals

External works as a percentage of build costs	10%		£52,500
BNG	£15,000	per ha	£643
Abnormals - brownfield only	£500,000	per ha	£21,429

£74,571

Professional Fees

as percentage of BCIS	10%		£52,500
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£52,500

Contingency

as percentage of BCIS	3%		£15,750
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£15,750

Developer Contributions - S106

	£0	psm GIA	
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£5,750
Letting agent fee	10%	of rent	£6,900
Letting legal fees	5%	of rent	£3,450

£16,100

TOTAL DEVELOPMENT COSTS £872,061

Developers' Profit

Based upon percentage of total development costs	Rate 20%	15% on GDV	£174,412
			£174,412

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,046,473

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £39,277

Finance Costs

	APR 7.00%	PCM 0.565%	-£39,277 3.62%
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £1,085,750

This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.

Convenience retail
Budget – brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Convenience retail Budget – brownfield	1	1,800	£200	5.00%	£7,200,000	£7,200,000
				No. of months	Rent free period	Adjusted for rent free
					0	£7,200,000
					Less Purchaser Costs	£457,500
					Adjusted cap value	£6,742,500

Net Development Value 1 1,800 £6,742,500

Residual Land Value

	Gross site area hectares		SDLT	Agents & legals	Residual land value + costs
1118 sqm/ha 11.5%	1.57				
Residual land value		£571,168	£33,193	1.75%	£614,357
Residual land value £ per hectare		£364,913			

Residual land value plus purchaser costs £614,357

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Convenience retail Budget – brownfield	1	1,800	£1,750	£3,150,000
				£3,150,000

Externals

External works as a percentage of build costs	10%		£315,000
BNG	£15,000	per ha	£23,478
Abnormals - brownfield only	£500,000	per ha	£782,609
			£1,121,087

Professional Fees

as percentage of BCIS	10%		£315,000
			£315,000

Contingency

as percentage of BCIS	3%		£94,500
			£94,500

Developer Contributions - S106

	£0	psm GIA	
Total S106			£0

CIL

	£0	psm	£0
Total CIL			£0

Sale costs

Marketing costs	1%	of GDV	£36,000
Letting agent fee	10%	of rent	£36,000
Letting legal fees	5%	of rent	£18,000
			£90,000

TOTAL DEVELOPMENT COSTS £5,384,944

Developers' Profit

	Rate		
Based upon percentage of total development costs	20%		£1,076,989
	15%	on GDV	
			£1,076,989

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £6,461,933

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £280,567

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£280,567
			4.16%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £6,742,500

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Convenience retail
Budget – greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Convenience retail Budget – greenfield	1	1,800	£200	5.00%	£7,200,000	£7,200,000
				No. of months	Rent free period	Adjusted for rent free
					0	£7,200,000
					Less Purchaser Costs	£457,500
					Adjusted cap value	£6,742,500

Net Development Value 1 1,800 £6,742,500

Residual Land Value

		Gross site area hectares				
1118 sqm/ha 11.5%		1.57				
	Residual land value	£1,115,004	SDLT	Agents & legals		Residual land value + costs
	Residual land value £ per hectare	£712,363	£86,200	1.75%		£1,220,717

Residual land value plus purchaser costs £1,220,717

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Convenience retail Budget – greenfield	1	1,800	£1,750	£3,150,000
				£3,150,000

Externals

External works as a percentage of build costs	15%		£472,500
BNG	£15,000	per ha	£23,478
Abnormals - brownfield only	£0	per ha	£0
			£495,978

Professional Fees

as percentage of BCIS	10%		£315,000
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£315,000

Contingency

as percentage of BCIS	3%		£94,500
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£94,500

Developer Contributions - S106

	£0	psm GIA	
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£36,000
Letting agent fee	10%	of rent	£36,000
Letting legal fees	5%	of rent	£18,000
			£90,000

TOTAL DEVELOPMENT COSTS £5,366,195

Developers' Profit

	Rate		
Based upon percentage of total development costs	20%		£1,073,239
	15%	on GDV	
			£1,073,239

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £6,439,434

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £303,066

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£303,066
			4.49%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £6,742,500

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Convenience retail
Superstore – brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Convenience retail Superstore – brownfield	1	3,500	£180	5.50%	£11,454,545	£11,454,545
				No. of months	Rent free period	Adjusted for rent free
					0	£11,454,545
					Less Purchaser Costs	£734,045
					Adjusted cap value	£10,720,500

Net Development Value 1 3,500 £10,720,500

Residual Land Value

	Gross site area hectares		SDLT	Agents & legals	Residual land value + costs
600 sqm/ha 12%	2.92		£0	1.75%	-£622,323
Residual land value		-£611,620			
Residual land value £ per hectare		-£209,698			

Residual land value plus purchaser costs -£622,323

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Convenience retail Superstore – brownfield	1	3,500	£1,750	£6,125,000

£6,125,000

Externals

External works as a percentage of build costs	10%	per ha	£612,500
BNG	£15,000	per ha	£43,750
Abnormals - brownfield only	£500,000	per ha	£1,458,333

£2,114,583

Professional Fees

as percentage of BCIS	10%		£612,500
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£612,500

Contingency

as percentage of BCIS	3%		£183,750
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£183,750

Developer Contributions - S106

	£0	psm GIA	
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£57,273
Letting agent fee	10%	of rent	£63,000
Letting legal fees	5%	of rent	£31,500

£151,773

TOTAL DEVELOPMENT COSTS £8,565,283

Developers' Profit

	Rate		
Based upon percentage of total development costs	20%		£1,713,057
	15%	on GDV	

£1,713,057

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £10,278,340

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £442,160

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£442,160
			4.12%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,720,500

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Comparison retail Town centre - brownfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Comparison retail Town centre - brownfield	1	150	£110	10.00%	£165,000	£165,000
				No. of months	Rent free period	Adjusted for rent free
					0	£165,000
					Less Purchaser Costs	£2,775
					Adjusted cap value	£162,225

Net Development Value **1** **150** **£162,225**

Residual Land Value

	Gross site area hectares				
74200 sqm/ha 70%	0.02				
Residual land value		SDLT	Agents & legals	Residual land value + costs	
Residual land value £ per hectare		£0	1.75%	-£174,199	

Residual land value plus purchaser costs **-£174,199**

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Comparison retail Town centre - brownfield	1	150	£1,590	£238,500
				£238,500

Externals

External works as a percentage of build costs	10%		£23,850
BNG	£15,000	per ha	£321
Abnormals - brownfield only	£500,000	per ha	£10,714

£34,886

Professional Fees

as percentage of BCIS	10%		£23,850
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£23,850

Contingency

as percentage of BCIS	3%		£7,155
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£7,155

Developer Contributions - S106

	£0	psm GIA	
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Total S106 **£0**

CIL

	£0	psm	£0
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Total CIL **£0**

Sale costs

Marketing costs	1%	of GDV	£825
Letting agent fee	10%	of rent	£1,650
Letting legal fees	5%	of rent	£825

£3,300

TOTAL DEVELOPMENT COSTS **£133,491**

Developers' Profit

	Rate		
Based upon percentage of total development costs	20%		£26,698
	10%	on GDV	

£26,698

TOTAL PROJECT COSTS [EXCLUDING INTEREST] **£160,190**

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] **£2,035**

Finance Costs

	APR	PCM	
	7.00%	0.565%	-£2,035
			1.25%

TOTAL PROJECT COSTS [INCLUDING INTEREST] **£162,225**

This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.

Comparison retail Out of town
(district centre) – greenfield



Development Value

	No. of units	Size net sqm	Rent	Yield	Value per Unit	Total Value
Comparison retail Out of town (district centre) – greenfield	1	150	£230	10.00%	£345,000	£345,000
				No. of months	Rent free period 0	Adjusted for rent free £345,000
					Less Purchaser Costs	£11,925
					Adjusted cap value	£333,075

Net Development Value 1 150 £333,075

Residual Land Value

	Gross site area hectares					
53000 sqm/ha 50%	0.03					
Residual land value			SDLT £0	Agents & legals 1.75%	Residual land value + costs -£46,083	
Residual land value £ per hectare		-£45,291				
		-£1,509,692				

Residual land value plus purchaser costs -£46,083

Unit Costs

	No. of units	Size sqm	Cost £ psm	Total Costs
Comparison retail Out of town (district centre) – green	1	150	£1,590	£238,500
				£238,500

Externals

External works as a percentage of build costs	10%		£23,850
BNG	£15,000	per ha	£450
Abnormals - brownfield only	£500,000	per ha	£15,000

£39,300

Professional Fees

as percentage of BCIS	10%		£23,850
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£23,850

Contingency

as percentage of BCIS	3%		£7,155
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£7,155

Developer Contributions - S106

	£0	psm GIA	
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Total S106 £0

CIL

	£0	psm	£0
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Total CIL £0

Sale costs

Marketing costs	1%	of GDV	£1,725
Letting agent fee	10%	of rent	£3,450
Letting legal fees	5%	of rent	£1,725

£6,900

TOTAL DEVELOPMENT COSTS £269,622

Developers' Profit

Based upon percentage of total development costs	Rate 20%	15% on GDV	£53,924
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£53,924

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £323,546

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,529

Finance Costs

APR 7.00%	PCM 0.565%	-£9,529
		2.86%

TOTAL PROJECT COSTS [INCLUDING INTEREST] £333,075

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Appendix J Completed Proformas Land at New Mill Lane (HELAA 31) & Land north of Old Mill Lane (HELAA 335)

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Land at New Mill Lane / HELAA 31	Agreed	
2. Gross Site Area	5.32 ha	Agreed	
3. Net Developable Area	3.4 ha	Agreed	
4. Residential Capacity (no. of units)	120	We believe 110 units is a more realistic capacity based on our work to date.	Site layout plan submitted as part of application 2017/0293/OUT .

