

CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 1
4 UNITS
HOUSES
20 UPH

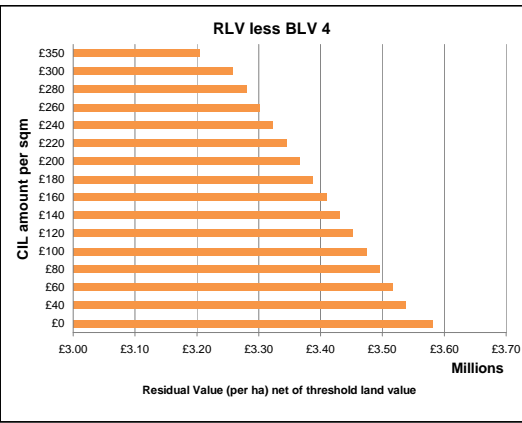
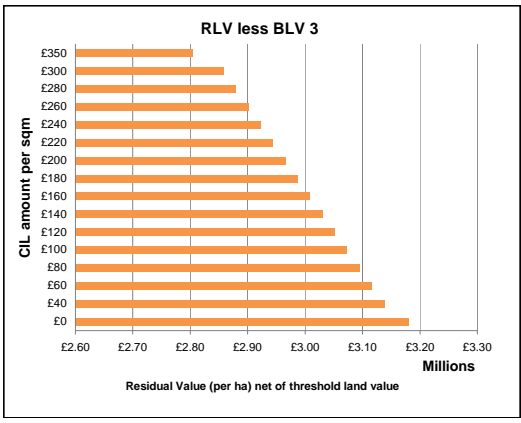
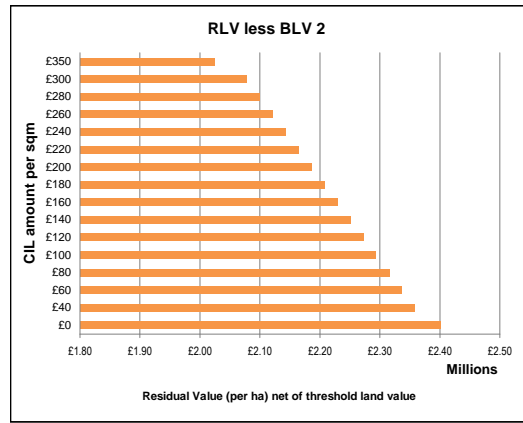
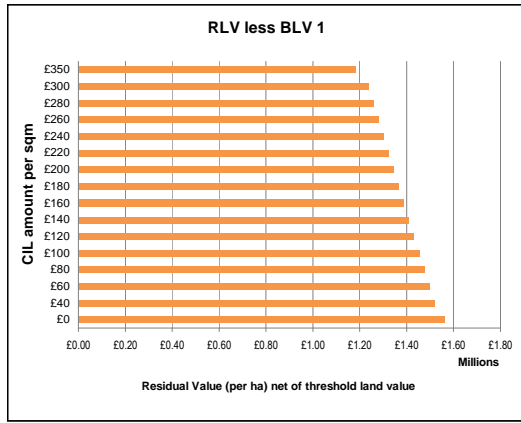
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	0%	Build cost inflation
		Profit

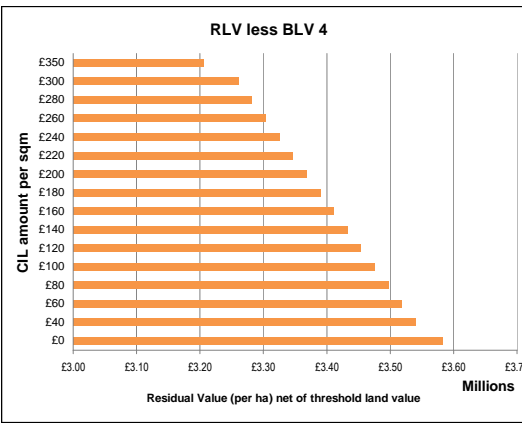
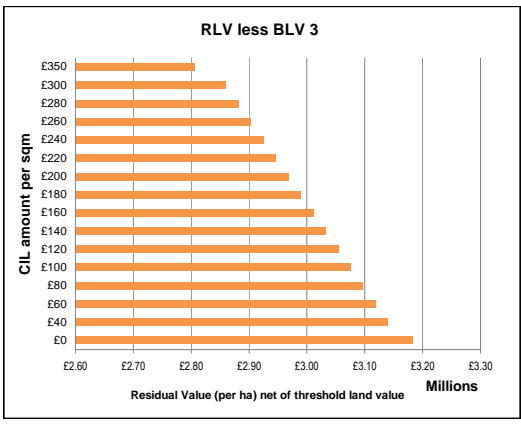
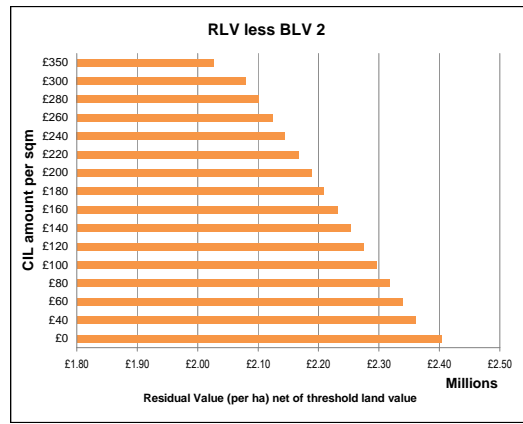
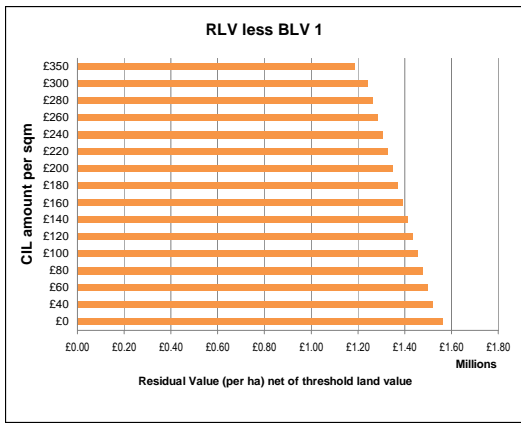
Site type 1 Description: **Area 1** £5554 psm Bath CC Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,182	4,080,910	1,560,910	2,400,910	3,180,910	3,580,910
40	807,560	4,037,802	1,517,802	2,357,802	3,137,802	3,537,802
60	803,250	4,016,248	1,496,248	2,336,248	3,116,248	3,516,248
80	798,939	3,994,694	1,474,694	2,314,694	3,094,694	3,494,694
100	794,628	3,973,141	1,453,141	2,293,141	3,073,141	3,473,141
120	790,317	3,951,587	1,431,587	2,271,587	3,051,587	3,451,587
140	786,007	3,930,033	1,410,033	2,250,033	3,030,033	3,430,033
160	781,696	3,908,479	1,388,479	2,228,479	3,008,479	3,408,479
180	777,385	3,886,925	1,366,925	2,206,925	2,986,925	3,386,925
200	773,074	3,865,371	1,345,371	2,185,371	2,965,371	3,365,371
220	768,763	3,843,817	1,323,817	2,163,817	2,943,817	3,343,817
240	764,453	3,822,263	1,302,263	2,142,263	2,922,263	3,322,263
260	760,142	3,800,709	1,280,709	2,120,709	2,900,709	3,300,709
280	755,831	3,779,155	1,259,155	2,099,155	2,879,155	3,279,155
300	751,520	3,757,601	1,237,601	2,077,601	2,857,601	3,257,601
350	740,743	3,703,717	1,183,717	2,023,717	2,803,717	3,203,717



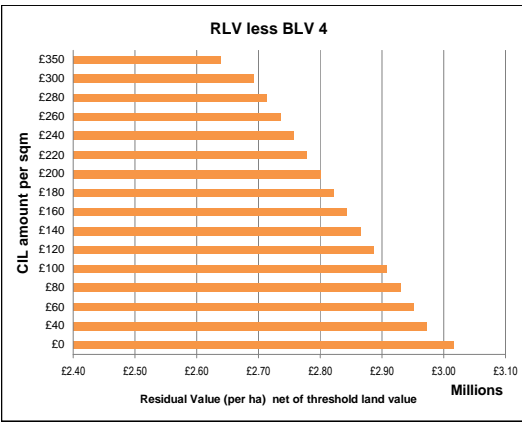
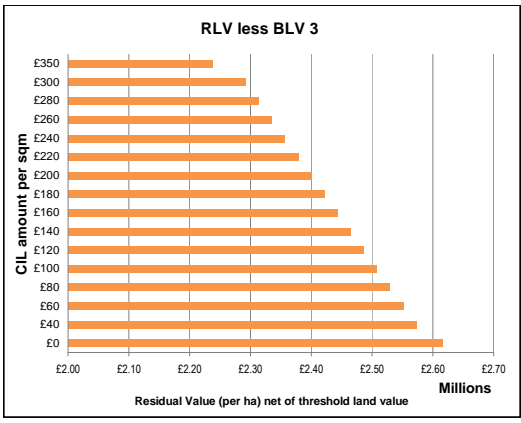
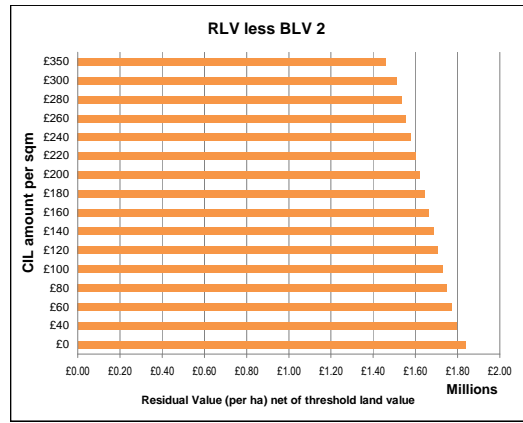
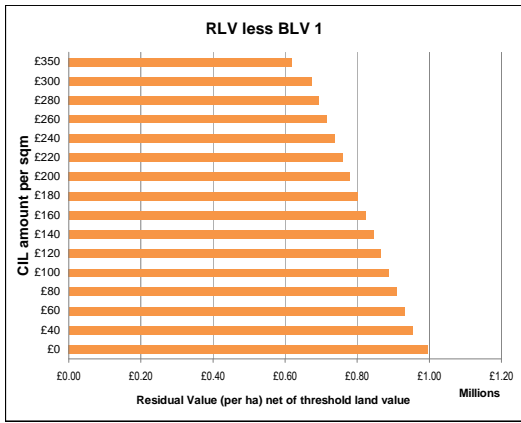
Site type 1 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,601	4,083,003	1,563,003	2,403,003	3,183,003	3,583,003
40	807,979	4,039,895	1,519,895	2,359,895	3,139,895	3,539,895
60	803,668	4,018,342	1,498,342	2,338,342	3,118,342	3,518,342
80	799,358	3,996,788	1,476,788	2,316,788	3,096,788	3,496,788
100	795,047	3,975,234	1,455,234	2,295,234	3,075,234	3,475,234
120	790,736	3,953,680	1,433,680	2,273,680	3,053,680	3,453,680
140	786,425	3,932,126	1,412,126	2,252,126	3,032,126	3,432,126
160	782,114	3,910,572	1,390,572	2,230,572	3,010,572	3,410,572
180	777,804	3,889,018	1,369,018	2,209,018	2,989,018	3,389,018
200	773,493	3,867,464	1,347,464	2,187,464	2,967,464	3,367,464
220	769,182	3,845,910	1,325,910	2,165,910	2,945,910	3,345,910
240	764,871	3,824,356	1,304,356	2,144,356	2,924,356	3,324,356
260	760,560	3,802,802	1,282,802	2,122,802	2,902,802	3,302,802
280	756,250	3,781,248	1,261,248	2,101,248	2,881,248	3,281,248
300	751,939	3,759,694	1,239,694	2,079,694	2,859,694	3,259,694
350	741,162	3,705,810	1,185,810	2,025,810	2,805,810	3,205,810

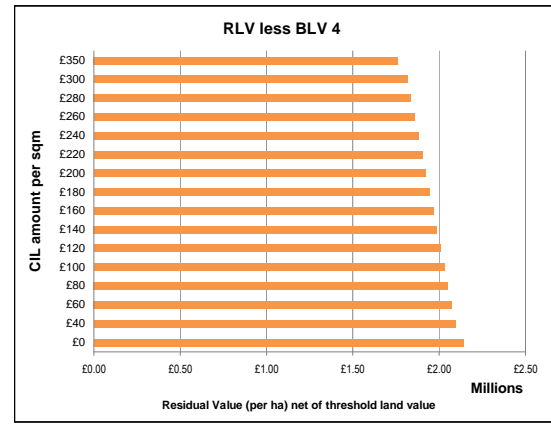
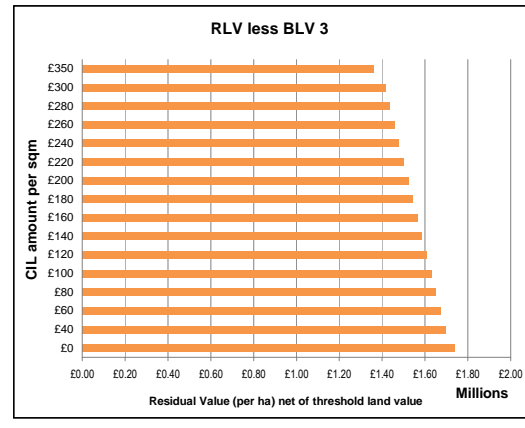
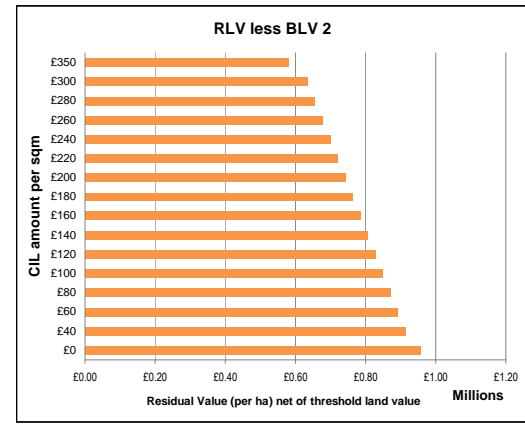
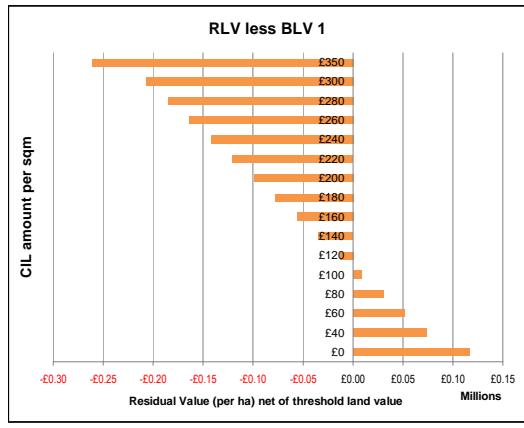