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																				
5. Older Person Accommodation Capacity	None	None																					
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	None	None																					
7. Density	35 dph	Agreed																					
8. Residential Mix	Based on housing need assessment <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%	Agreed	
	1 bed	2 bed	3 bed	4+ bed																			
Market	5%	35%	45%	15%																			
Low-cost home ownership	10%	45%	35%	10%																			
Social rent	30%	35%	20%	15%																			
9. Unit Sizes	Market units	Agreed																					

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																								
	<table><tr><th>Typology</th><th>Unit size sqm</th></tr><tr><td colspan="2">Lower value</td></tr><tr><td>1-bed flat</td><td>52 NIA (sales) / 61 GIA (build)</td></tr><tr><td>2-bed flat</td><td>70 NIA (sales) / 82 GIA (build)</td></tr><tr><td>2-bed house</td><td>80</td></tr><tr><td>3-bed house</td><td>90</td></tr><tr><td>4-bed house</td><td>130</td></tr><tr><td colspan="2">Higher value</td></tr><tr><td>1-bed flat</td><td>52 NIA (sales) / 61 GIA (build)/</td></tr><tr><td>2 bed house</td><td>80</td></tr><tr><td>3-bed house</td><td>100</td></tr><tr><td>4-bed house</td><td>140</td></tr></table>	Typology	Unit size sqm	Lower value		1-bed flat	52 NIA (sales) / 61 GIA (build)	2-bed flat	70 NIA (sales) / 82 GIA (build)	2-bed house	80	3-bed house	90	4-bed house	130	Higher value		1-bed flat	52 NIA (sales) / 61 GIA (build)/	2 bed house	80	3-bed house	100	4-bed house	140		
Typology	Unit size sqm																										
Lower value																											
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2 bed house	80																										
3-bed house	100																										
4-bed house	140																										
	Affordable units <table><tr><th>Typology</th><th>Unit size sqm</th></tr><tr><td>1-bed flat</td><td>55 NIA / 65 GIA</td></tr><tr><td>2-bed flat</td><td>61 NIA / 72 GIA</td></tr><tr><td>2-bed house</td><td>70</td></tr><tr><td>3-bed house</td><td>84</td></tr><tr><td>4-bed house</td><td>97</td></tr></table>	Typology	Unit size sqm	1-bed flat	55 NIA / 65 GIA	2-bed flat	61 NIA / 72 GIA	2-bed house	70	3-bed house	84	4-bed house	97	Agreed													
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2-bed flat	61 NIA / 72 GIA																										
2-bed house	70																										
3-bed house	84																										
4-bed house	97																										
Values																											

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																																																
10. Open Market Sales Values	<table border="1"> <thead> <tr> <th>Typology</th><th>Unit size sqm</th><th>Unit price</th><th>Price Epsm</th></tr> </thead> <tbody> <tr> <td colspan="4">Lower value</td></tr> <tr> <td>1-bed flat</td><td>52 NIA (sales) / 81 GIA (build)</td><td>£185,000</td><td>£3,173</td></tr> <tr> <td>2-bed flat</td><td>70 NIA (sales) / 82 GIA (build)</td><td>£185,000</td><td>£2,643</td></tr> <tr> <td>2-bed house</td><td>80</td><td>£225,000</td><td>£2,813</td></tr> <tr> <td>3-bed house</td><td>90</td><td>£245,000</td><td>£2,722</td></tr> <tr> <td>4-bed house</td><td>130</td><td>£340,000</td><td>£2,615</td></tr> <tr> <td colspan="4">Higher value</td></tr> <tr> <td>1-bed flat</td><td>52 NIA (sales) / 81 GIA (build)</td><td>£175,000</td><td>£3,365</td></tr> <tr> <td>2 bed house</td><td>80</td><td>£260,000</td><td>£3,250</td></tr> <tr> <td>3-bed house</td><td>100</td><td>£330,000</td><td>£3,300</td></tr> <tr> <td>4-bed house</td><td>140</td><td>£400,000</td><td>£2,857</td></tr> </tbody> </table> See enclosed note on the map of value zones	Typology	Unit size sqm	Unit price	Price Epsm	Lower value				1-bed flat	52 NIA (sales) / 81 GIA (build)	£185,000	£3,173	2-bed flat	70 NIA (sales) / 82 GIA (build)	£185,000	£2,643	2-bed house	80	£225,000	£2,813	3-bed house	90	£245,000	£2,722	4-bed house	130	£340,000	£2,615	Higher value				1-bed flat	52 NIA (sales) / 81 GIA (build)	£175,000	£3,365	2 bed house	80	£260,000	£3,250	3-bed house	100	£330,000	£3,300	4-bed house	140	£400,000	£2,857	Based on an analysis of the second hand market within the sites area, the below represents a more realistic housing price picture for the local area: 4 bed home - £325,000 3 bed home - £220,000 2 bed home - £175,000	
Typology	Unit size sqm	Unit price	Price Epsm																																																
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11. Affordable Housing Values	■ Social rent – 45% of market value ■ Affordable rent – 50% of market value ■ Shared ownership – 70% of market value	We believe social rent values are closer to 35%-40%																																																	
12. Other Uses	Older persons accommodation:	No Comment																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period	Commenting exclusively on the house cost, utilising the median range would provide a more balanced assumption.																																																													

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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	- Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period - Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period		
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield	Agreed	
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure)).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit	Does not apply	
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.	Agreed	
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.	We feel 5% is more realistic especially when considering the abnormal costs likely due on this site.	Lichfield Report
18. Resi Disposaal costs	Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation	Agreed	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	Affordable legals: 0.5% of affordable GDV		
19. Non-Resi Disposaal costs	- Letting agents fee: 10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV	No comment	
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹	Agreed	
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs	20% is the industry standard for greenfield developments	Lichfield Report
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.	No comment	
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value	Agreed	
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi: £15,000 per ha	Agreed	

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

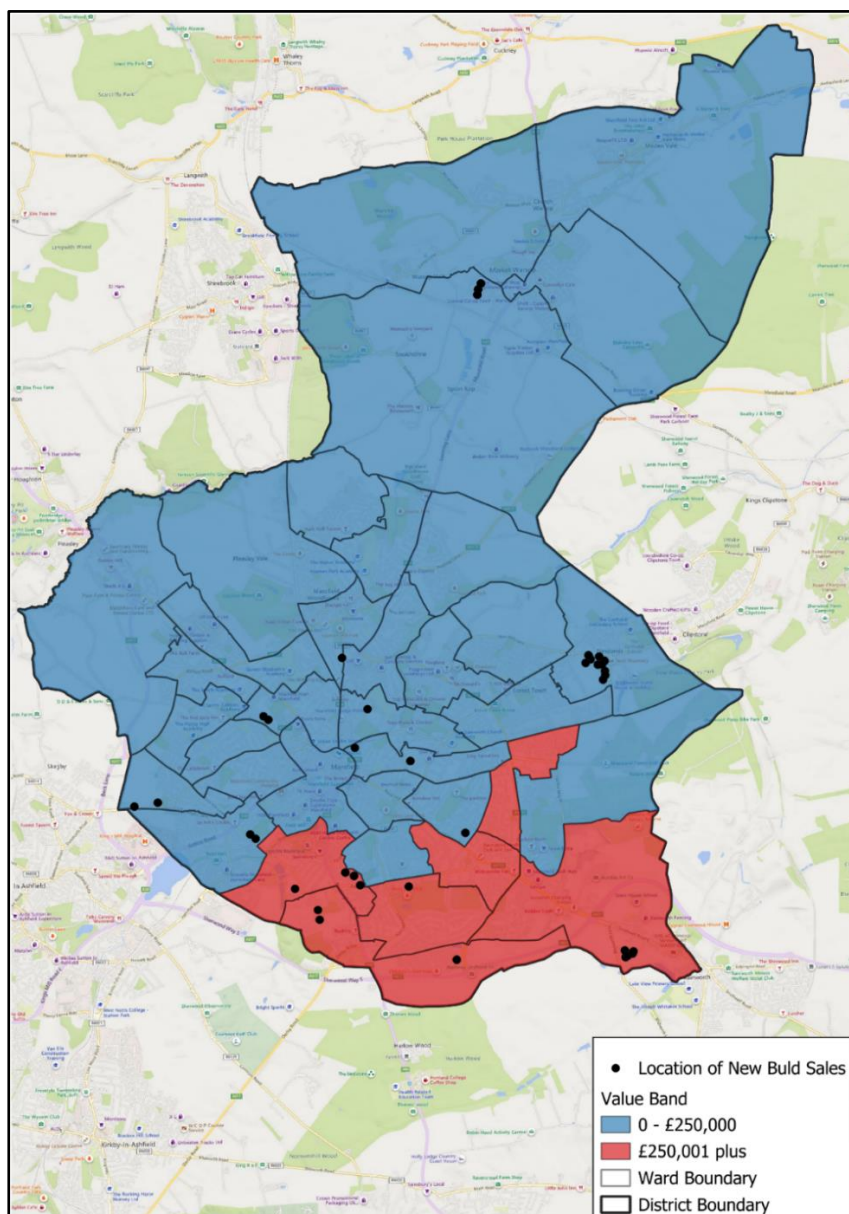
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
	Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands								
25. EV Charging	£1,000 per house £500 per two flats	Agreed							
26. Building Safety Levy	<table><tr><td>The local authority area of</td><td>Previously Developed Land levy rate (£)</td><td>Non-Previously Developed Land levy rate (£)</td></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23	Agreed	
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Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone	The site is within the 10% lower value zone.							
28. S106 Contributions	£2,500 per unit	Based on our experience with a live planning application within the Mansfield area, we feel this should be closer to £8,500 per plot.	Planning application 2025/0698/OUT						
Benchmark Land Value									
29. Existing Use Value	£22,700 per ha – based on agricultural values	Agreed							
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV	10x is too low, we believe this should be closer to 20x	See Lichfield report						

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Delivery and Cashflow			
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build commences. Assume 4 units per month (including affordable)	Agreed	
32. Delivery Mechanism	Assume volume housebuilder delivery	Agreed	
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	The site is available. The developable area reflects the buffer required around the electricity pylons.	Agreed	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Land north of Old Mill Lane / HELAA 335	Agreed	
2. Gross Site Area	11.2 ha	13.51ha	As per previously submitted Vision Document submitted in response to the July 2025 Regulation 18 public consultation.
3. Net Developable Area	7.14 ha	6.8ha	Enclosed Constraints and Opportunities Plan

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																				
4. Residential Capacity (no. of units)	250	238-272	Enclosed Constraints and Opportunities Plan																				
5. Older Person Accommodation Capacity	None	N/A																					
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	None	N/A																					
7. Density	35 dph	Density will be specific to the site, taking into account site constraints. Flexibility in respect to density is needed to ensure the site can be brought forwards in the most efficient way.																					
8. Residential Mix	Based on housing need assessment <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%	The baseline assumption is considered as a starting point and should be sufficiently flexible to respond to changing demands over the plan period. As per representations submitted on behalf of Bellway in July 2025, housing mix should respond to the most up-to-date evidence at the time of application submission, which may also change between outline and reserved matters applications. The most recent iteration of the emerging Local Plan, Policy H3 Density and Mix also indicates that the policy will not set specific requirements that must be met by individual sites.	
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11. Affordable Housing Values	■ Social rent – 45% of market value ■ Affordable rent – 50% of market value ■ Shared ownership – 70% of market value	S/O values are considered high given the state of the affordable market. This level may have been achievable a few years ago, however, reality is that affordable housing offers are reduced and S/O is likely to be a lower % of market value.																																																	
12. Other Uses	Older persons accommodation:	N/A																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period	Given sites across the District will be delivered by different types of developers (each with different build costs), it is reasonable to conclude that BCIS median should be used for the purposes of benchmarking viability rather than lower quartile. In addition, a longer sample period should be used to determine the benchmarked figure – i.e. 10 or 15 years.																																																													

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	- Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period - Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period		
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield	At this point, it is too early to conclude what level of plot externals would be applicable to each site.	
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure)).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit	At this point, it is too early to conclude what level of plot externals would be applicable to each site.	
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.	Please can further clarity be provided on what is meant by 'additional costs'?	
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.	No comment at this stage.	
18. Resi Disposaal costs	- Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation - Affordable legals: 0.5% of affordable GDV	No comment at this stage.	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
19. Non-Resi Disposaal costs	- Letting agents fee: 10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV	N/A	
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹	No comment at this stage.	
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs	The assumed developer profit for market units is considered low and not reflective of industry standards. The Local Plan viability should consider a wide range and type of sites which are brought forward by different developers (from small bespoke to large PLC) and the developer profit assumed should reflect this.	
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.	Each site will carry abnormal development costs that fall outside of the items identified. For example, cut and fill, pumping stations provision, retaining, abnormal foundations, utility reinforcements etc. Allowance should be made on a 'per plot' basis for abnormal development costs which will be associated with development sites.	

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
23. Disposal Costs - Land	▪ SDLT Variable % of residual land value at HMRC prevailing rates ▪ Agents & legals 1.75% of residual land value	No comments at this stage.							
24. BNG 10%	▪ Resi: £1,011 per unit - greenfield scenario ▪ Resi: £287 per unit - brownfield scenario. ▪ Non Resi:£15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands	It is unclear whether this relates to on-site or off-site provision and so clarity would be appreciated. For context, in Bellway's experience, off-site BNG costs would likely to be far high with units of £25,000 each depending on what habitat is being provided.							
25. EV Charging	▪ £1,000 per house ▪ £500 per two flats	Allowances should be made on a 'per plot' basis for the Future Homes Standard which is a development requirement moving forwards.							
26. Building Safety Levy	<table><tr><td>The local authority area of</td><td>Previously Developed Land levy rate (£)</td><td>Non-Previously Developed Land levy rate (£)</td></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23	It is understood rates published by Government are in draft and not fixed. This position will need to be reviewed to ensure the appropriate rates are allowed for.	
The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)							
Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	▪ 20% higher value zone ▪ 10% lower value zone	Any policy requirement should be subject to viability to account for site-specific constraints whilst also							

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		ensuring flexibility in tenure split to respond to market challenges.	
28. S106 Contributions	£2,500 per unit	Note on the level of contributions assumed – any increase from this position is considered likely to impact the viability of proposed development schemes across the District.	
Benchmark Land Value			
29. Existing Use Value	£22,700 per ha – based on agricultural values	N/A	
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV	N/A	
Delivery and Cashflow			
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build commences. Assume 4 units per month (including affordable)	4no. units per month is considered high in this location. A lower figure is considered more appropriate, particularly given the low level of affordable housing which would usually push up the sales rate.	
32. Delivery Mechanism	Assume volume housebuilder delivery	Volume housebuilder with experience of developing in the District.	
Overall Comments / Conclusions			

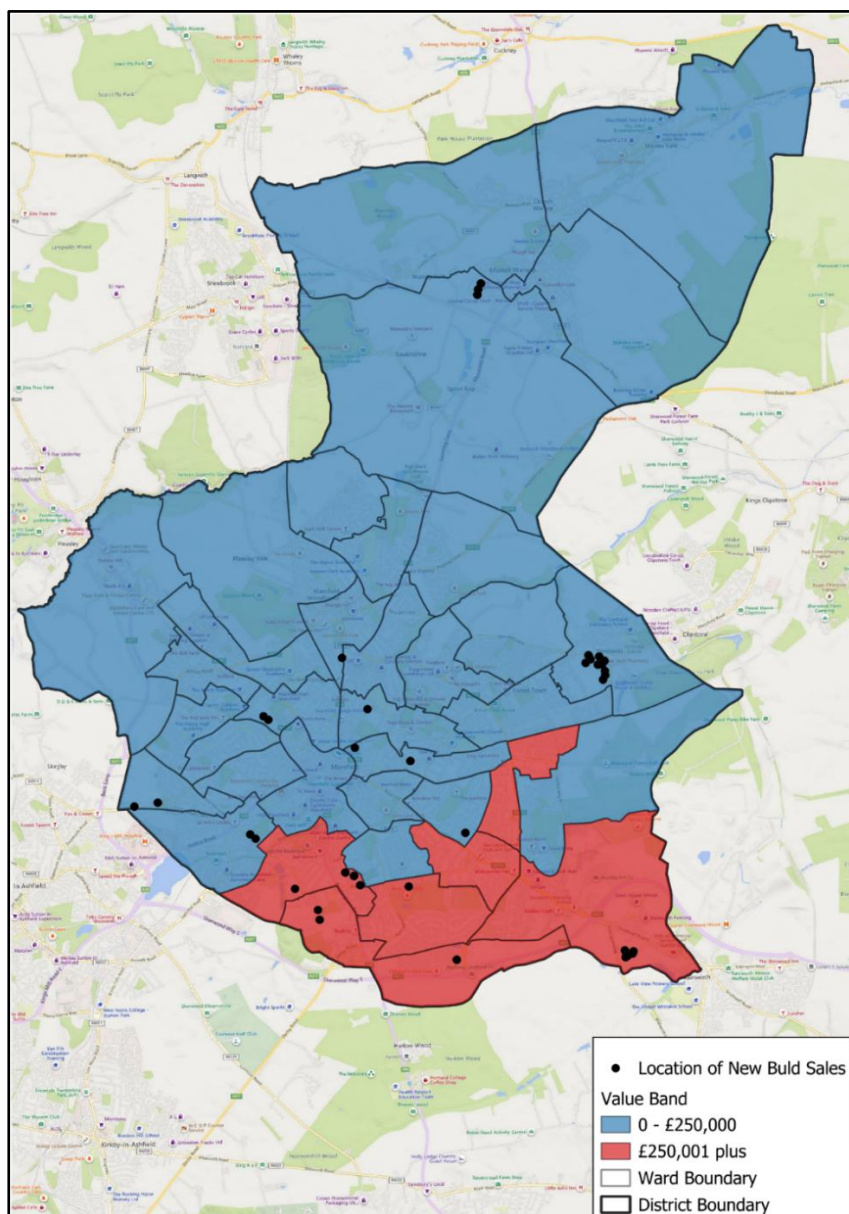
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
33. Any final comments on Deliverability / Viability?	A buffer is required around the electricity pylons which reduces the developable area, but the site is deliverable. An appropriate buffer is also needed between the development and the local wildlife site along the corridor of the River Maun. Access to site 31 to the north should also be explored to improve connectivity between the two sites.	Bellway agrees that the site is deliverable and proposals that come forwards at the application stage will respond appropriately to site constraints. To date, no site investigations or initial technical work that has been undertaken indicate otherwise. A Transport Appraisal has been undertaken which concluded that following highways improvements associated with other developments in the area, residential development of this site is anticipated to have a reduced impact on the A60, with necessary mitigation being viable and deliverable. Advice received from Nottinghamshire County Highways on 7th February 2025 did not raise any concerns in respect of unacceptable highways impacts on the A60 which aligns with Bellway's highways work undertaken to date. Initial ecological and flood risk / drainage work undertaken to date has also concluded that there are no constraints that would prevent the site from coming forward for development. The site does comprise varying topography, this will likely require a scheme of 'cut & fill' and 'retaining' operations to establish appropriate levels in preparation for residential being delivered.	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
		Bellway is open to exploring the potential opportunity to improve connectivity to Site 31 when this site comes forward. However, it is noted that this is not critical to the delivery of the Bellway site (HELAA 335), and so any additional infrastructure costs will need to be identified and considered within the context of the wider development proposals. As demonstrated by this submission and evidenced by the Vision Document (submitted the representations to the Regulation 18 plan), the site is considered to be suitable, available, and deliverable, and therefore could contribute towards meeting local housing needs over the plan period.	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Appendix K Development Appraisal Land at New Mill Lane (HELAA 31) / Land north of Old Mill Lane (HELAA 335)

360 units		Greenfield – lower value zone		HELAA 31 & 335				
Total No. of units		No. of private	No. of affordable	Affordable %	Affordable Rent	Shared Ownership	Social Rent	
360		288.00	72.00	20%	20%	20%	60%	
		360.00				100%	check	
Development Value								
Market Units		Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat		5%	14.40	52	748.80	£165,000	£3.173	£2,376,000
2-bed house		35%	100.80	80	8064.00	£225,000	£2.813	£22,680,000
3-bed house		45%	129.60	90	11664.00	£245,000	£2.722	£31,752,000
4-bed house		15%	43.20	130	5616.00	£340,000	£2.615	£14,688,000
		100%	288.00		26092.80			£71,496,000
Affordable Rent		Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat		30%	4.32	55	237.60	£87,260	£1.587	£376,962
2-bed house		35%	5.04	70	352.80	£98,438	£1.406	£496,125
3-bed house		20%	2.88	84	241.92	£114,333	£1.361	£329,280
4-bed house		15%	2.16	97	209.52	£126,846	£1.308	£273,988
		100%	14.40		1041.84			£1,476,354
Shared Ownership		Dwelling mix	No. of units	Size sqm	Total NIA sqm	Unit price	£psm	Total Value
1 bed flat		10%	1.44	55	79.20	£122,163	£2.221	£175,915
2-bed house		45%	6.48	70	453.60	£137,813	£1.969	£893,025
3-bed house		35%	5.04	84	423.36	£160,067	£1.906	£806,736
4-bed house		10%	1.44	97	139.68	£177,585	£1.831	£255,722
		100%	14.40		1095.84			£2,131,398
Social Rent		Dwelling mix	No. of units	Size sqm	Total sqm	Unit price	£psm	Total Value
1 bed flat		10%	4.32	55	237.60	£78,534	£1.428	£339,265
2-bed house		45%	19.44	70	1360.80	£88,594	£1.266	£1,722,263
3-bed house		35%	15.12	84	1270.08	£102,900	£1.225	£1,555,848
4-bed house		10%	4.32	97	419.04	£114,162	£1.177	£493,178
		100%	43.20		3287.52			£4,110,554
Gross Development Value		360.00		31,518.00				£79,214,306
Benchmark Land Value								
1686 sqm/ha		Gross site area hectares						
		18.83						
Benchmark land value		£4,274,410		SDLT		Agents & legals		Benchmark land value + costs
Benchmark land value £ per hectare		£227,000		£203,221		1.75%		£4,552,433
Residual land value plus purchaser costs								£4,552,433
Unit Build Costs								
		No. of units	Total sqm GIA	Cost per sqm		Gross to net flats 85%		Total Costs
1 bed flat		24.48	1,533	£1,656				£2,538,940
2-bed house		131.76	10,231	£1,447				£14,804,546
3-bed house		152.64	13,599	£1,447				£19,678,274
4-bed house		51.12	6,384	£1,447				£9,237,995
Total unit build costs		360.00		31,748				£46,259,756
Additional Costs								
External works for services and infrastructure - houses		20%		of build costs				£8,744,163
External works for services and infrastructure - flats		15%		of build costs				£380,841
Site abnormalities – applied to brownfield development only		£0		per ha				£0
Biodiversity net gain - greenfield		£1,011		per unit				£363,960
Biodiversity net gain - brownfield		£0		per unit				£0
EV charging points - houses		£1,000		per house				£335,520
EV charging points - flats		£500		per flat				£12,240
Site opening up cost - greenfield		£15,250		per unit				£5,490,000
Building Safety Levy		£0.00		psm				£0
Total additional costs								£15,326,724
Policy Costs								
Water efficiency		£9		per unit		100% of units		£3,240
M4 (2)		£0		per unit		100% of units (except those providing M4(3))		£0
M4(3) - market units		£0		per unit		10% of units		£0
M4(3) - affordable units		£0		per unit		25% of units		£0
New community open space and outdoor sports provision		£0		per unit		100% of units		£0
Total policy costs								£3,240
Professional Fees								
Based on percentage of construction costs (build and additional)		8%		of unit build & additional costs				£4,926,918
Total professional fees								£4,926,918
Contingency								
Based on percentage of construction costs (build and additional)		4%		of unit build & additional costs				£2,463,459
Total contingency								£2,463,459
Developer Contributions - S106								
Residual surplus for policy contributions		-£36,064		per unit				-£12,983,130
Total S106								-£12,983,130
Sale Costs								
Marketing, agents & legals		3.00%		Market units GDV				£2,144,880
Affordable legals		0.50%		Affordable units GDV				£38,592
Total sale costs								£2,183,472
TOTAL DEVELOPMENT COSTS								£62,732,872
Developers' Profit								
Based upon percentage of gross development value		Rate						
Private -		17.5%		Market units GDV				£12,511,800
Affordable -		6.0%		Affordable units GDV				£463,098
								£12,974,898
TOTAL PROJECT COSTS [EXCLUDING INTEREST]								£75,707,771
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								£3,506,536
Finance Costs								
Assumes 100% debt financed		APR		7.00%		PCM		0.565%
								-£3,506,536
								£4.43%
TOTAL PROJECT COSTS [INCLUDING INTEREST]								£79,214,306
This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.								