Site type 1 Description: **Area 3** £4414 psm Bath N & E Site area: 0.20 ha

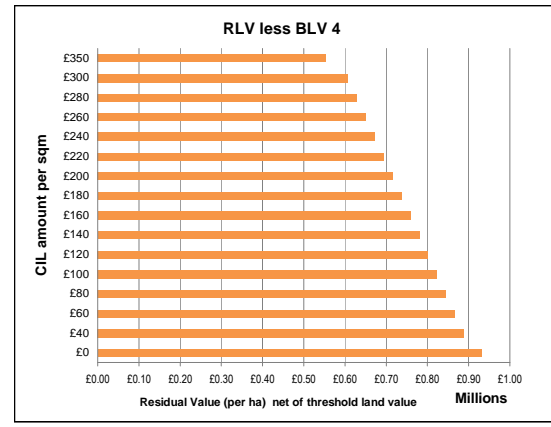
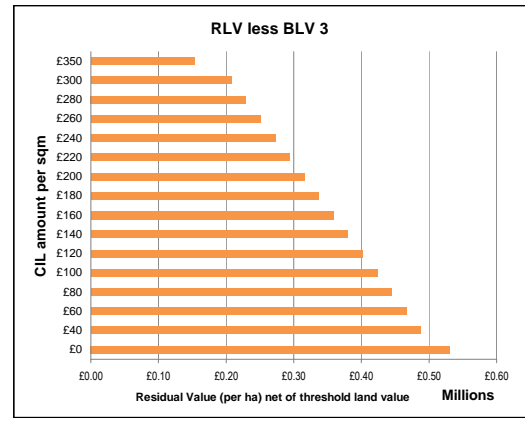
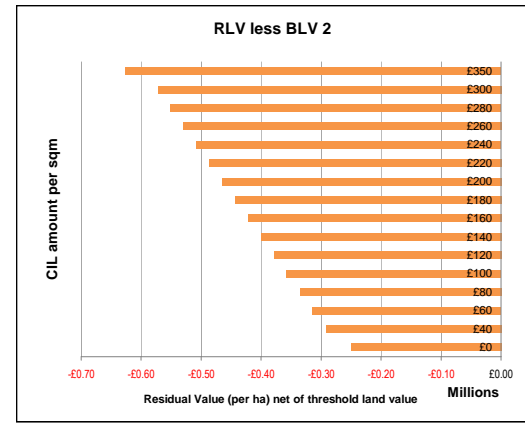
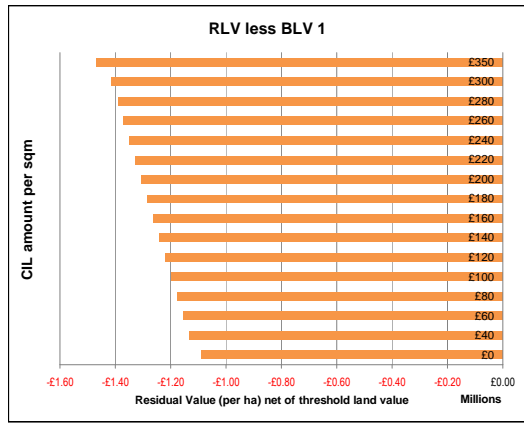
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	703,028	3,515,139	995,139	1,835,139	2,615,139	3,015,139
40	694,406	3,472,031	952,031	1,792,031	2,572,031	2,972,031
60	690,095	3,450,477	930,477	1,770,477	2,550,477	2,950,477
80	685,785	3,428,923	908,923	1,748,923	2,528,923	2,928,923
100	681,474	3,407,369	887,369	1,727,369	2,507,369	2,907,369
120	677,163	3,385,815	865,815	1,705,815	2,485,815	2,885,815
140	672,852	3,364,261	844,261	1,684,261	2,464,261	2,864,261
160	668,541	3,342,707	822,707	1,662,707	2,442,707	2,842,707
180	664,231	3,321,153	801,153	1,641,153	2,421,153	2,821,153
200	659,920	3,299,599	779,599	1,619,599	2,399,599	2,799,599
220	655,609	3,278,045	758,045	1,598,045	2,378,045	2,778,045
240	651,298	3,256,491	736,491	1,576,491	2,356,491	2,756,491
260	646,988	3,234,937	714,937	1,554,937	2,334,937	2,734,937
280	642,677	3,213,383	693,383	1,533,383	2,313,383	2,713,383
300	638,366	3,191,830	671,830	1,511,830	2,291,830	2,691,830
350	627,589	3,137,945	617,945	1,457,945	2,237,945	2,637,945



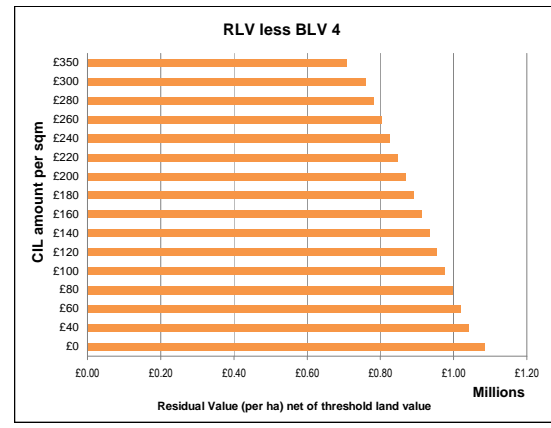
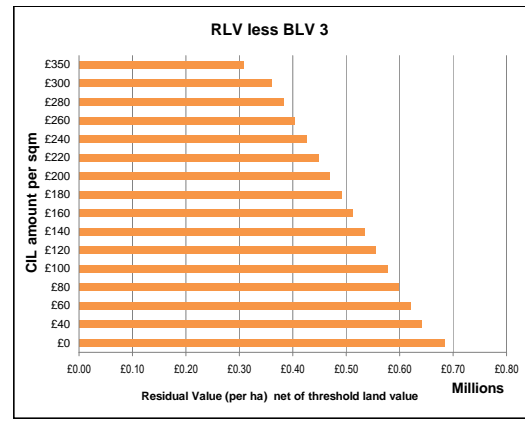
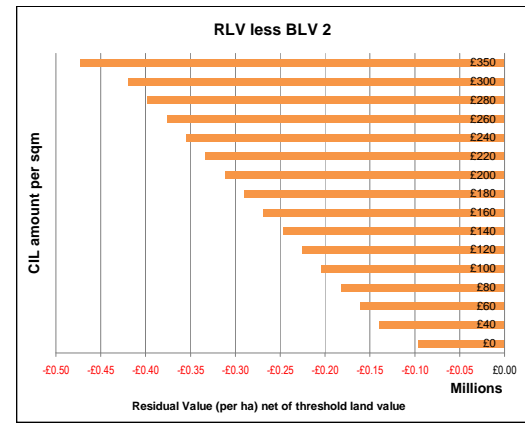
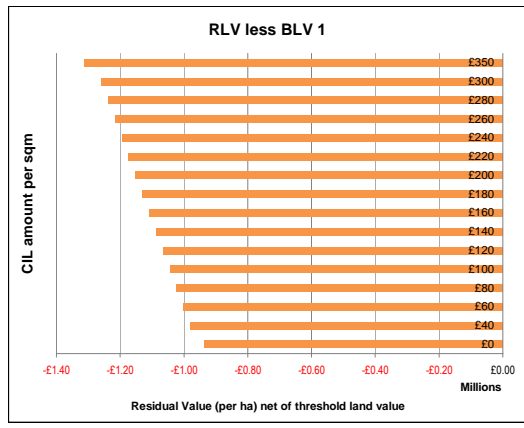
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	527,260	2,636,299	116,299	956,299	1,736,299	2,136,299
40	518,638	2,593,191	73,191	913,191	1,693,191	2,093,191
60	514,327	2,571,637	51,637	891,637	1,671,637	2,071,637
80	510,017	2,550,083	30,083	870,083	1,650,083	2,050,083
100	505,706	2,528,529	8,529	848,529	1,628,529	2,028,529
120	501,395	2,506,975	-13,025	826,975	1,606,975	2,006,975
140	497,084	2,485,421	-34,579	805,421	1,585,421	1,985,421
160	492,773	2,463,867	-56,133	783,867	1,563,867	1,963,867
180	488,463	2,442,314	-77,686	762,314	1,542,314	1,942,314
200	484,152	2,420,760	-99,240	740,760	1,520,760	1,920,760
220	479,841	2,399,206	-120,794	719,206	1,499,206	1,899,206
240	475,530	2,377,652	-142,348	697,652	1,477,652	1,877,652
260	471,220	2,356,098	-163,902	676,098	1,456,098	1,856,098
280	466,909	2,334,544	-185,456	654,544	1,434,544	1,834,544
300	462,598	2,312,990	-207,010	632,990	1,412,990	1,812,990
350	451,821	2,259,105	-260,895	579,105	1,359,105	1,759,105



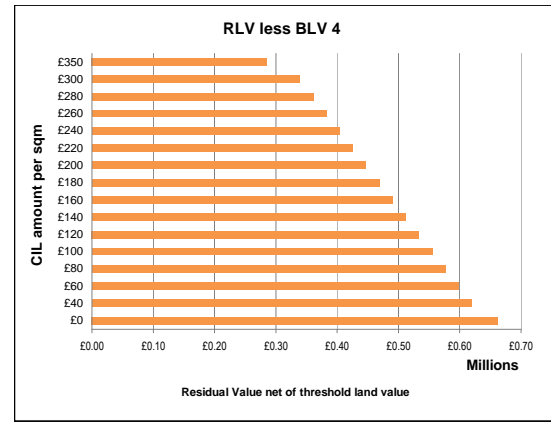
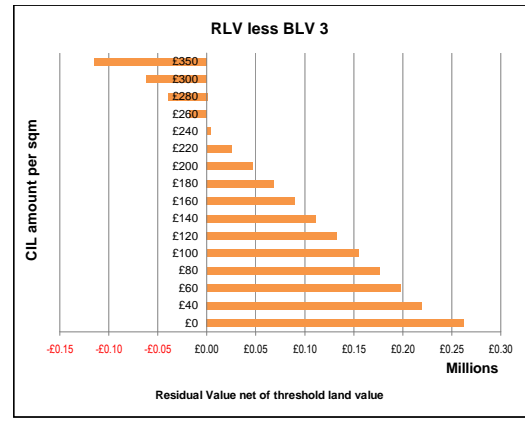
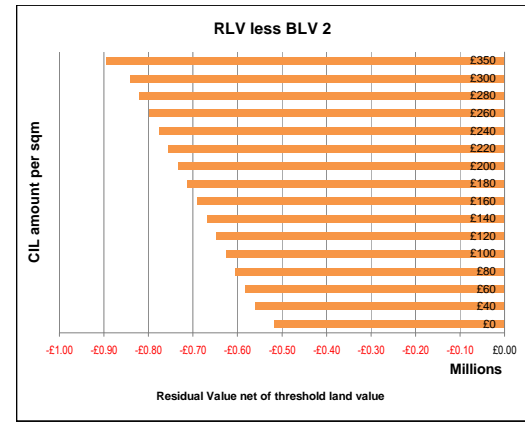
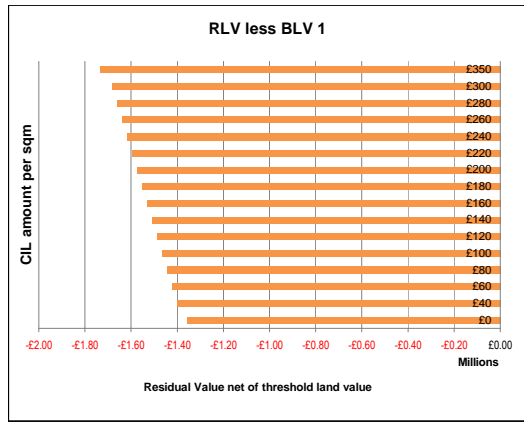
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	286,113	1,430,565	-1,089,435	-	249,435	930,565
40	277,491	1,387,457	-1,132,543	-	292,543	887,457
60	273,181	1,365,903	-1,154,097	-	314,097	865,903
80	268,870	1,344,349	-1,175,651	-	335,651	844,349
100	264,559	1,322,795	-1,197,205	-	357,205	822,795
120	260,248	1,301,242	-1,218,758	-	378,758	801,242
140	255,938	1,279,688	-1,240,312	-	400,312	779,688
160	251,627	1,258,134	-1,261,866	-	421,866	758,134
180	247,316	1,236,580	-1,283,420	-	443,420	736,580
200	243,005	1,215,026	-1,304,974	-	464,974	715,026
220	238,694	1,193,472	-1,326,528	-	486,528	693,472
240	234,384	1,171,918	-1,348,082	-	508,082	671,918
260	230,073	1,150,364	-1,369,636	-	529,636	650,364
280	225,762	1,128,810	-1,391,190	-	551,190	628,810
300	221,451	1,107,256	-1,412,744	-	572,744	607,256
350	210,674	1,053,371	-1,466,629	-	626,629	553,371