Appendix L Completed Proformas Land off Peafield Lane (HELAA 50) / Land at Peafield Lane (HELAA 67)

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Land off Peafield Lane / HELAA 50	Agreed	
2. Gross Site Area	13.37 ha	Agreed	
3. Net Developable Area	8.69 ha	Agreed	
4. Residential Capacity (no. of units)	330	Agreed	

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5. Older Person Accommodation Capacity	None	agreed																					
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	None	agreed																					
7. Density	38 dph	agreed																					
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12. Other Uses	Older persons accommodation:	Not required for this site																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period	Houses build cost is the only relevant one. Using the medium quartile will provide a more balanced view.																																																													

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	- Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period - Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period		
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield	Agreed	
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure)).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit	Agreed	
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.	agreed	
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.	5% is a more reasonable amount, particularly on abnormals	Lichfield report
18. Resi Disposaal costs	- Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation - Affordable legals: 0.5% of affordable GDV	agreed	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
19. Non-Resi Disposaal costs	- Letting agents fee: 10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV	agreed	
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹	agreed	
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs	20% on the market units is the accepted norm for greenfield developments like this	
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.	n/a	
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value	agreed	
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi: £15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands	agreed	

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

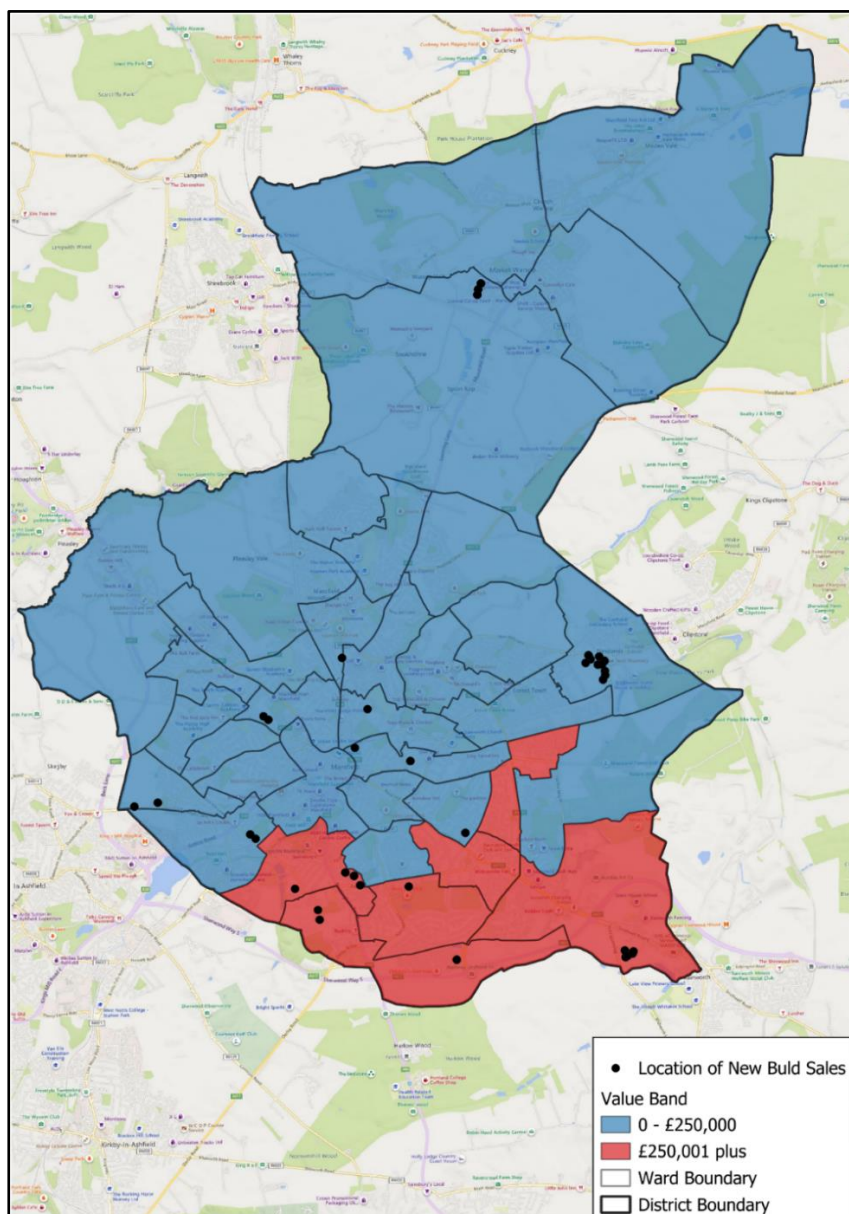
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
25. EV Charging	£1,000 per house £500 per two flats	agreed							
26. Building Safety Levy	<table><tr><th>The local authority area of</th><th>Previously Developed Land levy rate (£)</th><th>Non-Previously Developed Land levy rate (£)</th></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23	Agreed	
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Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone	agreed							
28. S106 Contributions	£2,500 per unit	This is too low. The current request is £2,863,615.08 which equates to <u>£8,677 per plot</u>	Planning application						
Benchmark Land Value									
29. Existing Use Value	£22,700 per ha – based on agricultural values	agreed							
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV	10x is on the low. It can range from 10x to 20x.	See attached Lichfields report.						
Delivery and Cashflow									

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build commences. Assume 4 units per month (including affordable)	agreed	
32. Delivery Mechanism	Assume volume housebuilder delivery	agreed	
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	The site is available and a planning application has been submitted to the Council, which has yet to be determined.	agreed	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Land at Peafield Lane / HELAA 67		
2. Gross Site Area	11.15 ha	11.13 ha	Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT.
3. Net Developable Area	7.25 ha	6.71 ha	Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT.

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																				
4. Residential Capacity (no. of units)	254	235	Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT.																				
5. Older Person Accommodation Capacity	None	Not applicable for this site																					
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	None	Not applicable for this site																					
7. Density	35 dph	35 dph	Development Framework Plan (D10796.003F) submitted with outline application 2025/0377/OUT. Design and Access Statement (IN10796.001A)																				
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12. Other Uses	Older persons accommodation:	Not applicable for this site.																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period																																																														

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	- Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period - Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period		
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield		
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure)).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit		
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.		
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.		
18. Resi Disposal costs	- Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation - Affordable legals: 0.5% of affordable GDV		

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
19. Non-Resi Disposaal costs	- Letting agents fee:10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV		
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹		
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs		
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.		
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value		
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi:£15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands		

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

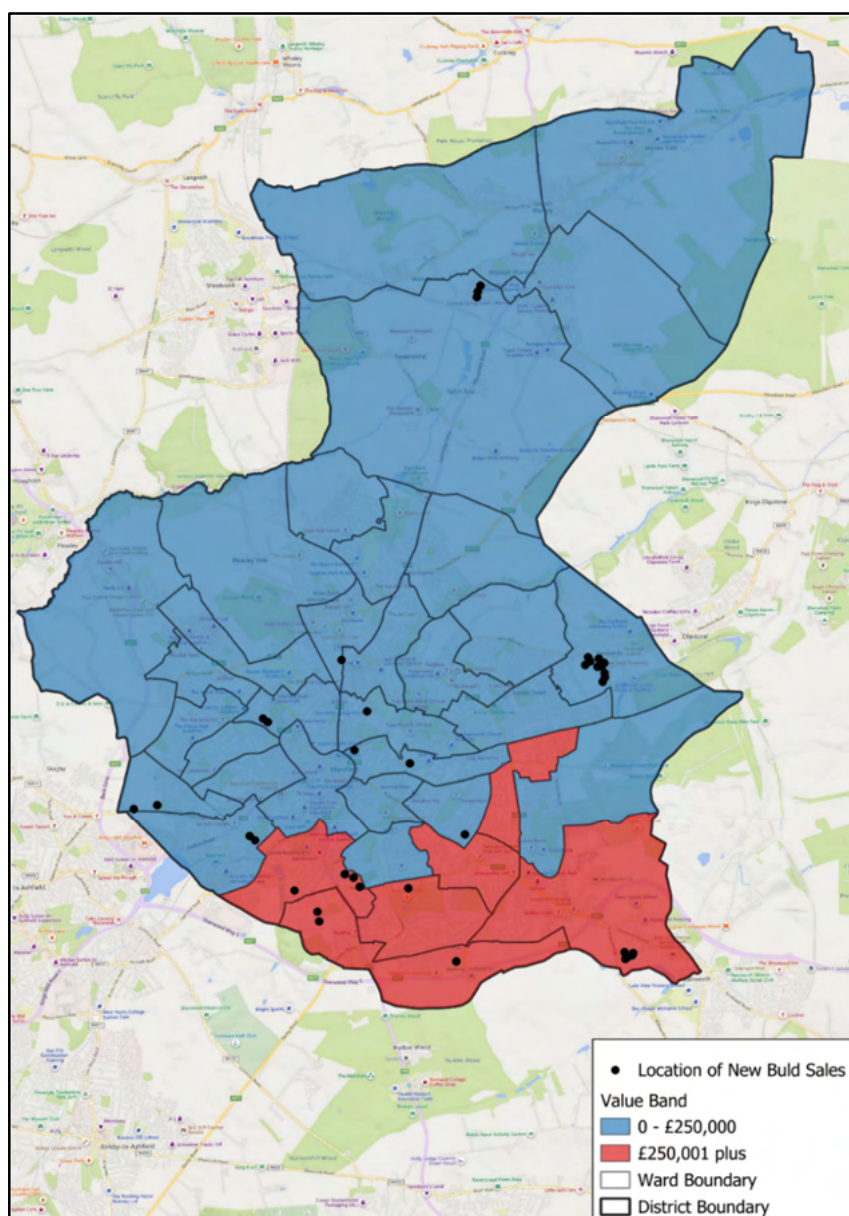
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
25. EV Charging	£1,000 per house £500 per two flats								
26. Building Safety Levy	<table><tr><td>The local authority area of</td><td>Previously Developed Land levy rate (£)</td><td>Non-Previously Developed Land levy rate (£)</td></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23		
The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)							
Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone	Site in 10% Zone	MDLP (2020) Appendix 6						
28. S106 Contributions	£2,500 per unit	- Secondary Education = £1,150,260 - SEND = £104,566 - Public Transport (Bus Service) = £345,000 - Strategic Transport (Junction improvements) = £352,030 - Healthcare = £249,688 - Library = £10,501 Total =£2,212,045 £9,412 per unit.	Current S106 requests on application 2025/0377/OUT. Gladman are yet to receive figures for S106 monitoring from MDC/NCC, albeit these would be relatively minor.						
Benchmark Land Value									
29. Existing Use Value	£22,700 per ha – based on agricultural values								
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on								

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV		
Delivery and Cashflow			
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build commences. Assume 4 units per month (including affordable)	Lead-in times broadly agreed. Developers are currently reporting a lower sales rate of c.0.65 per week (3 per month).	Analysis of NHBC data. Recent Savills analysis - LINK
32. Delivery Mechanism	Assume volume housebuilder delivery	Agreed.	
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	Site is available and deliverable. Planning application has been submitted to the council which is yet to be determined.	Agreed. Site is available, viable and deliverable in the 0-5 year period.	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Appendix M Development Appraisal Land at Peafield Lane (HELAA 50) / Land off Peafield Lane (HELAA 67)

Greenfield – lower value zone										Urba					
565 units				HELAA 50 & 67											
Total No. of units		No. of private		No. of affordable		Affordable %		Affordable Rent		Shared Ownership		Social Rent			
565		452.00		113.00		20%		20%		20%		60%			
		565.00								100%		check			
Development Value															
Market Units		Dwelling mix		No. of units		Size sqm		Total NIA sqm		Unit price		£psm		Total Value	
1 bed flat		5%		22.60		52		1175.20		£165,000		£3,173		£3,729,000	
2-bed house		35%		158.20		80		12656.00		£225,000		£2,813		£35,595,000	
3-bed house		45%		203.40		90		18306.00		£245,000		£2,722		£49,833,000	
4-bed house		15%		67.80		130		8814.00		£340,000		£2,615		£23,052,000	
		100%		452.00				40951.20						£112,209,000	
Affordable Rent		Dwelling mix		No. of units		Size sqm		Total NIA sqm		Unit price		£psm		Total Value	
1 bed flat		30%		6.78		55		372.90		£87,260		£1,587		£591,620	
2-bed house		35%		7.91		70		553.70		£98,438		£1,406		£778,641	
3-bed house		20%		4.52		84		379.68		£114,333		£1,361		£516,787	
4-bed house		15%		3.39		97		328.83		£126,846		£1,308		£430,008	
		100%		22.60				1635.11						£2,317,056	
Shared Ownership		Dwelling mix		No. of units		Size sqm		Total NIA sqm		Unit price		£psm		Total Value	
1 bed flat		10%		2.26		55		124.30		£122,163		£2,221		£276,089	
2-bed house		45%		10.17		70		711.90		£137,813		£1,969		£1,401,553	
3-bed house		35%		7.91		84		664.44		£160,067		£1,906		£1,266,127	
4-bed house		10%		2.26		97		219.22		£177,585		£1,831		£401,341	
		100%		22.60				1719.86						£3,345,111	
Social Rent		Dwelling mix		No. of units		Size sqm		Total sqm		Unit price		£psm		Total Value	
1 bed flat		10%		6.78		55		372.90		£78,534		£1,428		£532,458	
2-bed house		45%		30.51		70		2135.70		£88,594		£1,266		£2,702,995	
3-bed house		35%		23.73		84		1993.32		£102,900		£1,225		£2,441,817	
4-bed house		10%		6.78		97		657.66		£114,162		£1,177		£774,015	
		100%		67.80				5159.58						£6,451,286	
Gross Development Value				565.00				49,465.75						£124,322,453	
Benchmark Land Value															
2034 sqm/ha				Gross site area hectares											
				24.50											
Benchmark land value						£5,561,500		SDLT		Agents & legals				Benchmark land value + costs	
Benchmark land value £ per hectare						£227,000		£267,575		1.75%				£5,926,401	
Residual land value plus purchaser costs														£5,926,401	
Unit Build Costs															
		No. of units		Total sqm GIA		Cost per sqm				Gross to net flats				Total Costs	
1 bed flat		38.42		2,406		£1,656				85%				£3,984,726	
2-bed house		206.79		16,057		£1,447								£23,234,913	
3-bed house		239.56		21,343		£1,447								£30,883,958	
4-bed house		80.23		10,020		£1,447								£14,498,520	
Total unit build costs		565.00		49,827										£72,602,117	
Additional Costs															
External works for services and infrastructure - houses				20%		of build costs								£13,723,478	
External works for services and infrastructure - flats				15%		of build costs								£597,709	
Site abnormalities – applied to brownfield development only				£0		per ha								£0	
Biodiversity net gain - greenfield				£1,011		per unit								£571,215	
Biodiversity net gain - brownfield				£0		per unit								£0	
EV charging points - houses				£1,000		per house								£526,580	
EV charging points - flats				£500		per flat								£19,210	
Site opening up cost - greenfield				£18,000		per unit								£10,170,000	
Building Safety Levy				£0.00		psm								£0	
Total additional costs														£25,608,192	
Policy Costs															
Water efficiency M4 (2)				£9		per unit				100% of units				£5,085	
M4(3) - market units				£0		per unit				100% of units (except those providing M4(3))				£0	
M4(3) - affordable units				£0		per unit				10% of units				£0	
New community open space and outdoor sports provision				£0		per unit				25% of units				£0	
				£0		per unit				100% of units				£0	
Total policy costs														£5,085	
Professional Fees															
Based on percentage of construction costs (build and additional)				8%		of unit build & additional costs								£7,856,825	
Total professional fees														£7,856,825	
Contingency															
Based on percentage of construction costs (build and additional)				4%		of unit build & additional costs								£3,928,412	
Total contingency														£3,928,412	
Developer Contributions - S106															
Residual surplus for policy contributions				-£37,073		per unit								-£20,946,015	
Total S106														-£20,946,015	
Sale Costs															
Marketing, agents & legals				3.00%		Market units GDV								£3,366,270	
Affordable legals				0.50%		Affordable units GDV								£60,567	
Total sale costs														£3,426,837	
TOTAL DEVELOPMENT COSTS														£98,407,854	
Developers' Profit															
Based upon percentage of gross development value				Rate											
Private -				17.5%		Market units GDV								£19,636,575	
Affordable -				6.0%		Affordable units GDV								£726,807	
														£20,363,382	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]														£118,771,236	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]														£5,551,217	
Finance Costs															
Assumes 100% debt financed				APR		7.00%				PCM		0.565%		-£5,551,217	
														4.47%	
TOTAL PROJECT COSTS [INCLUDING INTEREST]														£124,322,453	
This appraisal has been prepared by Urba. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.															

Appendix N Completed Proforma Land off Jubilee Way SUE2

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Jubilee Way SUE / SUE2		
2. Gross Site Area	46.83 ha	86.97ha. The Council's baseline figure of 46.83 ha does not reflect the full application site area.	Please refer to submitted Site Location Plan (ref. 14.033/17L) of application ref. 2025/0360/OUT
3. Net Developable Area	25.8 ha (residential) 1.6 ha (non-residential)	36.57ha (residential and non-residential)	Please refer to submitted Proposed Illustrative Masterplan (ref. 14.033/85O) and Land Use Parameter

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
			Plan (ref. 14.033/98) of application ref. 2025/0360/OUT
4. Residential Capacity (no. of units)	800 (will include a number of custom / self-build plots)	Up to 800, including provision for custom and self-build plots.	Please refer to the submitted Supporting Planning Statement and Illustrative Masterplan (ref. 14.033/85O) submitted as part of planning application ref. 2025/0360/OUT.
5. Older Person Accommodation Capacity	Care home	Provision is made for a care home / later living use within the submitted scheme.	Please refer to the submitted Land Use Parameter Plan (ref. 14.033/98), Illustrative Masterplan (ref. 14.033/85O) and Supporting Planning Statement submitted as part of planning application ref. 2025/0360/OUT.
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	6 ha (mix of employment, school (1.58 ha), care home, retail, commercial) (Based on planning application and subject to confirmation)	Up to 6 ha of employment, retail, commercial and community uses, including later living facilities. Land is also reserved for a primary school, subject to local need. Detailed floorspace figures, including GIA and NIA by use, are not fixed at this stage and will be established through subsequent reserved matters and further engagement.	Please refer to the submitted Land Use Parameter Plan (ref. 14.033/98), Illustrative Masterplan (ref. 14.033/85O) and Supporting Planning Statement submitted as part of planning application ref. 2025/0360/OUT.
7. Density	31 dph	31 dwellings per hectare is accepted as an indicative net residential density, based on the Council's assumed residential developable area of 25.8 ha. Detailed densities will be determined through the reserved matters process in accordance with the submitted density parameters.	Please refer to the submitted Density Parameter Plan (ref. 14.033/96), Land Use Parameter Plan (ref. 14.033/98) and Illustrative Masterplan (ref. 14.033/85O) submitted as part of planning application ref. 2025/0360/OUT.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																				
8. Residential Mix	Based on housing need assessment <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%	Flexibility should be retained in relation to the residential mix across the development so that it can respond to market demand, up-to-date evidence of local housing need and the detailed design of individual phases. The precise market housing mix is not fixed at this stage. In relation to the affordable housing element, current consultation comments from MDC’s Housing Strategy team suggest a tenure split of 15% social rent and 5% shared ownership. The comments also indicate a preference for approximately 10% of the social rented provision to comprise bungalow or ground-floor accommodation, with the remaining provision focused principally on 2- and 4-bedroom homes. Shared ownership provision is expected to comprise mainly 2- and 3-bedroom homes.	Please refer to MDC’s Housing Strategy consultation comments and the submitted Supporting Planning Statement associated with planning application ref. 2025/0360/OUT.
	1 bed	2 bed	3 bed	4+ bed																			
Market	5%	35%	45%	15%																			
Low-cost home ownership	10%	45%	35%	10%																			
Social rent	30%	35%	20%	15%																			
9. Unit Sizes	Market units	The unit sizes are accepted on an interim basis for the purposes of the Council’s initial viability testing. The precise dwelling sizes are not fixed at this stage and will be determined through the detailed design and reserved matters process, having regard to the applicable space standards, housing mix and market requirements.	Please refer to the submitted Supporting Planning Statement and Density Parameter Plan (ref. 14.033/96) submitted as part of planning application ref. 2025/0360/OUT.																				