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	316,782	1,583,910	-936,090	-	96,090	1,083,910
40	308,160	1,540,802	-979,198	-	139,198	1,040,802
60	303,850	1,519,248	-1,000,752	-	160,752	1,019,248
80	299,539	1,497,694	-1,022,306	-	182,306	997,694
100	295,228	1,476,140	-1,043,859	-	203,859	976,140
120	290,917	1,454,587	-1,065,413	-	225,413	954,587
140	286,607	1,433,033	-1,086,967	-	246,967	933,033
160	282,296	1,411,479	-1,108,521	-	268,521	911,479
180	277,985	1,389,925	-1,130,075	-	290,075	889,925
200	273,674	1,368,371	-1,151,629	-	311,629	868,371
220	269,363	1,346,817	-1,173,183	-	333,183	846,817
240	265,053	1,325,263	-1,194,737	-	354,737	825,263
260	260,742	1,303,709	-1,216,291	-	376,291	803,709
280	256,431	1,282,155	-1,237,845	-	397,845	782,155
300	252,120	1,260,601	-1,259,399	-	419,399	760,601
350	241,343	1,206,717	-1,313,283	-	473,283	706,717



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,407	1,162,033	-1,357,967	-	517,967	662,033
40	223,785	1,118,925	-1,401,075	-	561,075	618,925
60	219,474	1,097,371	-1,422,629	-	582,629	597,371
80	215,163	1,075,817	-1,444,183	-	604,183	575,817
100	210,853	1,054,263	-1,465,737	-	625,737	554,263
120	206,542	1,032,709	-1,487,291	-	647,291	532,709
140	202,231	1,011,155	-1,508,845	-	668,845	511,155
160	197,920	989,601	-1,530,399	-	690,399	489,601
180	193,610	968,048	-1,551,952	-	711,952	468,048
200	189,300	946,494	-1,573,506	-	733,506	446,494
220	184,989	924,940	-1,595,060	-	755,060	424,940
240	180,679	903,386	-1,616,614	-	776,614	403,386
260	176,368	881,832	-1,638,168	-	798,168	381,832
280	172,057	860,278	-1,659,722	-	819,722	360,278
300	167,746	838,724	-1,681,276	-	841,276	338,724
350	156,968	784,839	-1,735,161	-	895,161	284,839



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 1
4 UNITS
HOUSES
20 UPH

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

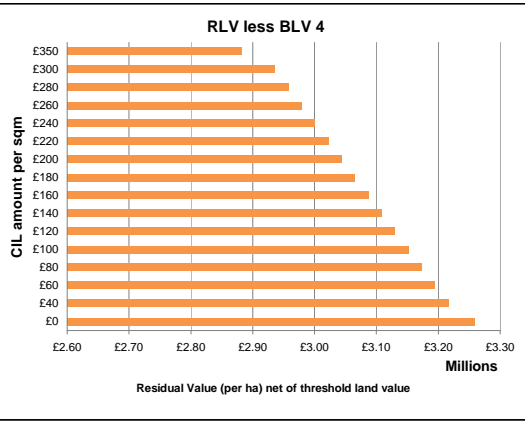
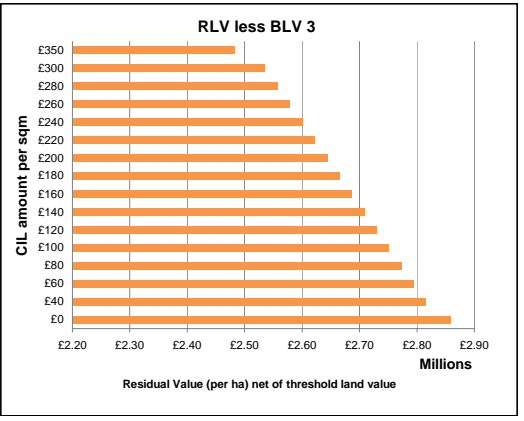
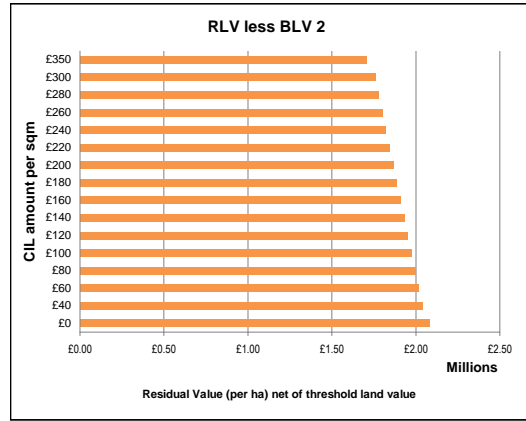
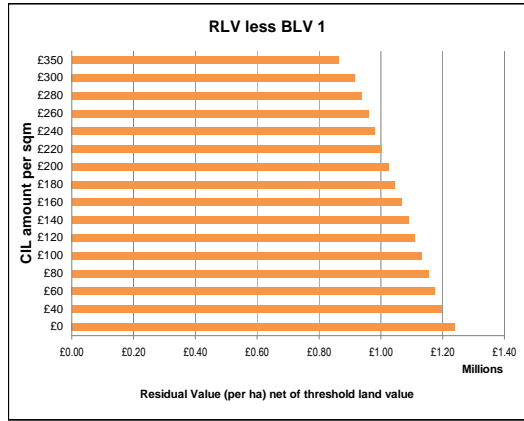
BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4
Aff Hsg:	0%

Sales value inflation	
Build cost inflation	
Profit	

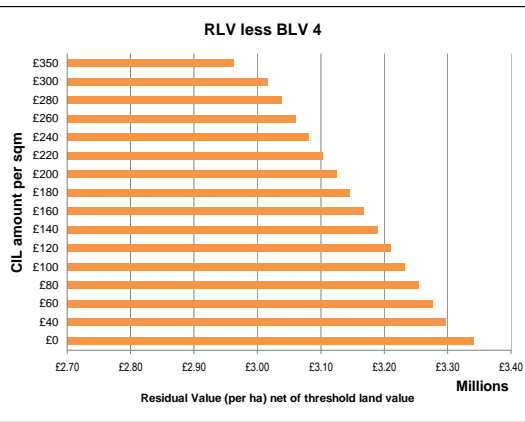
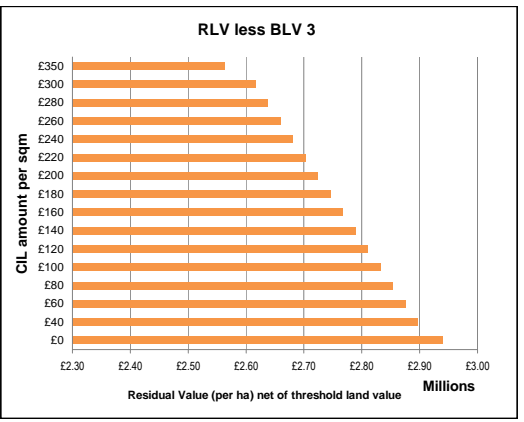
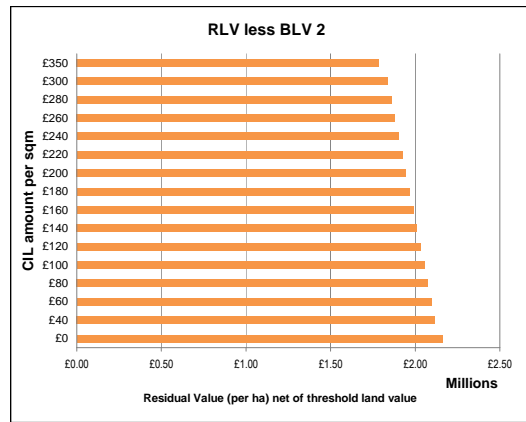
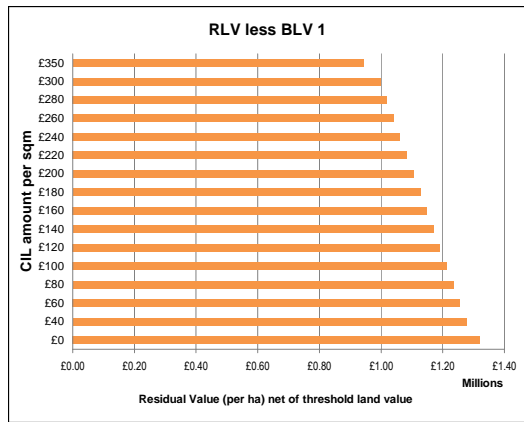
Site type 1 Description: **Area 1** £5554 psm Bath CC Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	751,793	3,758,964	1,238,964	2,078,964	2,858,964	3,258,964
40	743,171	3,715,856	1,195,856	2,035,856	2,815,856	3,215,856
60	738,860	3,694,302	1,174,302	2,014,302	2,794,302	3,194,302
80	734,550	3,672,748	1,152,748	1,992,748	2,772,748	3,172,748
100	730,239	3,651,194	1,131,194	1,971,194	2,751,194	3,151,194
120	725,928	3,629,640	1,109,640	1,949,640	2,729,640	3,129,640
140	721,617	3,608,086	1,088,086	1,928,086	2,708,086	3,108,086
160	717,306	3,586,532	1,066,532	1,906,532	2,686,532	3,086,532
180	712,996	3,564,978	1,044,978	1,884,978	2,664,978	3,064,978
200	708,685	3,543,424	1,023,424	1,863,424	2,643,424	3,043,424
220	704,374	3,521,870	1,001,870	1,841,870	2,621,870	3,021,870
240	700,063	3,500,316	980,316	1,820,316	2,600,316	3,000,316
260	695,753	3,478,763	958,763	1,798,763	2,578,763	2,978,763
280	691,442	3,457,209	937,209	1,777,209	2,557,209	2,957,209
300	687,131	3,435,655	915,655	1,755,655	2,535,655	2,935,655
350	676,354	3,381,770	861,770	1,701,770	2,481,770	2,881,770



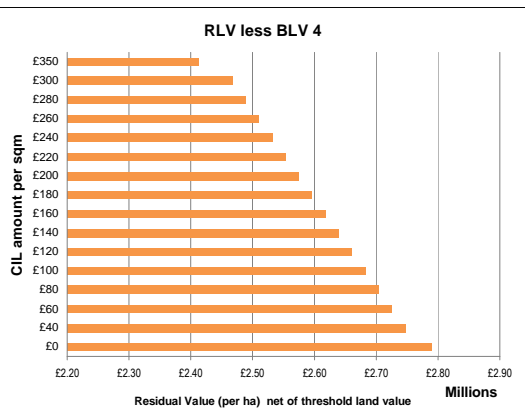
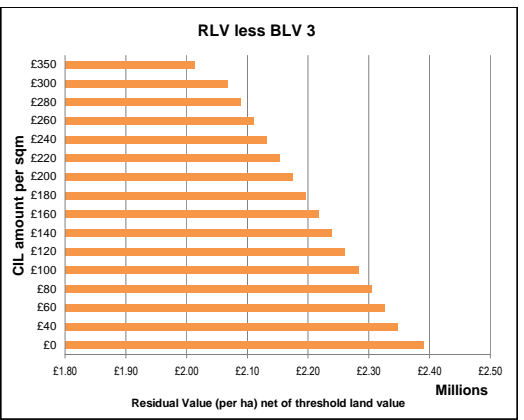
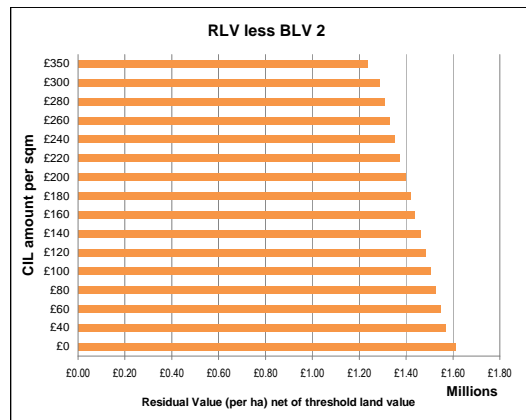
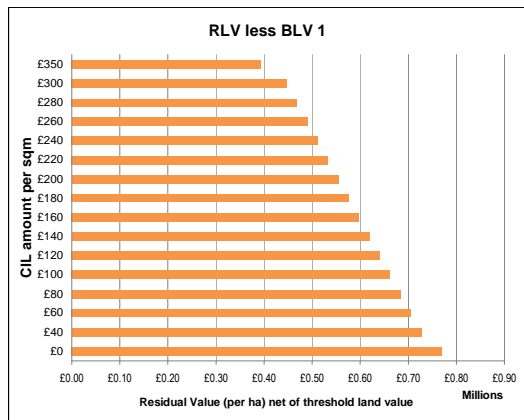
Site type 1 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	767,951	3,839,755	1,319,755	2,159,755	2,939,755	3,339,755
40	759,329	3,796,647	1,276,647	2,116,647	2,896,647	3,296,647
60	755,019	3,775,093	1,255,093	2,095,093	2,875,093	3,275,093
80	750,708	3,753,539	1,233,539	2,073,539	2,853,539	3,253,539
100	746,397	3,731,985	1,211,985	2,051,985	2,831,985	3,231,985
120	742,086	3,710,431	1,190,431	2,030,431	2,810,431	3,210,431
140	737,775	3,688,877	1,168,877	2,008,877	2,788,877	3,188,877
160	733,465	3,667,323	1,147,323	1,987,323	2,767,323	3,167,323
180	729,154	3,645,769	1,125,769	1,965,769	2,745,769	3,145,769
200	724,843	3,624,216	1,104,216	1,944,216	2,724,216	3,124,216
220	720,532	3,602,662	1,082,662	1,922,662	2,702,662	3,102,662
240	716,222	3,581,108	1,061,108	1,901,108	2,681,108	3,081,108
260	711,911	3,559,554	1,039,554	1,879,554	2,659,554	3,059,554
280	707,600	3,538,000	1,018,000	1,858,000	2,638,000	3,038,000
300	703,289	3,516,446	996,446	1,836,446	2,616,446	3,016,446
350	692,512	3,462,561	942,561	1,782,561	2,562,561	2,962,561