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																								
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Values																											

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11. Affordable Housing Values	■ Social rent – 45% of market value ■ Affordable rent – 50% of market value ■ Shared ownership – 70% of market value	The following alternative assumptions are proposed for initial testing: Social rent - 40% of market value Affordable rent - 45% of market value Shared ownership - 65% of market value. These assumptions take account of anticipated affordable housing transfer values and should remain subject to review as the tenure mix and delivery arrangements are refined.																																																	
12. Other Uses	Older persons accommodation:	The scheme includes provision for a care home / later living use. The detailed form, scale and delivery model																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period	Residential build costs should be based on the latest available BCIS lower quartile figures using the default age of results, rebased for Mansfield. Separate rates should be applied to standard estate housing, single-storey housing and flats. Appropriate additional allowances should also be included for the applicable Building Regulations and Future Homes Standard requirements. The standard BCIS rates should not be treated as including site-specific	Latest available BCIS lower quartile data, rebased for Mansfield, together with appropriate allowances for applicable Building Regulations and Future Homes Standard requirements.																																																												

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	- Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period - Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period	abnormal, enabling or infrastructure costs, which should be assessed separately. The non-residential and older persons' accommodation assumptions should remain subject to review once the detailed form, scale and specification of those uses are established.	
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield	The following assumptions are proposed for the purposes of initial testing: Houses - 15% of BCIS Flats - 15% of BCIS Non-residential development - 15% of BCIS for greenfield development These allowances relate to plot-specific external works and should not be treated as including strategic infrastructure, site-wide enabling works or abnormal development costs, which should be assessed separately.	
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit	Opening-up costs should be assessed on a site-specific basis, having regard to the scale and nature of the enabling works and strategic infrastructure required to facilitate development. The Council's allowance of £24,000 per dwelling may be used as an interim assumption for initial testing, but should remain subject to review as	

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
		further site-specific information becomes available.	
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.	The residential professional fee allowance of 8% of BCIS costs and additional costs is accepted for the purposes of initial testing. No separate assumption is proposed for the non-residential uses at this stage, given the range of uses proposed and the limited detail currently available regarding their form and specification.	
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.	The residential contingency allowance of 4% of BCIS costs and additional costs is accepted for the purposes of initial testing. No separate assumption is proposed for the non-residential uses at this stage, given the range of uses proposed and the limited detail currently available regarding their form and specification.	
18. Resi Disposal costs	- Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation - Affordable legals: 0.5% of affordable GDV	The following residential disposal cost assumptions are accepted for the purposes of initial testing: Marketing, agents and legal fees - 3% of market housing GDV Affordable housing legal fees - 0.5% of affordable housing GDV No separate disposal cost assumption is proposed for the care home / later living use at this stage, as the detailed form and delivery model of that	

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
		element have not yet been established.	
19. Non-Resi Disposaal costs	- Letting agents fee: 10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV	No comment.	
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹	A finance rate of 7.50% gross is proposed for the purposes of initial testing.	Current market finance assumptions and RICS viability guidance.
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs	The following developer profit assumptions are accepted for the purposes of initial testing: Market housing - 20% of GDV Affordable housing - 6% of GDV Non-residential development - 15% of GDV	
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.	It is not yet possible to confirm the full extent of any additional or exceptional development costs. Any such costs will need to be assessed and reflected on a scheme-specific basis as further information becomes available.	
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value	The following land disposal cost assumptions are proposed:	

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

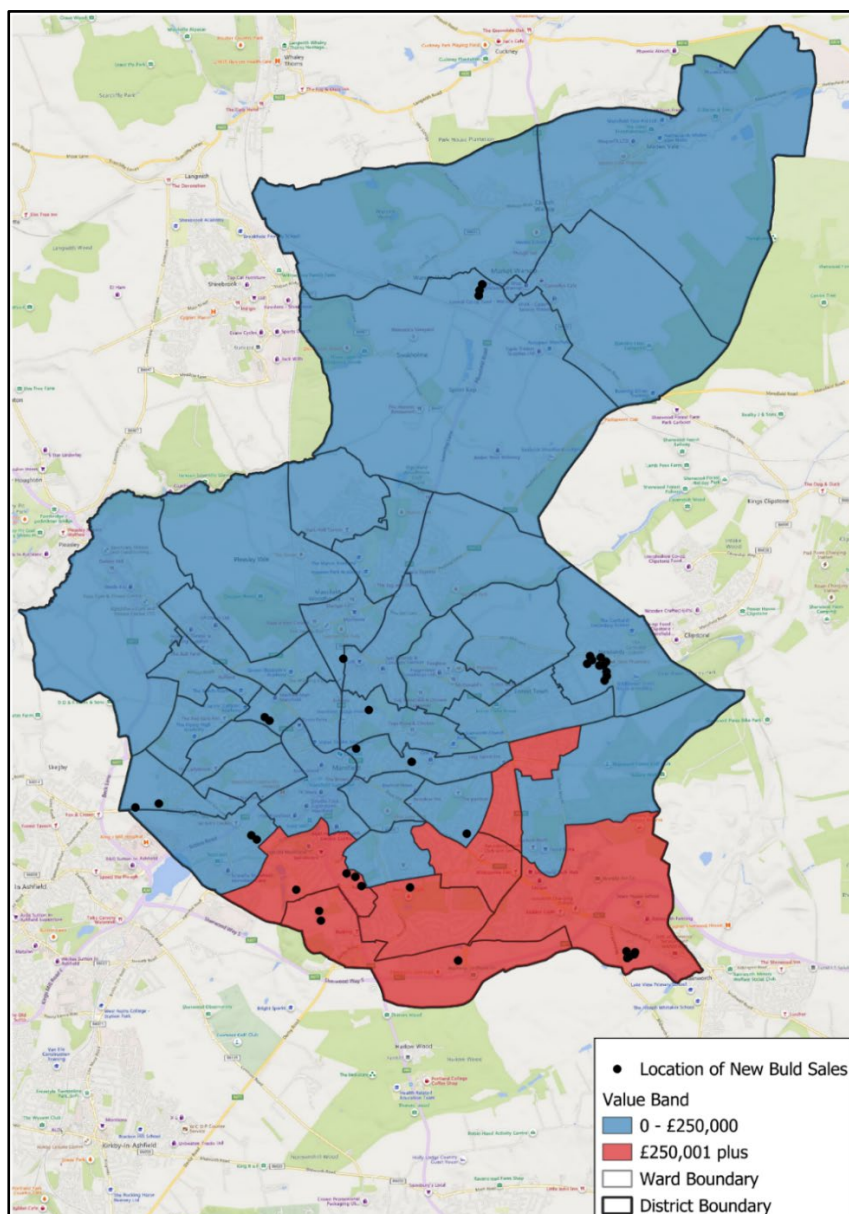
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
		SDLT - variable percentage of Benchmark Land Value at prevailing HMRC rates Agents and legal fees - 1.75% of Benchmark Land Value							
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi:£15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands	MDC's residential assumptions may be used on an interim basis for initial testing. However, the costs associated with delivering and maintaining BNG should remain subject to review and be assessed on a scheme-specific basis, having regard to the submitted biodiversity proposals and the final delivery and management arrangements.	Please refer to the submitted Biodiversity Net Gain Assessment, Metric and draft Habitat Management and Monitoring Plan associated with planning application ref. 2025/0360/OUT.						
25. EV Charging	£1,000 per house £500 per two flats	No comments for the purposes of initial testing.							
26. Building Safety Levy	<table><tr><th>The local authority area of</th><th>Previously Developed Land levy rate (£)</th><th>Non-Previously Developed Land levy rate (£)</th></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23	No comments.	
The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)							
Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone	The appropriate affordable housing assumption remains to be confirmed and will require further discussion with MDC, having regard to the site-specific circumstances. For the purposes of							

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
		initial testing, the Council's assumptions may be considered on a sensitivity basis, without prejudice to the position advanced through the planning application.	
28. S106 Contributions	£2,500 per unit	The current consultee requests received in connection with the planning application total approximately £9.55 million, excluding the final off-site bus infrastructure allowance and any further requests that may arise. This equates to approximately £11,900 per dwelling based on 800 dwellings. These figures remain subject to review and negotiation and should not be treated as an agreed Section 106 package. However, they indicate that MDC's generic allowance of £2,500 per dwelling is unlikely to provide an appropriate basis for site-specific testing.	
Benchmark Land Value			
29. Existing Use Value	£22,700 per ha – based on agricultural values	An Existing Use Value of £24,700 per hectare is proposed.	
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV	No comments.	

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Delivery and Cashflow			
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build commences. Assume 4 units per month (including affordable)	The Council's assumptions may be used on an interim basis for initial testing. However, the lead-in period, timing of infrastructure and opening-up works, commencement of sales and build-out rate of market and affordable housing should remain subject to review as the phasing and delivery strategy are refined. The eventual delivery rate will depend on infrastructure phasing and market conditions, amongst other considerations.	
32. Delivery Mechanism	Assume volume housebuilder delivery	No comments.	
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	A hybrid planning application was submitted to the Council in June 2025 which has yet to be determined.	This response reflects the information currently available and is intended to inform MDC's initial viability testing. Further site-specific information will become available as the planning application, technical work and detailed design progress, allowing the assumptions to be reviewed and refined where appropriate. The landowner welcomes further discussion with MDC and its viability consultants regarding the assumptions applied to the site.	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Appendix O Development Appraisal Land off Jubilee Way SUE2

This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.

Appendix P Completed Proformas Land off Mansfield Road (HELAA 49) / Land SE of Mansfield Road (HELAA 338)

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Land off Mansfield Road / HELAA 49		
2. Gross Site Area	15.67 ha	15.24 ha	Note that the outline application (2026/0280/OUT) boundary is 15.90 ha as this is inclusive of highways land per validation requirements. The 15.24 ha figure does not include highway land.

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Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																				
3. Net Developable Area	7.64 ha	7.85 ha	Refer to Parameters Plan (CSA/4177/126/Rev E) submitted under 2026/0280/OUT.																				
4. Residential Capacity (no. of units)	300	290	Refer to Parameters Plan (CSA/4177/126/Rev E) submitted under 2026/0280/OUT.																				
5. Older Person Accommodation Capacity	None	Not applicable for this site.																					
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	None	Not applicable for this site.																					
7. Density	39 dph	37 dph	Refer to Parameters Plan (CSA/4177/126/Rev E) and Density Plan (CSA/4177/129/Rev B) submitted under 2026/0280/OUT.																				
8. Residential Mix	Based on housing need assessment <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%		
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9. Unit Sizes	Market units																						

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12. Other Uses	Older persons accommodation:	Not applicable for this site.																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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Development Costs																																																															
13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period																																																														

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	- Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period - Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period		
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield		
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure)).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit		
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.		
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.		
18. Resi Disposaal costs	- Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation - Affordable legals: 0.5% of affordable GDV		

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
19. Non-Resi Disposaal costs	- Letting agents fee:10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV		
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹		
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs		
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.		
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value		
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi:£15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands		