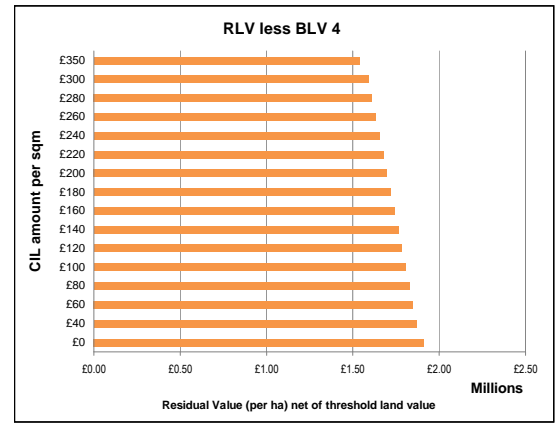
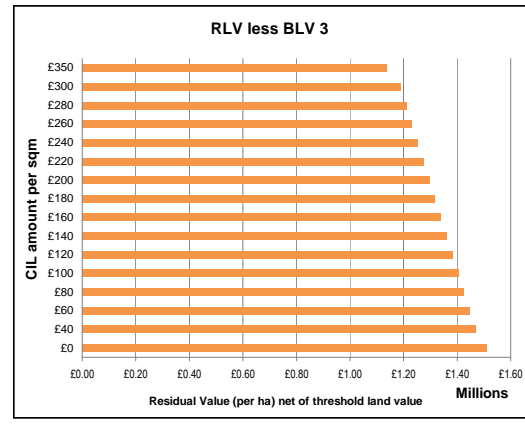
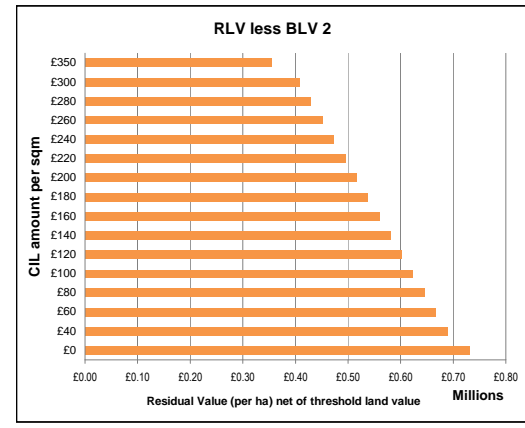
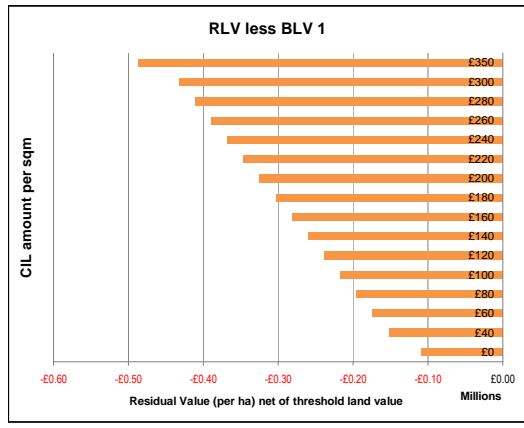


Site type 1 Description: **Area 3** £4414 psm Bath N & E Site area: 0.20 ha

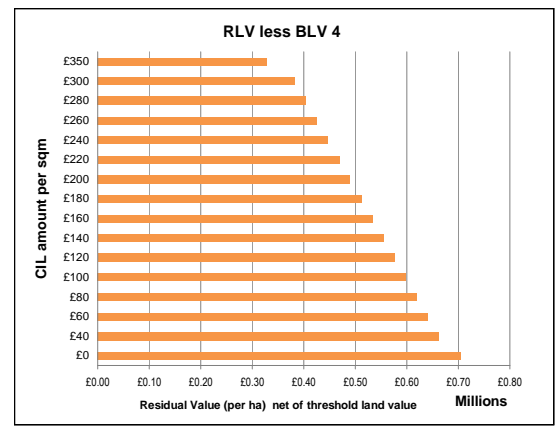
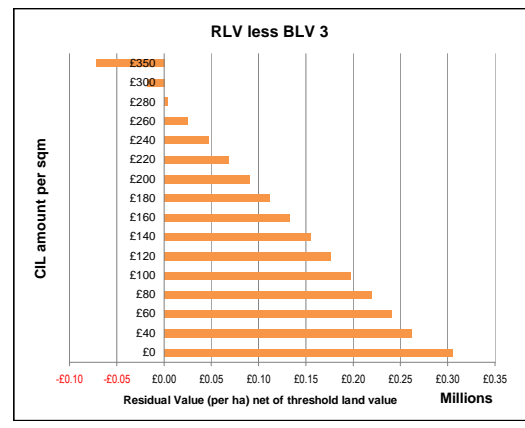
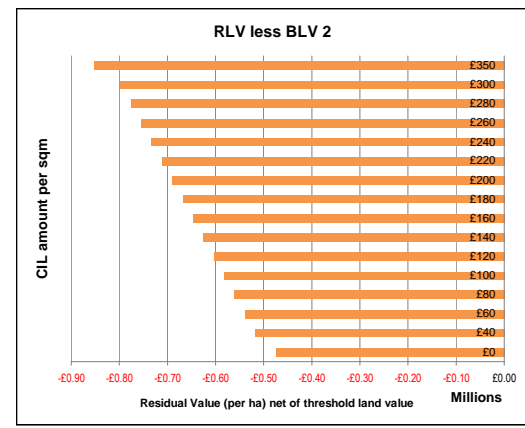
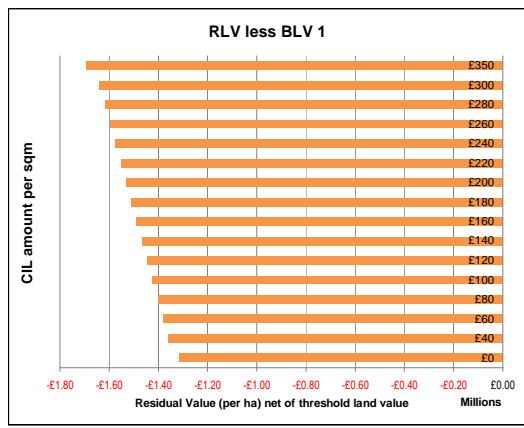
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	657,955	3,289,776	769,776	1,609,776	2,389,776	2,789,776
40	649,334	3,246,668	726,668	1,566,668	2,346,668	2,746,668
60	645,023	3,225,114	705,114	1,545,114	2,325,114	2,725,114
80	640,712	3,203,560	683,560	1,523,560	2,303,560	2,703,560
100	636,401	3,182,006	662,006	1,502,006	2,282,006	2,682,006
120	632,090	3,160,452	640,452	1,480,452	2,260,452	2,660,452
140	627,780	3,138,898	618,898	1,458,898	2,238,898	2,638,898
160	623,469	3,117,344	597,344	1,437,344	2,217,344	2,617,344
180	619,158	3,095,791	575,791	1,415,791	2,195,791	2,595,791
200	614,847	3,074,237	554,237	1,394,237	2,174,237	2,574,237
220	610,537	3,052,683	532,683	1,372,683	2,152,683	2,552,683
240	606,226	3,031,129	511,129	1,351,129	2,131,129	2,531,129
260	601,915	3,009,575	489,575	1,329,575	2,109,575	2,509,575
280	597,604	2,988,021	468,021	1,308,021	2,088,021	2,488,021
300	593,293	2,966,467	446,467	1,286,467	2,066,467	2,466,467
350	582,516	2,912,582	392,582	1,232,582	2,012,582	2,412,582



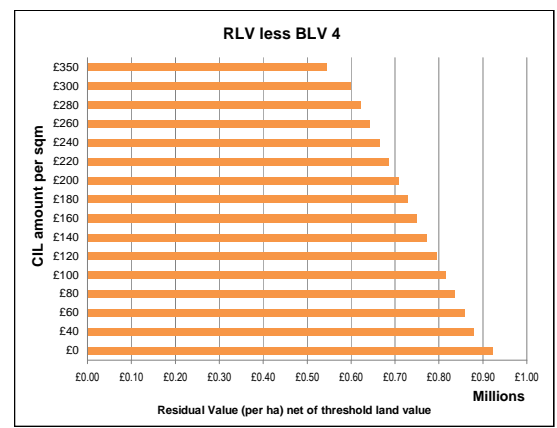
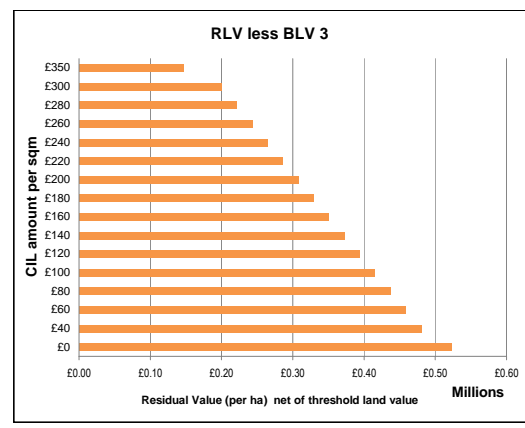
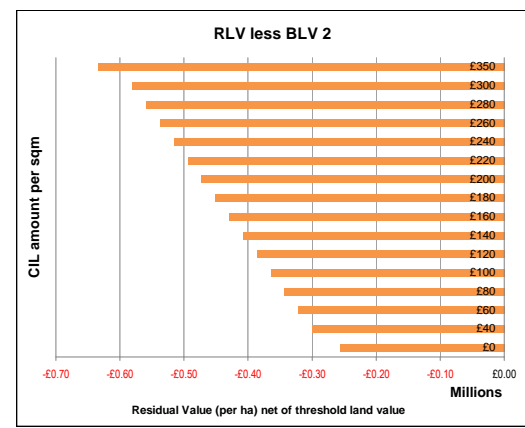
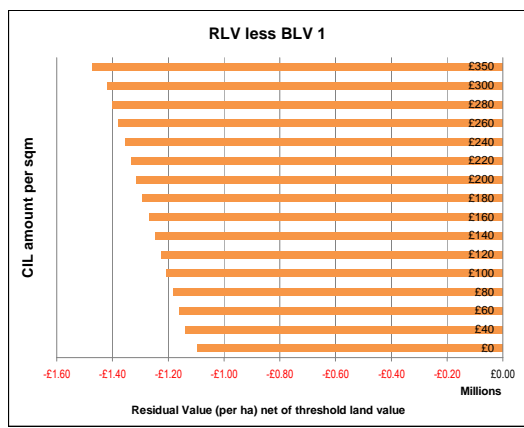
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	482,187	2,410,936	- 109,064	730,936	1,510,936	1,910,936
40	473,566	2,367,828	- 152,172	687,828	1,467,828	1,867,828
60	469,255	2,346,274	- 173,726	666,274	1,446,274	1,846,274
80	464,944	2,324,721	- 195,279	644,721	1,424,721	1,824,721
100	460,633	2,303,167	- 216,833	623,167	1,403,167	1,803,167
120	456,323	2,281,613	- 238,387	601,613	1,381,613	1,781,613
140	452,012	2,260,059	- 259,941	580,059	1,360,059	1,760,059
160	447,701	2,238,505	- 281,495	558,505	1,338,505	1,738,505
180	443,390	2,216,951	- 303,049	536,951	1,316,951	1,716,951
200	439,079	2,195,397	- 324,603	515,397	1,295,397	1,695,397
220	434,769	2,173,843	- 346,157	493,843	1,273,843	1,673,843
240	430,458	2,152,289	- 367,711	472,289	1,252,289	1,652,289
260	426,147	2,130,735	- 389,265	450,735	1,230,735	1,630,735
280	421,836	2,109,181	- 410,819	429,181	1,209,181	1,609,181
300	417,525	2,087,627	- 432,373	407,627	1,187,627	1,587,627
350	406,749	2,033,743	- 486,257	353,743	1,133,743	1,533,743