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

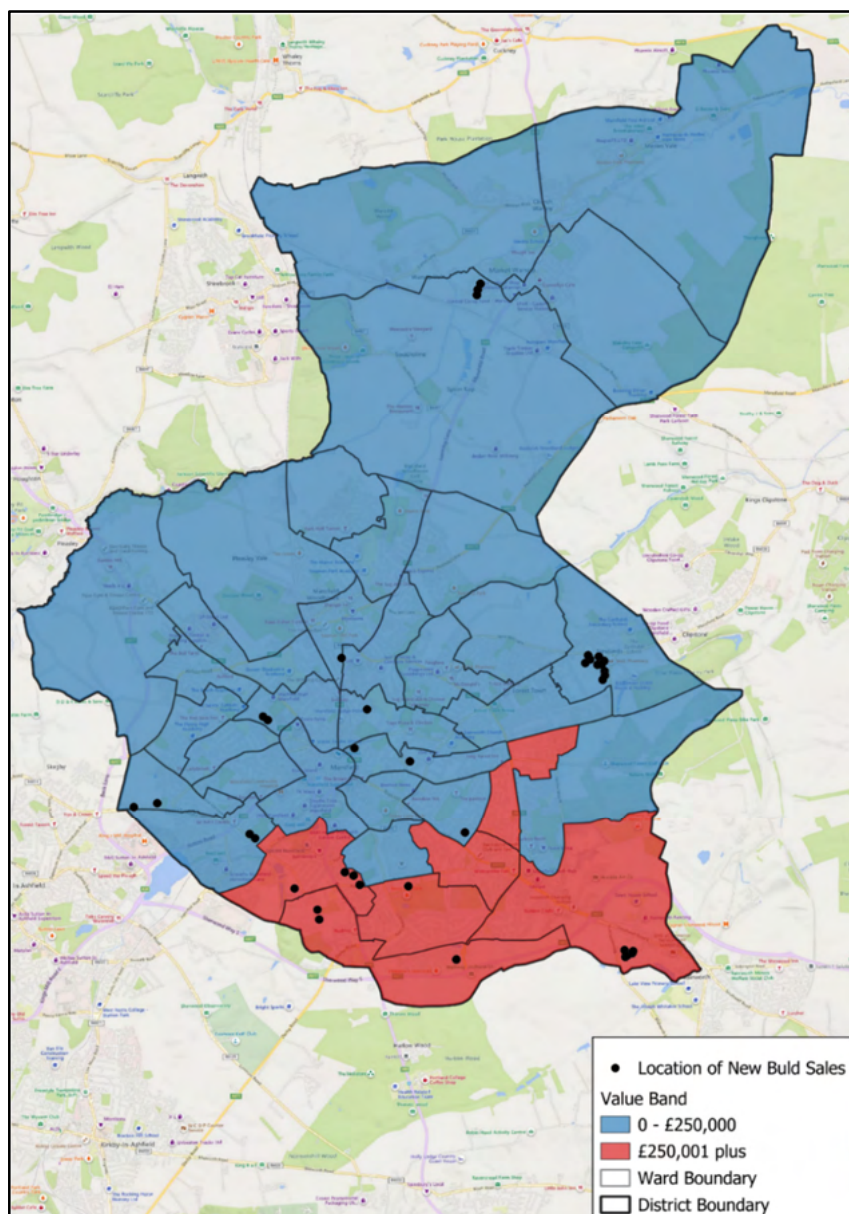
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
25. EV Charging	£1,000 per house £500 per two flats								
26. Building Safety Levy	<table><tr><th>The local authority area of</th><th>Previously Developed Land levy rate (£)</th><th>Non-Previously Developed Land levy rate (£)</th></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23		
The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)							
Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone	Site in 10% zone.	MDLP (2020) Appendix 6.						
28. S106 Contributions	£2,500 per unit	Note comments on Site 67 (Peafield Lane) where S106 costs are currently at c.£9,400 per unit.	No S106 requests yet received on 2026/0280/OUT						
Benchmark Land Value									
29. Existing Use Value	£22,700 per ha – based on agricultural values								
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV								
Delivery and Cashflow									

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build commences. Assume 4 units per month (including affordable)	Lead-in times broadly agreed. Developers are currently reporting a lower sales rate of c.0.65 per week (3 per month).	Analysis of NHBC data Recent Savills analysis - LINK
32. Delivery Mechanism	Assume volume housebuilder delivery	Agreed.	
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	The site is deliverable, with no legal or ownership restrictions.	Agreed. Outline planning application submitted May 2026 (2026/0280/OUT). Site is available, viable and deliverable in the 0-5 year period.	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Land south east of Mansfield Road / HELAA 338		
2. Gross Site Area	15.78 ha	Confirmed	
3. Net Developable Area	10.12 ha	Residential net developable area 10.3ha Commercial net developable area 2.4ha	As per current detailed application

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																																								
4. Residential Capacity (no. of units)	295	350	Based on current detailed application																																								
5. Older Person Accommodation Capacity	None	Bungalows are proposed on the current detailed planning application with potential to be used as Older Person Accommodation	16no.bungalows proposed on the current detailed application																																								
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	E(a): 2,367 sqm GIA (1,143 sqm net tradeable floor area) E: 169 sqm GIA Sui generis: 500 sqm GIA (Based on current planning application and subject to confirmation)	Confirmed																																									
7. Density	29 dph																																										
8. Residential Mix	Based on housing need assessment <table border="1"><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%	The baseline assumptions are considered viable however the actual (negotiable) mix based on current detailed planning application; <table border="1"><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>0%</td><td>20%</td><td>63%</td><td>17%</td></tr><tr><td>Low cost home ownership</td><td>0%</td><td>77%</td><td>23%</td><td>0%</td></tr><tr><td>Social rent</td><td>0%</td><td>0%</td><td>0%</td><td>0%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	0%	20%	63%	17%	Low cost home ownership	0%	77%	23%	0%	Social rent	0%	0%	0%	0%	Based on current detailed application
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9. Unit Sizes	Market units	The sizes of the units suggested appear to largely conform to NDSS space standards. The current adopted MDC Local Plan does not specify house size requirements save for Policy H6 – Specialist Housing. We would suggest that this policy continues to form the basis of house size requirements which includes an element of Building Regulations Part M4(2) compliant units.	Mansfield District Council Adopted Local Plan 2013-2033 – Policy H6																																								

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11. Affordable Housing Values	▪ Social rent – 45% of market value ▪ Affordable rent – 50% of market value ▪ Shared ownership – 70% of market value	Without having recent evidence to the contrary, these values appear light. Previous evidence has suggested that values achievable are more likely to be; • Social Rent – 60% OMV • Affordable Rent – 65% OMV • Shared Ownership – 75% OMV																																																	
12. Other Uses	Older persons accommodation:	Under the section Convenience Retail (below), we feel the yield for Budget -greenfield & brownfield should be moved out to 6% as should the yield for Superstore – greenfield & brownfield. Under Industrial/warehouse the yield of 7% should be used for all sections.																																																	

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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13. Build Costs	- Houses: £1,447 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Flats: £1,656 psm BCIS lower quartile 5-year sample, rebased for Mansfield - Older persons accommodation: £2,602 psm BCIS median cost, 5-year sample, rebased for Mansfield (assumes includes the cost for M4(2) is embedded in the cost due to the nature of the development) - Offices: £2,389 psm BCIS Generally - re-based for Mansfield District - 15 year default period - Warehouse/industrial: £753 - £1,267 psm (depending on unit size) BCIS - re-based for Mansfield District - 15 year default period	Housing costs appear reasonable when taking into account Future Homes Standards and Build Safety Levy costs which are likely to be applicable Re Commercial costs BCIS is an industry normal which is a useful benchmark. It can however be too generic as the pool of cost used to collate data can be quite small. For example, the specification of buildings is not apparent. Actual costs depend on the mix, type and size of accommodation to be provided. Also, you would need to verify if abnormal costs, fees and contingencies are already included in the BICS bas costs.																																																													

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	- Convenience retail: £1,750 psm – BCIS Hypermarkets, supermarkets Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period - Comparison retail: £1,590 psm - BCIS Shops Generally re-based for Nottinghamshire (to ensure sufficient data) - 15 year default period		
14. Plot Externals	- Houses 20% of BCIS - Flats 15% of BCIS - Non-resi 15% of BCIS greenfield & 10% BCIS brownfield	10% generally applicable to housing externals Confirmed as appropriate assumption for non resi	
15. Opening up Costs - (costs out with plot externals, to cover roads, services & entrances to connect to the internal estate roads, open space, SuDs (blue/green infrastructure).	200 - 499 units: £18,000 per unit 500 - 999 units: £24,000 per unit 1,000 units plus: £30,000 per unit	For this site we would anticipate being below the figure suggested for 200-499 units. At present we anticipate being around the £16,000 per unit value based on current scheme design.	Current detailed application
16. Professional Fees	8% of BCIS costs and additional costs (does not include policy costs) for residential and 10% of BCIS costs for non-residential.	6% is generally applicable for residential schemes Confirmed as appropriate assumption for non residential	
17. Contingency	4% of BCIS costs and additional costs (does not include policy costs) and 3% of BCIS costs for non-residential.	3% generally applicable to residential schemes Confirmed as appropriate assumption for non residential	
18. Resi Disposaal costs	- Marketing, agents & legals: 3% of market units – increased to 5% on older persons accommodation - Affordable legals: 0.5% of affordable GDV	Confirmed as appropriate assumption	

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
19. Non-Resi Disposaal costs	- Letting agents fee:10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV	The marketing costs of 0.5% of GDV seem high.	
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹	Confirmed as appropriate assumption subject to market fluctuations	
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs	Confirmed as appropriate assumption for residential Confirmed as appropriate assumption for non residential	
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.		
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value	2% more applicable to residential marketing/agents fees	
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi:£15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands	This is considered high on this site given that BNG requirement is low due to it being predominantly a cereal cropped field. Current estimated BNG cost c.£500/unit Confirmed as appropriate assumption for non residential	
25. EV Charging	£1,000 per house	Confirmed as appropriate assumption	

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

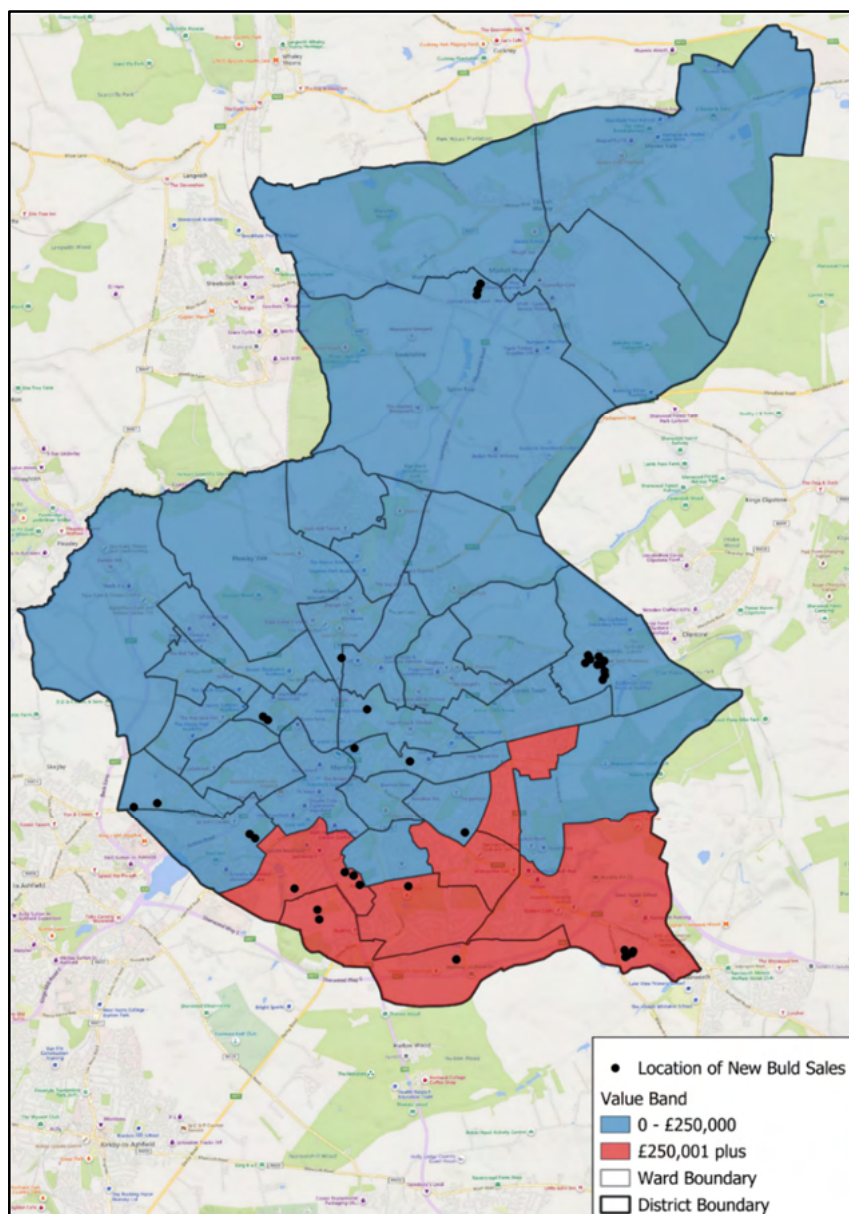
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
	£500 per two flats								
26. Building Safety Levy	<table><tr><th>The local authority area of</th><th>Previously Developed Land levy rate (£)</th><th>Non-Previously Developed Land levy rate (£)</th></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23	Assumed applicable for majority of site considering likely timescales involved	
The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)							
Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone	10% applicable to this site and confirmed as deliverable							
28. S106 Contributions	£2,500 per unit	This figure is very low compared to current request on the site associated with detailed application. Suggest more like £7,500 per unit. However, costs expected and deliverable.	Current s106 request for detailed application						
Benchmark Land Value									
29. Existing Use Value	£22,700 per ha – based on agricultural values	Confirmed as appropriate assumption							
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV								
Delivery and Cashflow									
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build	This is worst case scenario for site commencement. It is intended the two access points will enable separate	Current detailed application						

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	commences. Assume 4 units per month (including affordable)	accessibility for the commercial and the residential simultaneously allowing a prompt start for the resi scheme. Assumed sales rate is confirmed as appropriate.	
32. Delivery Mechanism	Assume volume housebuilder delivery	Confirmed as appropriate assumption	Current detailed planning application
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	Site is available and deliverable. Planning application has been submitted to the council which is yet to be determined.	Confirmed as appropriate assumption.	