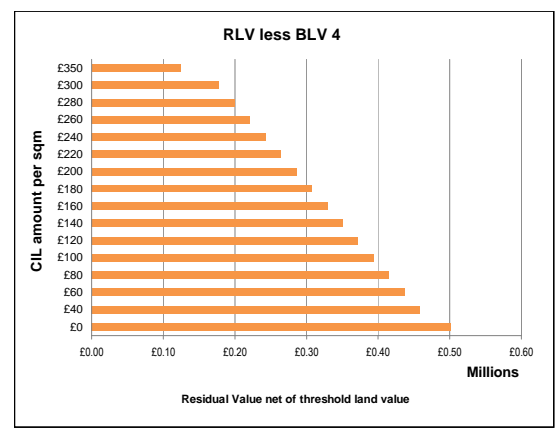
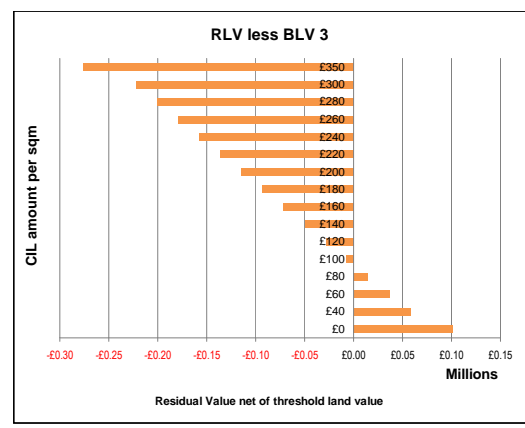
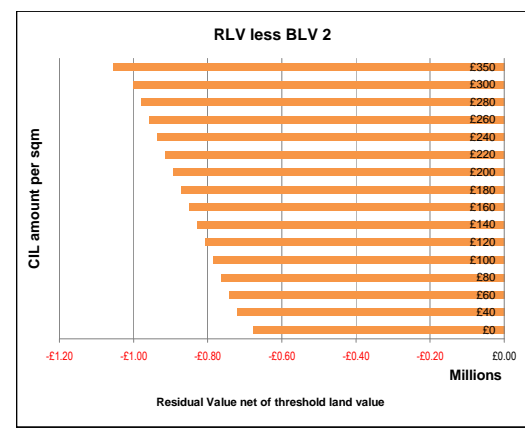
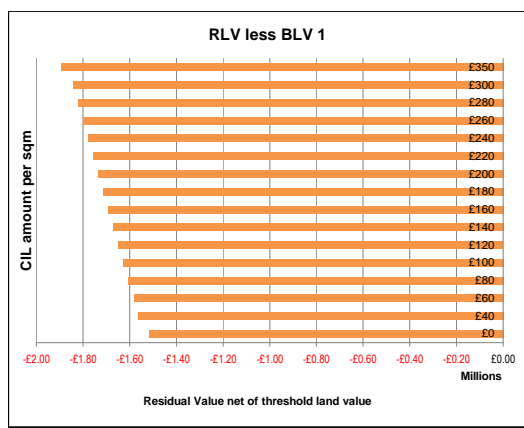
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	241,040	1,205,202	- 1,314,798	- 474,798	305,202	705,202
40	232,419	1,162,095	- 1,357,905	- 517,905	262,095	662,095
60	228,108	1,140,541	- 1,379,459	- 539,459	240,541	640,541
80	223,797	1,118,987	- 1,401,013	- 561,013	218,987	618,987
100	219,487	1,097,433	- 1,422,567	- 582,567	197,433	597,433
120	215,176	1,075,879	- 1,444,121	- 604,121	175,879	575,879
140	210,865	1,054,325	- 1,465,675	- 625,675	154,325	554,325
160	206,554	1,032,771	- 1,487,229	- 647,229	132,771	532,771
180	202,243	1,011,217	- 1,508,783	- 668,783	111,217	511,217
200	197,933	989,663	- 1,530,337	- 690,337	89,663	489,663
220	193,622	968,109	- 1,551,891	- 711,891	68,109	468,109
240	189,311	946,555	- 1,573,445	- 733,445	46,555	446,555
260	185,000	925,001	- 1,594,999	- 754,999	25,001	425,001
280	180,689	903,447	- 1,616,553	- 776,553	3,447	403,447
300	176,379	881,894	- 1,638,106	- 798,106	- 18,106	381,894
350	165,602	828,009	- 1,691,991	- 851,991	- 71,991	328,009



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	284,587	1,422,937	- 1,097,063	- 257,063	522,937	922,937
40	275,966	1,379,829	- 1,140,171	- 300,171	479,829	879,829
60	271,655	1,358,275	- 1,161,725	- 321,725	458,275	858,275
80	267,344	1,336,721	- 1,183,279	- 343,279	436,721	836,721
100	263,033	1,315,167	- 1,204,833	- 364,833	415,167	815,167
120	258,723	1,293,613	- 1,226,387	- 386,387	393,613	793,613
140	254,412	1,272,059	- 1,247,941	- 407,941	372,059	772,059
160	250,101	1,250,505	- 1,269,495	- 429,495	350,505	750,505
180	245,790	1,228,951	- 1,291,048	- 451,048	328,951	728,951
200	241,480	1,207,397	- 1,312,602	- 472,602	307,397	707,397
220	237,169	1,185,843	- 1,334,156	- 494,156	285,843	685,843
240	232,858	1,164,289	- 1,355,710	- 515,710	264,289	664,289
260	228,547	1,142,735	- 1,377,264	- 537,264	242,735	642,735
280	224,236	1,121,181	- 1,398,818	- 558,818	221,181	621,181
300	219,925	1,099,628	- 1,420,372	- 580,372	199,628	599,628
350	209,149	1,045,743	- 1,474,257	- 634,257	145,743	545,743



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	200,212	1,001,060	- 1,518,940	- 678,940	101,060	501,060
40	191,590	957,952	- 1,562,048	- 722,048	57,952	457,952
60	187,280	936,398	- 1,583,602	- 743,602	36,398	436,398
80	182,969	914,844	- 1,605,156	- 765,156	14,844	414,844
100	178,658	893,290	- 1,626,710	- 786,710	- 6,710	393,290
120	174,347	871,736	- 1,648,264	- 808,264	- 28,264	371,736
140	170,036	850,182	- 1,669,818	- 829,818	- 49,818	350,182
160	165,726	828,628	- 1,691,372	- 851,372	- 71,372	328,628
180	161,415	807,074	- 1,712,926	- 872,926	- 92,926	307,074
200	157,104	785,520	- 1,734,480	- 894,480	- 114,480	285,520
220	152,793	763,966	- 1,756,034	- 916,034	- 136,034	263,966
240	148,483	742,413	- 1,777,587	- 937,587	- 157,587	242,413
260	144,172	720,859	- 1,799,141	- 959,141	- 179,141	220,859
280	139,861	699,305	- 1,820,695	- 980,695	- 200,695	199,305
300	135,550	677,751	- 1,842,249	- 1,002,249	- 222,249	177,751
350	124,773	623,866	- 1,896,134	- 1,056,134	- 276,134	123,866



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

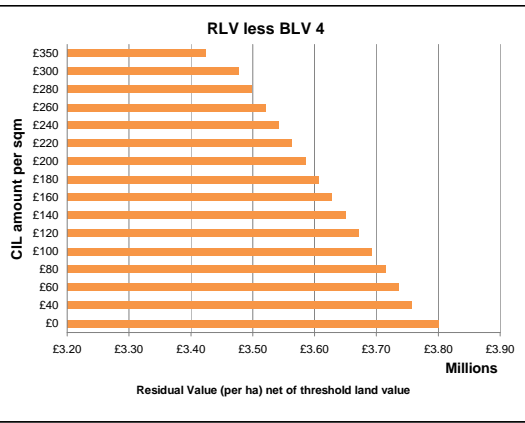
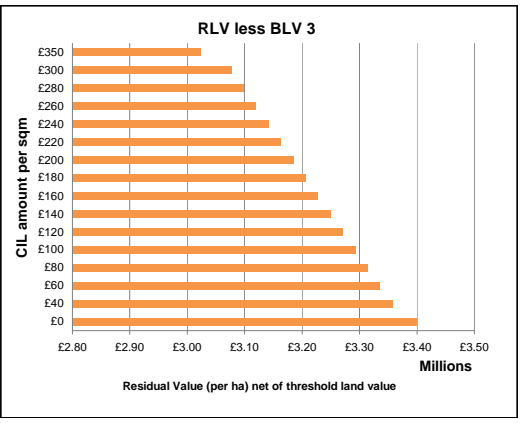
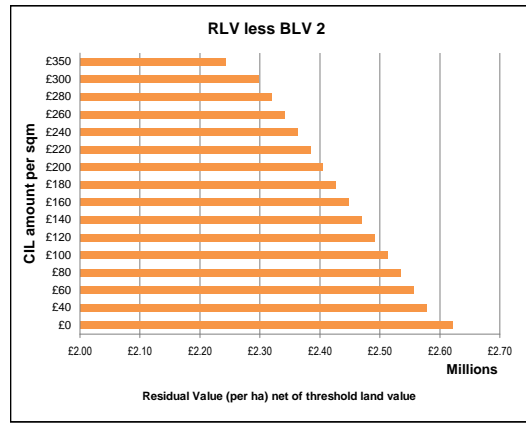
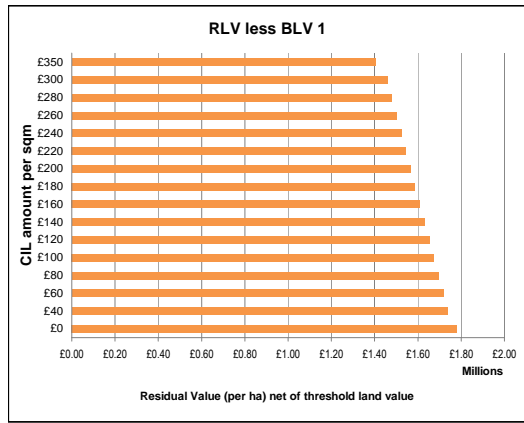
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 1
4 UNITS
HOUSES
20 UPH

CSH level:	4	10%	Sales value inflation
Aff Hsg:	0%	5%	Build cost inflation
			Profit

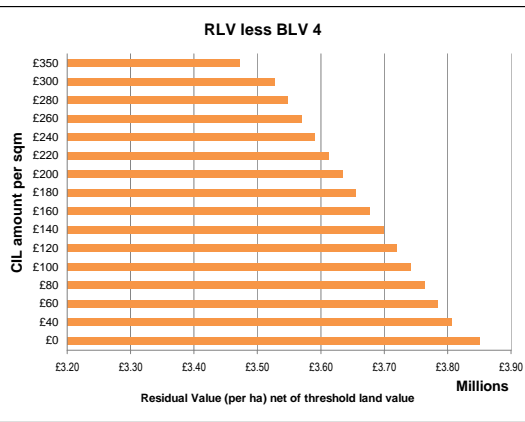
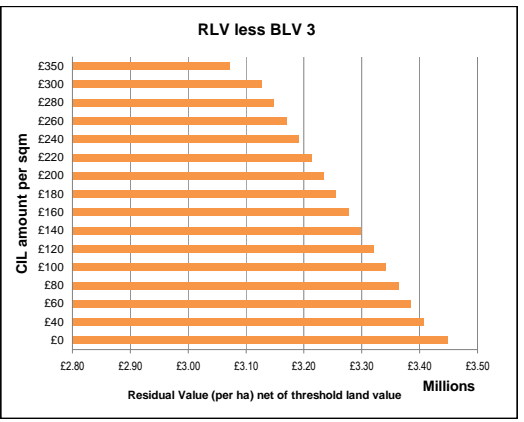
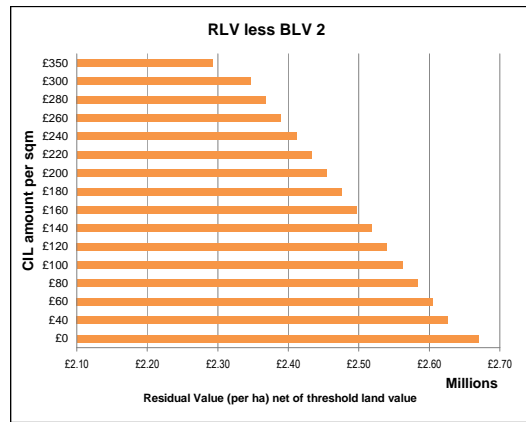
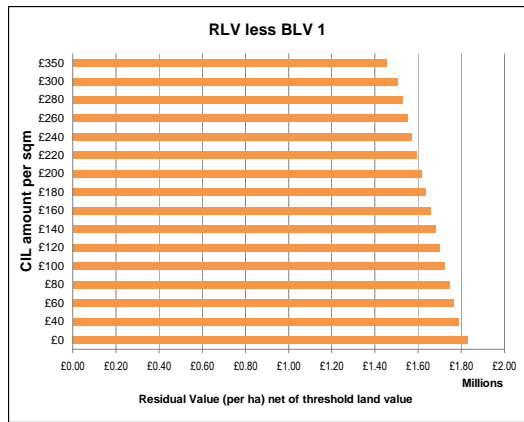
Site type 1 Description: **Area 1** £5554 psm Bath CC Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	860,034	4,300,169	1,780,169	2,620,169	3,400,169	3,800,169
40	851,412	4,257,061	1,737,061	2,577,061	3,357,061	3,757,061
60	847,101	4,235,507	1,715,507	2,555,507	3,335,507	3,735,507
80	842,791	4,213,954	1,693,954	2,533,954	3,313,954	3,713,954
100	838,480	4,192,400	1,672,400	2,512,400	3,292,400	3,692,400
120	834,169	4,170,846	1,650,846	2,490,846	3,270,846	3,670,846
140	829,858	4,149,292	1,629,292	2,469,292	3,249,292	3,649,292
160	825,548	4,127,738	1,607,738	2,447,738	3,227,738	3,627,738
180	821,237	4,106,184	1,586,184	2,426,184	3,206,184	3,606,184
200	816,926	4,084,630	1,564,630	2,404,630	3,184,630	3,584,630
220	812,615	4,063,076	1,543,076	2,383,076	3,163,076	3,563,076
240	808,304	4,041,522	1,521,522	2,361,522	3,141,522	3,541,522
260	803,994	4,019,968	1,499,968	2,339,968	3,119,968	3,519,968
280	799,683	3,998,414	1,478,414	2,318,414	3,098,414	3,498,414
300	795,372	3,976,860	1,456,860	2,296,860	3,076,860	3,476,860
350	784,595	3,922,976	1,402,976	2,242,976	3,022,976	3,422,976



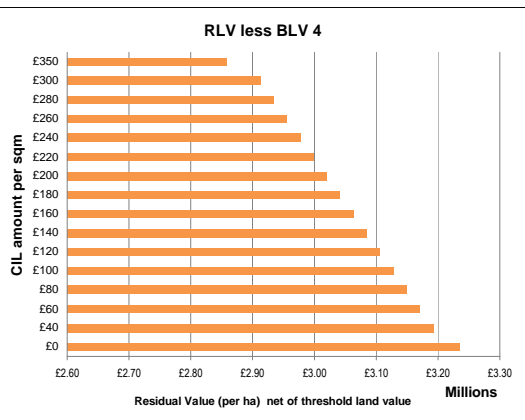
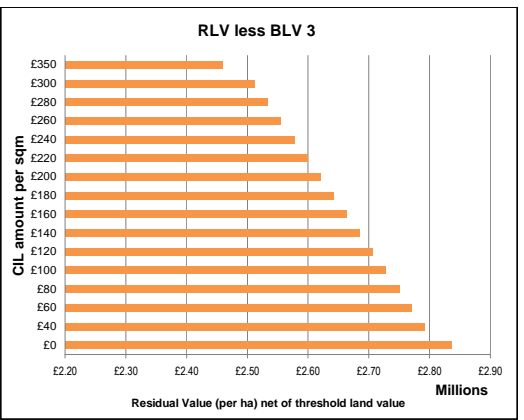
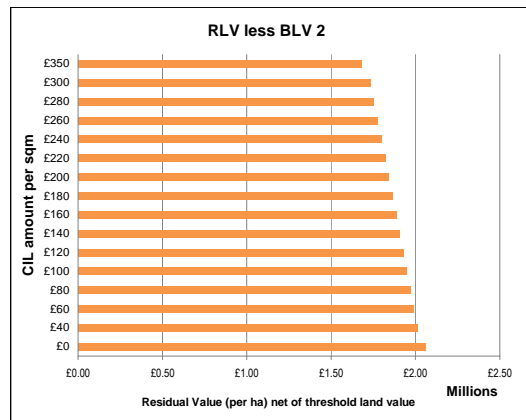
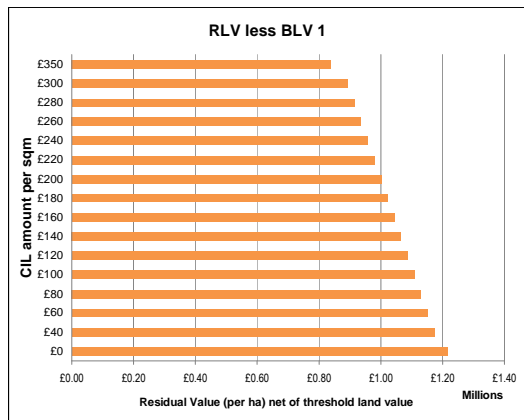
Site type 1 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,867	4,349,333	1,829,333	2,669,333	3,449,333	3,849,333
40	861,245	4,306,225	1,786,225	2,626,225	3,406,225	3,806,225
60	856,934	4,284,671	1,764,671	2,604,671	3,384,671	3,784,671
80	852,623	4,263,117	1,743,117	2,583,117	3,363,117	3,763,117
100	848,313	4,241,563	1,721,563	2,561,563	3,341,563	3,741,563
120	844,002	4,220,009	1,700,009	2,540,009	3,320,009	3,720,009
140	839,691	4,198,455	1,678,455	2,518,455	3,298,455	3,698,455
160	835,380	4,176,901	1,656,901	2,496,901	3,276,901	3,676,901
180	831,069	4,155,347	1,635,347	2,475,347	3,255,347	3,655,347
200	826,759	4,133,794	1,613,794	2,453,794	3,233,794	3,633,794
220	822,448	4,112,240	1,592,240	2,432,240	3,212,240	3,612,240
240	818,137	4,090,686	1,570,686	2,410,686	3,190,686	3,590,686
260	813,826	4,069,132	1,549,132	2,389,132	3,169,132	3,569,132
280	809,516	4,047,578	1,527,578	2,367,578	3,147,578	3,547,578
300	805,205	4,026,024	1,506,024	2,346,024	3,126,024	3,526,024
350	794,428	3,972,139	1,452,139	2,292,139	3,072,139	3,472,139

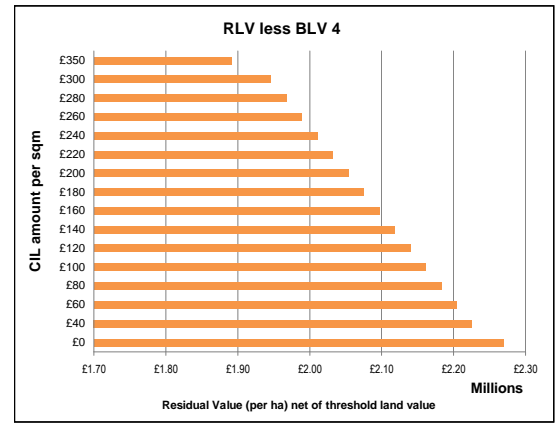
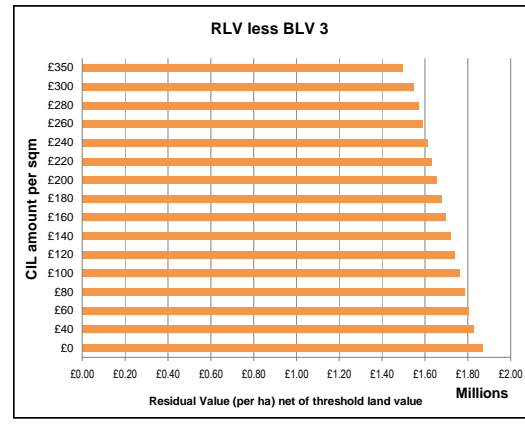
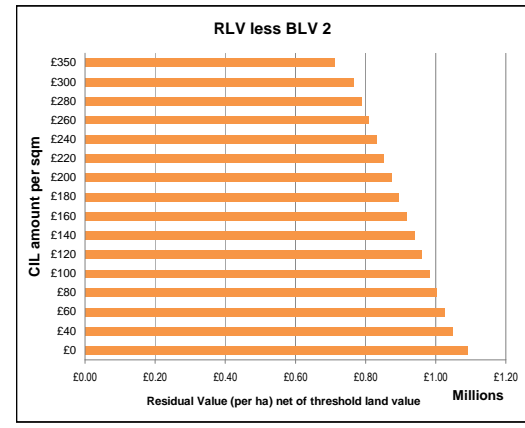
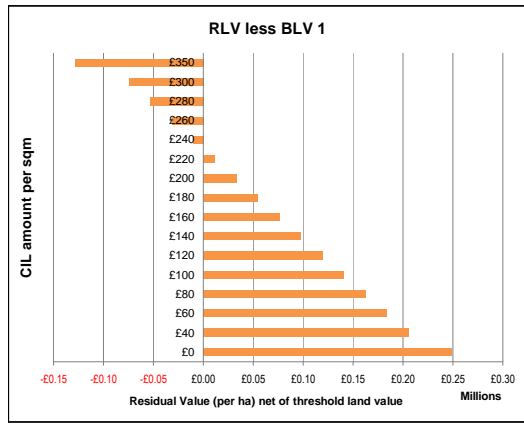


Site type 1 Description: **Area 3** £4414 psm Bath N & E Site area: 0.20 ha

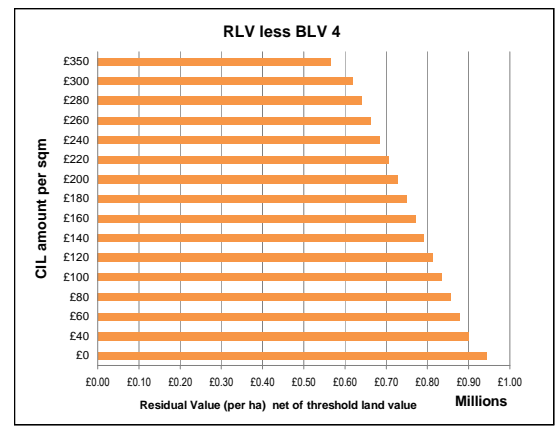
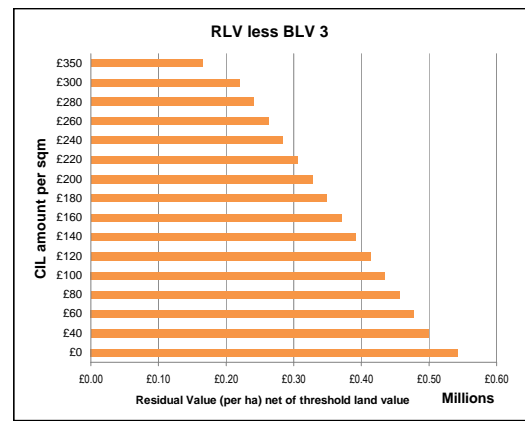
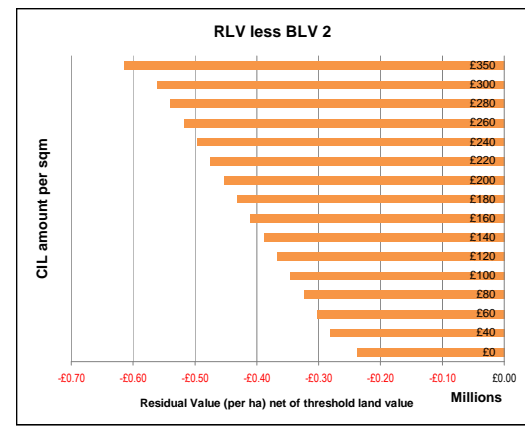
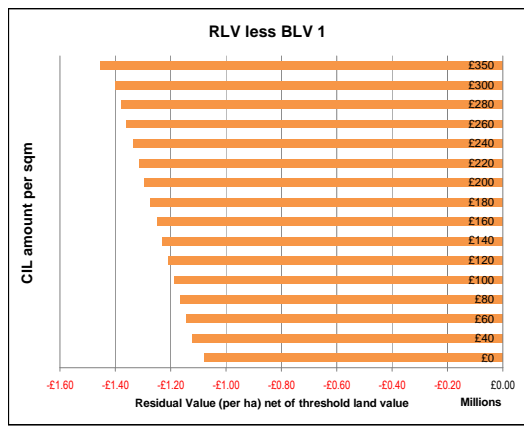
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	747,066	3,735,332	1,215,332	2,055,332	2,835,332	3,235,332
40	738,445	3,692,224	1,172,224	2,012,224	2,792,224	3,192,224
60	734,134	3,670,670	1,150,670	1,990,670	2,770,670	3,170,670
80	729,823	3,649,116	1,129,116	1,969,116	2,749,116	3,149,116
100	725,512	3,627,562	1,107,562	1,947,562	2,727,562	3,127,562
120	721,202	3,606,008	1,086,008	1,926,008	2,706,008	3,106,008
140	716,891	3,584,454	1,064,454	1,904,454	2,684,454	3,084,454
160	712,580	3,562,900	1,042,900	1,882,900	2,662,900	3,062,900
180	708,269	3,541,346	1,021,346	1,861,346	2,641,346	3,041,346
200	703,959	3,519,793	999,793	1,839,793	2,619,793	3,019,793
220	699,648	3,498,239	978,239	1,818,239	2,598,239	2,998,239
240	695,337	3,476,685	956,685	1,796,685	2,576,685	2,976,685
260	691,026	3,455,131	935,131	1,775,131	2,555,131	2,955,131
280	686,715	3,433,577	913,577	1,753,577	2,533,577	2,933,577
300	682,405	3,412,023	892,023	1,732,023	2,512,023	2,912,023
350	671,628	3,358,138	838,138	1,678,138	2,458,138	2,858,138



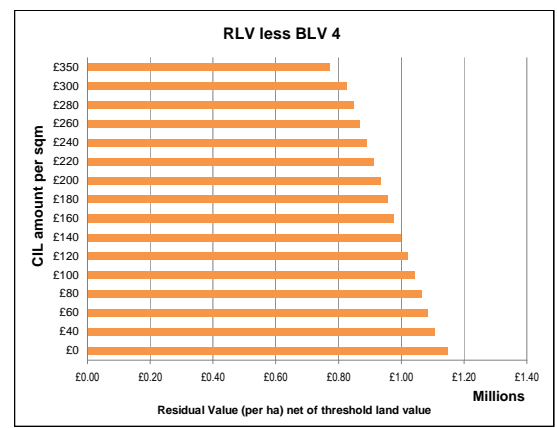
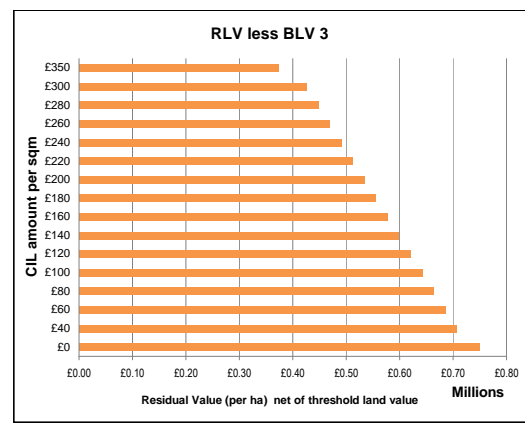
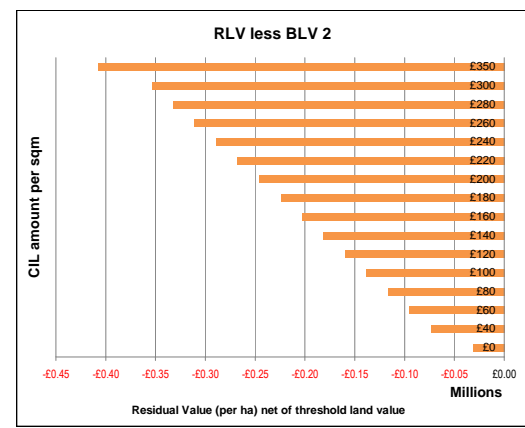
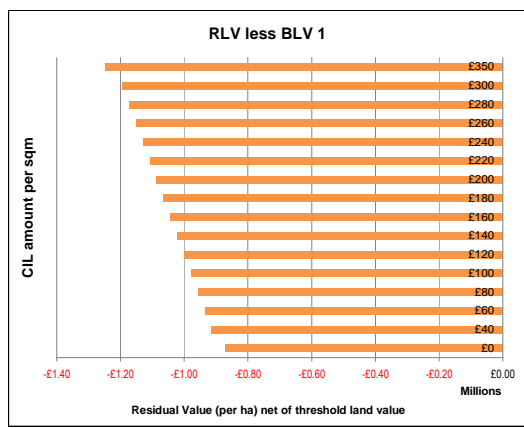
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	553,722	2,768,608	248,608	1,088,608	1,868,608	2,268,608
40	545,100	2,725,500	205,500	1,045,500	1,825,500	2,225,500
60	540,789	2,703,946	183,946	1,023,946	1,803,946	2,203,946
80	536,478	2,682,392	162,392	1,002,392	1,782,392	2,182,392
100	532,168	2,660,839	140,839	980,839	1,760,839	2,160,839
120	527,857	2,639,285	119,285	959,285	1,739,285	2,139,285
140	523,546	2,617,731	97,731	937,731	1,717,731	2,117,731
160	519,235	2,596,177	76,177	916,177	1,696,177	2,096,177
180	514,925	2,574,623	54,623	894,623	1,674,623	2,074,623
200	510,614	2,553,069	33,069	873,069	1,653,069	2,053,069
220	506,303	2,531,515	11,515	851,515	1,631,515	2,031,515
240	501,992	2,509,961	-10,039	829,961	1,609,961	2,009,961
260	497,681	2,488,407	-31,593	808,407	1,588,407	1,988,407
280	493,371	2,466,853	-53,147	786,853	1,566,853	1,966,853
300	489,060	2,445,299	-74,701	765,299	1,545,299	1,945,299
350	478,283	2,391,414	-128,586	711,414	1,491,414	1,891,414