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Appendix Q Development Appraisal Land off Mansfield Road (HELAA 49) / Land SE of Mansfield Road (HELAA 338)

This appraisal has been prepared by Urbà. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards) valuation and should not be relied upon as such.

Appendix R Completed Proforma Land at Berry Hill SUE3

Purpose of this Pro Forma

This pro forma has been prepared to inform the Mansfield Local Plan Viability Assessment. Baseline assumptions have been included by the Council and its viability consultants to provide a consistent starting point for assessing strategic site allocations.

Site promoters are invited to:

- Confirm agreement with the baseline assumptions; or
- Provide alternative assumptions where considered more appropriate; and
- Supply supporting evidence to justify any departures from the baseline assumptions.

The baseline assumptions are not fixed inputs and are provided solely to establish a consistent basis for testing. Site promoters may propose alternative assumptions where considered appropriate; however, all alternative assumptions must be supported by relevant and proportionate evidence. The Council will place limited weight on unsupported assumptions and reserves the right to apply the baseline assumptions where sufficient justification is not provided.

Responses will be used to inform site-specific viability testing and the overall Local Plan evidence base.

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
Preliminary Information		<i>Please provide your response within the column provided</i>	<i>Insert reference to document(s) containing relevant details or further information</i>
1. Site Name / Ref	Berry Hill SUE / SUE3 / HELAA 90		
2. Gross Site Area	145.15 ha		
3. Net Developable Area	tbc		
4. Residential Capacity (no. of units)	1700 overall (578 complete & 484 have planning permission) leaving a balance of 638.	2,200 overall (578 complete & 484 have planning permission) leaving a balance of 1,138.	Updated Master Plan and Land Budget

Mansfield District Council Whole Plan Viability Assessment Local Plan Review

Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source																				
	Potential for additional 500 dwellings (to be confirmed)																						
5. Older Person Accommodation Capacity	66 bed care home has planning permission 2024/0254/FUL	Agreed																					
6. Non Resi Uses Capacity by Use to Include GIA and NIA sqm	Current policy requirements remaining: 18.8 ha of mixed employment uses 3.1 ha of commercial / leisure use a new primary school	Agreed																					
7. Density	tbc																						
8. Residential Mix	Based on housing need assessment <table border="1"><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4+ bed</td></tr><tr><td>Market</td><td>5%</td><td>35%</td><td>45%</td><td>15%</td></tr><tr><td>Low-cost home ownership</td><td>10%</td><td>45%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>30%</td><td>35%</td><td>20%</td><td>15%</td></tr></table>		1 bed	2 bed	3 bed	4+ bed	Market	5%	35%	45%	15%	Low-cost home ownership	10%	45%	35%	10%	Social rent	30%	35%	20%	15%		
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Mansfield District Council Whole Plan Viability Assessment Local Plan Review

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19. Non-Resi Disposaal costs	- Letting agents fee:10% of first year's rent - Legal letting fees: 5% of first year's rent - Investment agent fee: 1% of GDV - Investment legal fee: 0.5% of GDV - SDLT: Variable % of capital value based on HMRC prevailing rates. - Marketing: 0.5% of GDV		
20. Finance Rate	7.00% gross rates – “real interest rate” used in accordance with RICS ¹		
21. Developer Profit	- Market units: 17.5% of GDV - Affordable units: 6% of GDV - Non-resi: 20% of gross development costs		
22. Additional Costs	Please identify any exceptional development costs that are not already reflected within the baseline assumptions, including the opening-up cost allowances at Item 15. Any additional costs should be clearly evidenced and should not duplicate costs already captured elsewhere in this pro forma.		
23. Disposal Costs - Land	- SDLT Variable % of residual land value at HMRC prevailing rates - Agents & legals 1.75% of residual land value		
24. BNG 10%	- Resi: £1,011 per unit - greenfield scenario - Resi: £287 per unit - brownfield scenario. - Non Resi:£15,000 per ha Cost based on the BNG and Local Nature Recovery Strategies Impact Assessment, for East Midlands		

¹ RICS Professional Standard, March 2021 [Effective from 01 July 2021], Assessing viability in planning under the National Planning Policy Framework 2019 for England, Paragraph 4.1.7

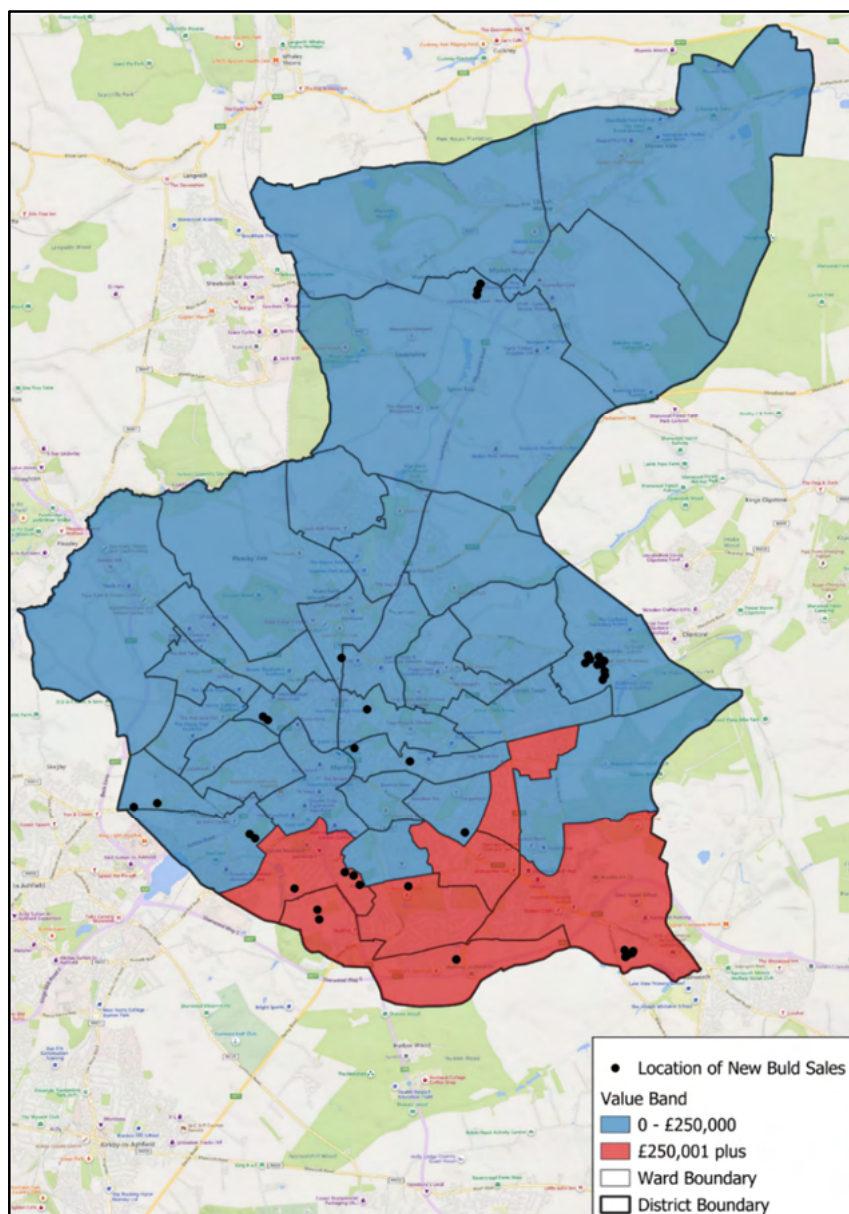
Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source						
25. EV Charging	£1,000 per house £500 per two flats								
26. Building Safety Levy	<table><tr><td>The local authority area of</td><td>Previously Developed Land levy rate (£)</td><td>Non-Previously Developed Land levy rate (£)</td></tr><tr><td>Mansfield</td><td>9.12</td><td>18.23</td></tr></table> Source: Building Safety Levy: Technical consultation response (24 March 2025)	The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)	Mansfield	9.12	18.23		
The local authority area of	Previously Developed Land levy rate (£)	Non-Previously Developed Land levy rate (£)							
Mansfield	9.12	18.23							
Planning Obligations									
27. Affordable Housing	20% higher value zone 10% lower value zone								
28. S106 Contributions	£2,500 per unit								
Benchmark Land Value									
29. Existing Use Value	£22,700 per ha – based on agricultural values								
30. Premium	X10 - should any site-specific testing identify additional development costs not captured in this study, then, in line with PPG guidance on viability, this must be reflected in the assessment through a reduction in the BLV. This will be achieved by applying a lower premium to the EUV								
Delivery and Cashflow									
31. Build-out Rates	Assume 12 month lead in before development starts. The 9 months for site opening up costs to start before unit build. Sales commence 9 months after unit build								

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Item / Question	Mansfield Council Baseline Assumption	Promoter Response / Alternative Assumption	Evidence / Source
	commences. Assume 4 units per month (including affordable)		
32. Delivery Mechanism	Assume volume housebuilder delivery		
Overall Comments / Conclusions			
33. Any final comments on Deliverability / Viability?	Phase 1: Complete Phase 2: Outline permission Plot 4 (Local centre): Under construction Phases 3-6: Not permissioned (to be allocated)		

Value zones

The value zones referenced above are set out in the map below:



For clarity, we have summarised the wards which fall within each value zone.

Value zone	Wards
Lower	Oaktree, Market Warsop, Warsop Carrs, Netherfeld, Grange Farm, Central, Carr Bank, Pleasley, Rufford, Sherwood, Vale, Park Hall, Manor, Kingsway Forest Town, Newlands Forest Town, Brick Kiln, Rock Hill, Kings Walk, Racecourse, Bancroft, Wainwright, West Bank, Mill Lane, Maun Valley Forest Town, Hornby, Holly Forest, Meden, Yeoman Hill, Eakring, & Penniment
Higher	Southwell, Ling Forest, Thompsons, Lindhurst, Berry Hill & Oakham

Appendix S Development Appraisal Land at Berry Hill SUE3

This appraisal has been prepared by Urb&. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council as to the impact of planning policy has on viability at a strategic level. This appraisal is not a formal Red Book (RICS Valuation – Global Standards) valuation and should not be relied upon as such.