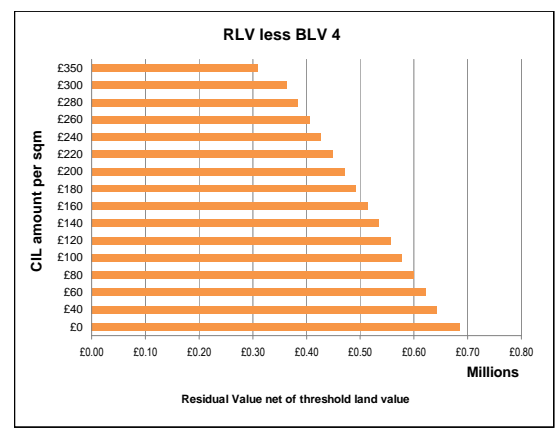
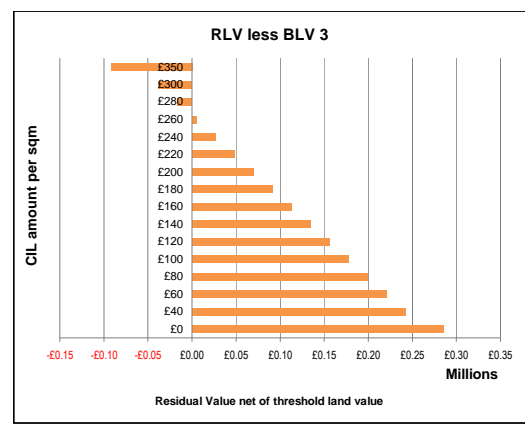
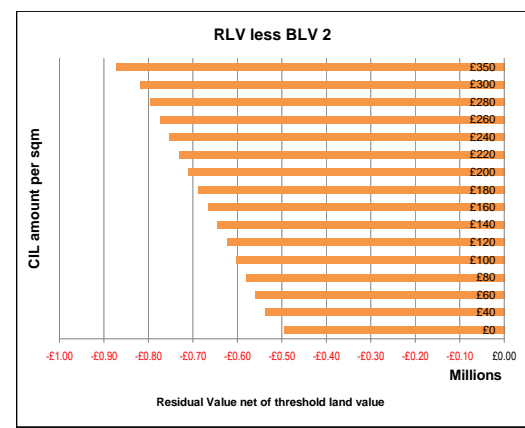
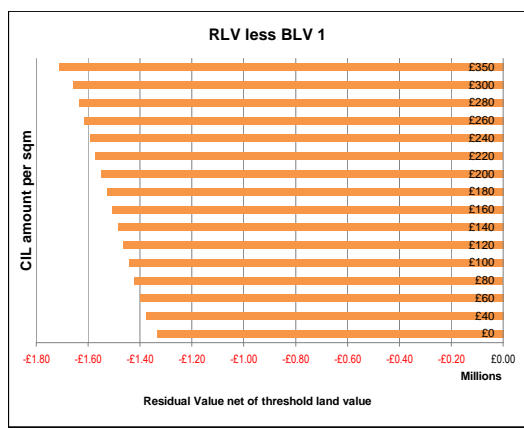
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	288,460	1,442,301	-1,077,699	-237,699	542,301	942,301
40	279,839	1,399,193	-1,120,807	-280,807	499,193	899,193
60	275,528	1,377,639	-1,142,361	-302,361	477,639	877,639
80	271,217	1,356,085	-1,163,915	-323,915	456,085	856,085
100	266,906	1,334,531	-1,185,469	-345,469	434,531	834,531
120	262,595	1,312,977	-1,207,023	-367,023	412,977	812,977
140	258,285	1,291,424	-1,228,576	-388,576	391,424	791,424
160	253,974	1,269,870	-1,250,130	-410,130	369,870	769,870
180	249,663	1,248,316	-1,271,684	-431,684	348,316	748,316
200	245,352	1,226,762	-1,293,238	-453,238	326,762	726,762
220	241,042	1,205,208	-1,314,792	-474,792	305,208	705,208
240	236,731	1,183,654	-1,336,346	-496,346	283,654	683,654
260	232,420	1,162,100	-1,357,900	-517,900	262,100	662,100
280	228,109	1,140,546	-1,379,454	-539,454	240,546	640,546
300	223,798	1,118,992	-1,401,008	-561,008	218,992	618,992
350	213,021	1,065,107	-1,454,893	-614,893	165,107	565,107



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	329,864	1,649,322	-870,678	-30,678	749,322	1,149,322
40	321,243	1,606,214	-913,786	-73,786	706,214	1,106,214
60	316,932	1,584,660	-935,340	-95,340	684,660	1,084,660
80	312,621	1,563,106	-956,894	-116,894	663,106	1,063,106
100	308,310	1,541,552	-978,448	-138,448	641,552	1,041,552
120	304,000	1,519,998	-1,000,002	-160,002	619,998	1,019,998
140	299,689	1,498,444	-1,021,556	-181,556	598,444	998,444
160	295,378	1,476,890	-1,043,110	-203,110	576,890	976,890
180	291,067	1,455,336	-1,064,664	-224,664	555,336	955,336
200	286,756	1,433,782	-1,086,218	-246,218	533,782	933,782
220	282,446	1,412,228	-1,107,772	-267,772	512,228	912,228
240	278,135	1,390,674	-1,129,326	-289,326	490,674	890,674
260	273,824	1,369,120	-1,150,879	-310,879	469,120	869,120
280	269,513	1,347,567	-1,172,433	-332,433	447,567	847,567
300	265,203	1,326,013	-1,193,987	-353,987	426,013	826,013
350	254,426	1,272,128	-1,247,872	-407,872	372,128	772,128



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	237,051	1,185,257	-1,334,743	-494,743	285,257	685,257
40	228,430	1,142,149	-1,377,851	-537,851	242,149	642,149
60	224,119	1,120,595	-1,399,405	-559,405	220,595	620,595
80	219,808	1,099,041	-1,420,959	-580,959	199,041	599,041
100	215,497	1,077,487	-1,442,513	-602,513	177,487	577,487
120	211,187	1,055,933	-1,464,067	-624,067	155,933	555,933
140	206,876	1,034,379	-1,485,621	-645,621	134,379	534,379
160	202,565	1,012,825	-1,507,175	-667,175	112,825	512,825
180	198,254	991,271	-1,528,729	-688,729	91,271	491,271
200	193,943	969,717	-1,550,283	-710,283	69,717	469,717
220	189,633	948,163	-1,571,837	-731,837	48,163	448,163
240	185,322	926,609	-1,593,391	-753,391	26,609	426,609
260	181,011	905,056	-1,614,944	-774,944	5,056	405,056
280	176,700	883,502	-1,636,498	-796,498	-16,498	383,502
300	172,390	861,948	-1,658,052	-818,052	-38,052	361,948
350	161,613	808,063	-1,711,937	-871,937	-91,937	308,063



SITE TYPE 2
7 UNITS
HOUSES
30 UPH

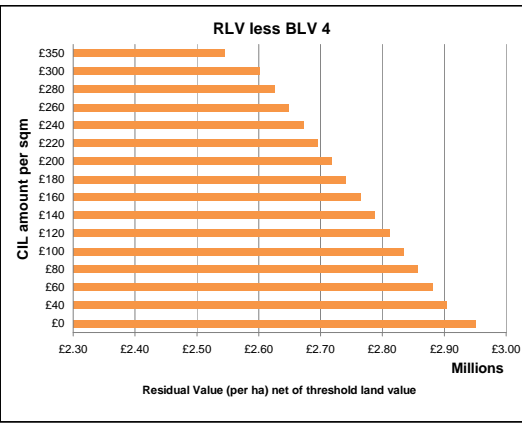
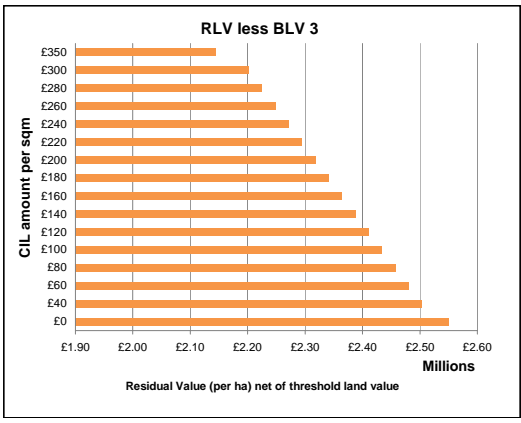
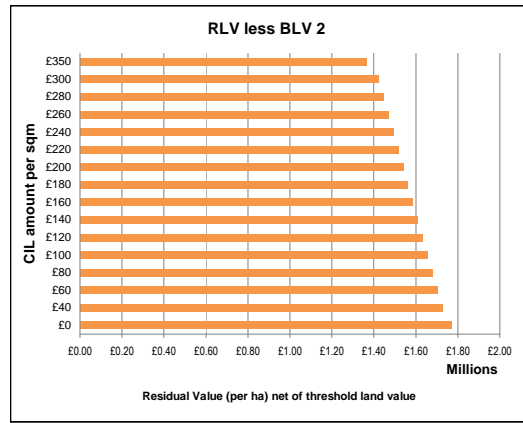
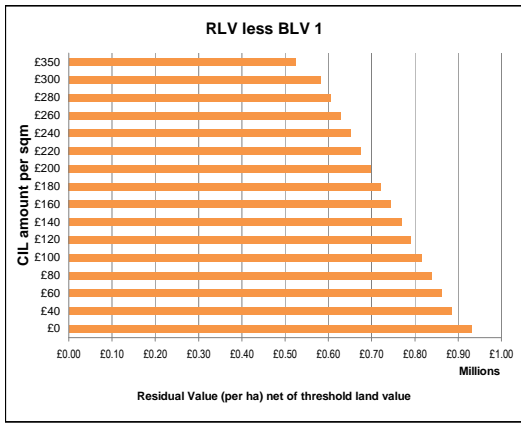
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	25%	Build cost inflation
		Profit

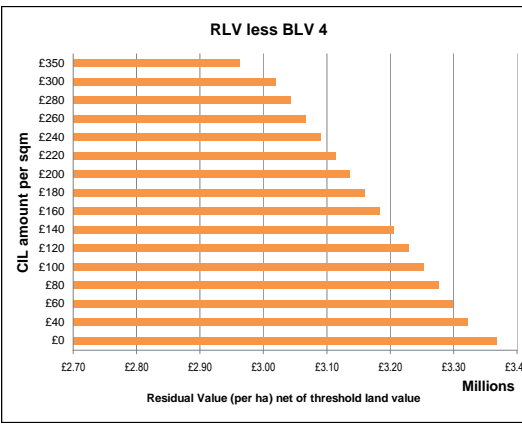
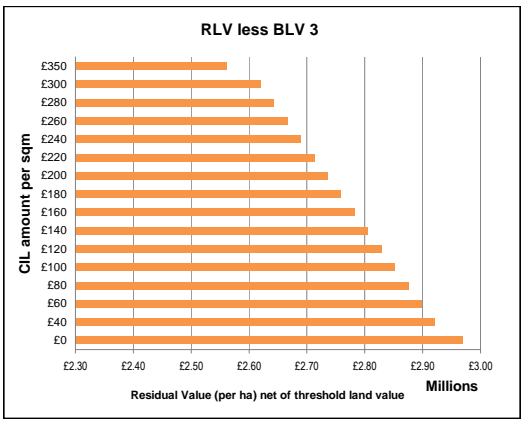
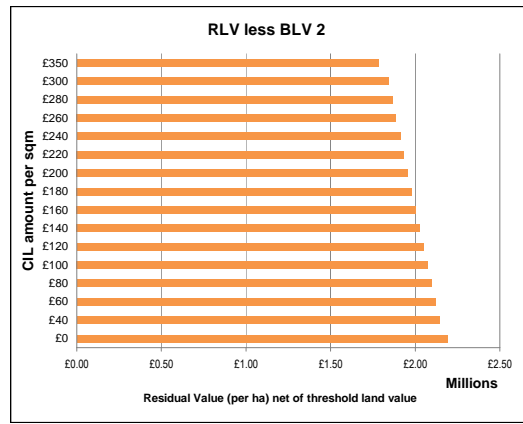
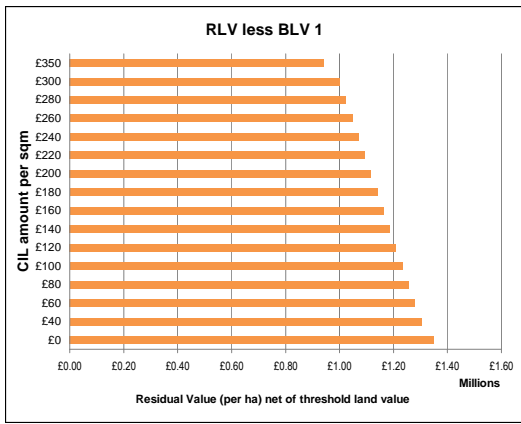
Site type 2 Description: **Area 1 £554 psm Bath CC** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	805,041	3,450,177	930,177	1,770,177	2,550,177	2,950,177
40	794,197	3,403,702	883,702	1,723,702	2,503,702	2,903,702
60	788,775	3,380,464	860,464	1,700,464	2,480,464	2,880,464
80	783,353	3,357,226	837,226	1,677,226	2,457,226	2,857,226
100	777,931	3,333,988	813,988	1,653,988	2,433,988	2,833,988
120	772,508	3,310,750	790,750	1,630,750	2,410,750	2,810,750
140	767,086	3,287,512	767,512	1,607,512	2,387,512	2,787,512
160	761,664	3,264,275	744,275	1,584,275	2,364,275	2,764,275
180	756,242	3,241,037	721,037	1,561,037	2,341,037	2,741,037
200	750,820	3,217,799	697,799	1,537,799	2,317,799	2,717,799
220	745,398	3,194,561	674,561	1,514,561	2,294,561	2,694,561
240	739,975	3,171,323	651,323	1,491,323	2,271,323	2,671,323
260	734,553	3,148,085	628,085	1,468,085	2,248,085	2,648,085
280	729,131	3,124,848	604,848	1,444,848	2,224,848	2,624,848
300	723,709	3,101,610	581,610	1,421,610	2,201,610	2,601,610
350	710,154	3,043,515	523,515	1,363,515	2,143,515	2,543,515



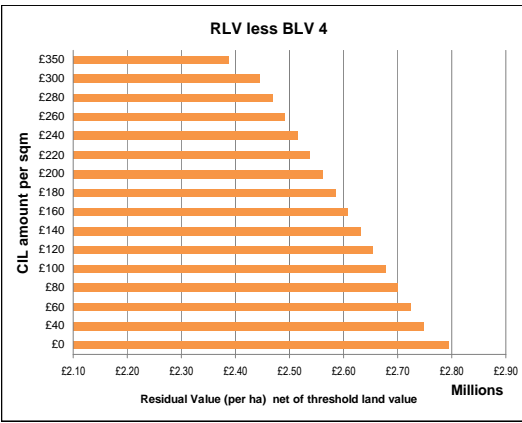
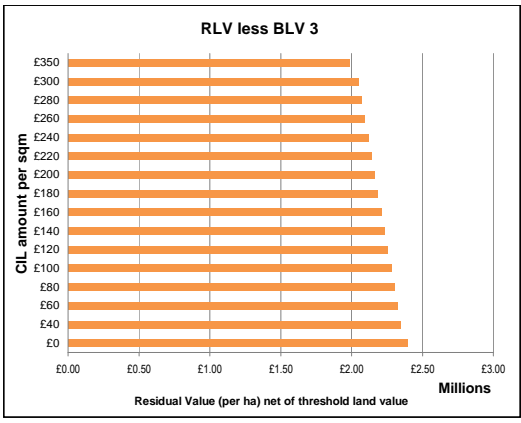
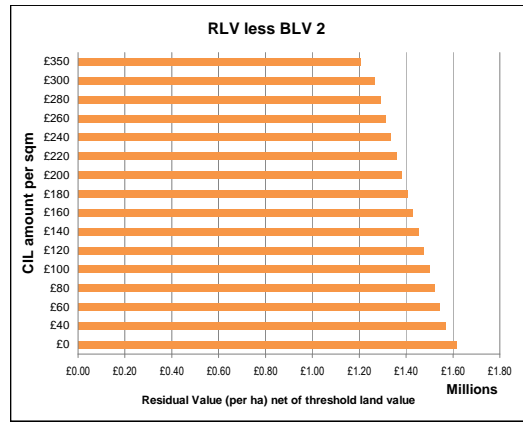
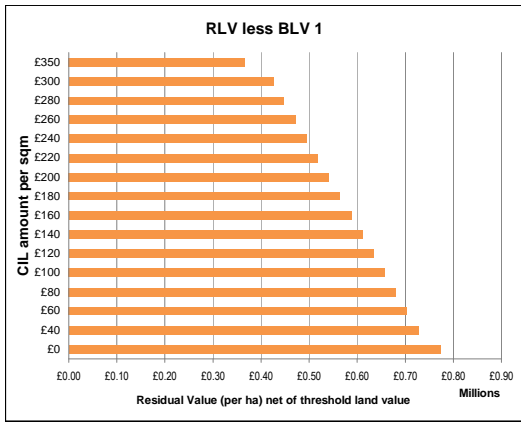
Site type 2 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	902,587	3,868,232	1,348,232	2,188,232	2,968,232	3,368,232
40	891,743	3,821,756	1,301,756	2,141,756	2,921,756	3,321,756
60	886,321	3,798,518	1,278,518	2,118,518	2,898,518	3,298,518
80	880,899	3,775,280	1,255,280	2,095,280	2,875,280	3,275,280
100	875,477	3,752,043	1,232,043	2,072,043	2,852,043	3,252,043
120	870,054	3,728,805	1,208,805	2,048,805	2,828,805	3,228,805
140	864,632	3,705,567	1,185,567	2,025,567	2,805,567	3,205,567
160	859,210	3,682,329	1,162,329	2,002,329	2,782,329	3,182,329
180	853,788	3,659,091	1,139,091	1,979,091	2,759,091	3,159,091
200	848,366	3,635,853	1,115,853	1,955,853	2,735,853	3,135,853
220	842,944	3,612,615	1,092,615	1,932,615	2,712,615	3,112,615
240	837,521	3,589,378	1,069,378	1,909,378	2,689,378	3,089,378
260	832,099	3,566,140	1,046,140	1,886,140	2,666,140	3,066,140
280	826,677	3,542,902	1,022,902	1,862,902	2,642,902	3,042,902
300	821,255	3,519,664	999,664	1,839,664	2,619,664	3,019,664
350	807,700	3,461,570	941,570	1,781,570	2,561,570	2,961,570

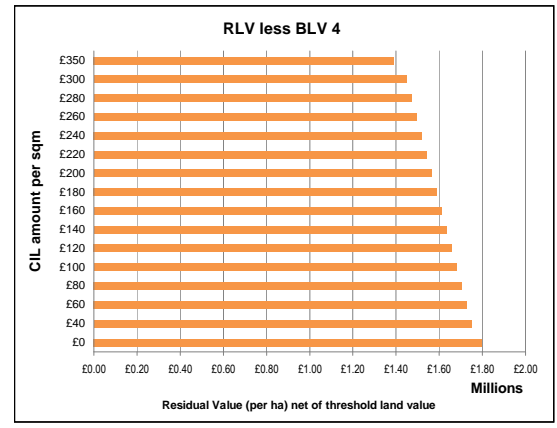
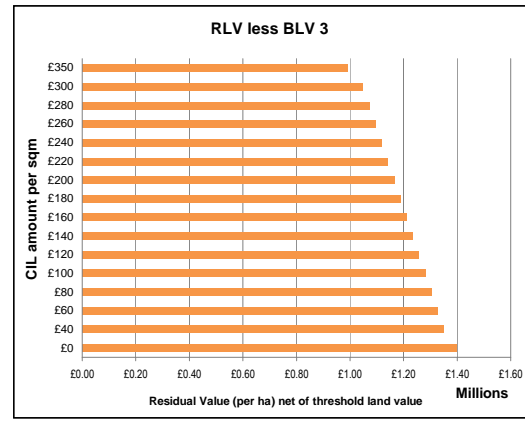
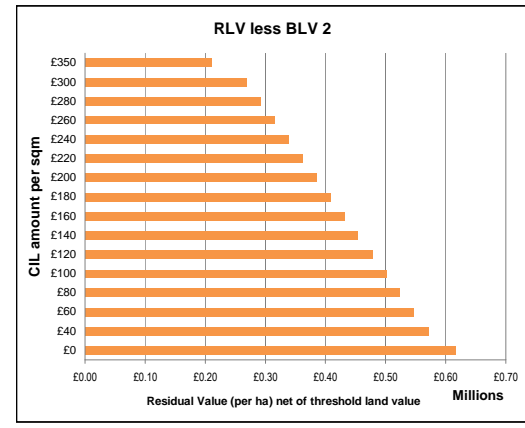
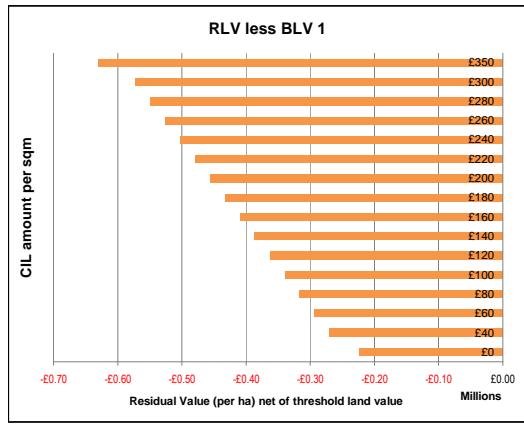


Site type 2 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.23 ha

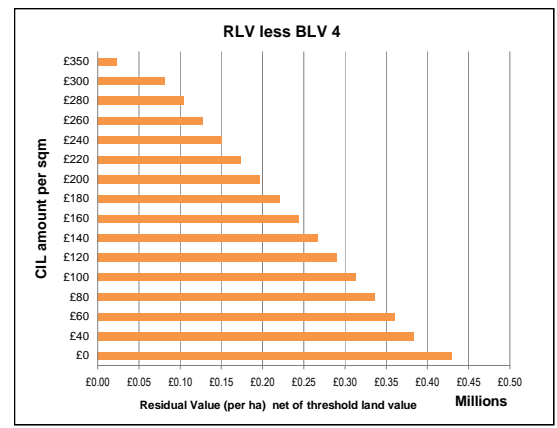
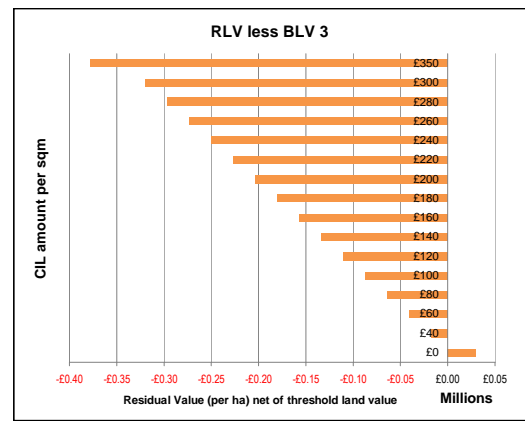
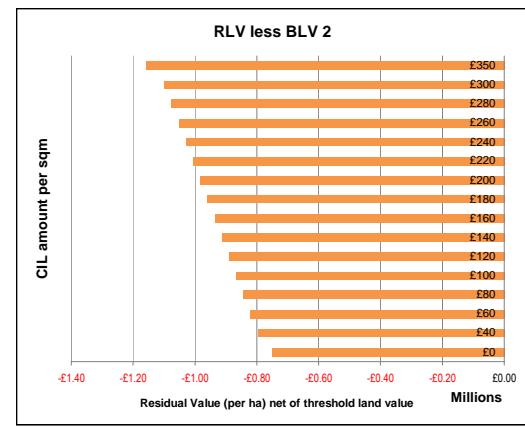
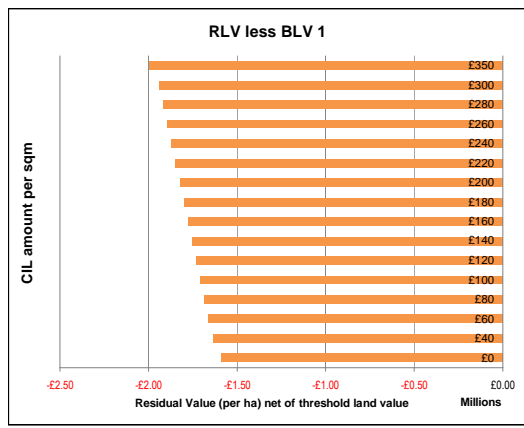
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	768,355	3,292,950	772,950	1,612,950	2,392,950	2,792,950
40	757,511	3,246,475	726,475	1,566,475	2,346,475	2,746,475
60	752,089	3,223,237	703,237	1,543,237	2,323,237	2,723,237
80	746,666	3,199,999	679,999	1,519,999	2,299,999	2,699,999
100	741,244	3,176,761	656,761	1,496,761	2,276,761	2,676,761
120	735,822	3,153,523	633,523	1,473,523	2,253,523	2,653,523
140	730,400	3,130,285	610,285	1,450,285	2,230,285	2,630,285
160	724,978	3,107,048	587,048	1,427,048	2,207,048	2,607,048
180	719,556	3,083,810	563,810	1,403,810	2,183,810	2,583,810
200	714,133	3,060,572	540,572	1,380,572	2,160,572	2,560,572
220	708,711	3,037,334	517,334	1,357,334	2,137,334	2,537,334
240	703,289	3,014,096	494,096	1,334,096	2,114,096	2,514,096
260	697,867	2,990,859	470,859	1,310,859	2,090,859	2,490,859
280	692,445	2,967,621	447,621	1,287,621	2,067,621	2,467,621
300	687,023	2,944,383	424,383	1,264,383	2,044,383	2,444,383
350	673,467	2,886,288	366,288	1,206,288	1,986,288	2,386,288



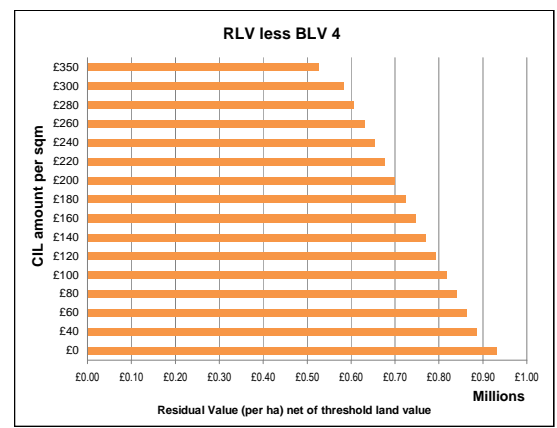
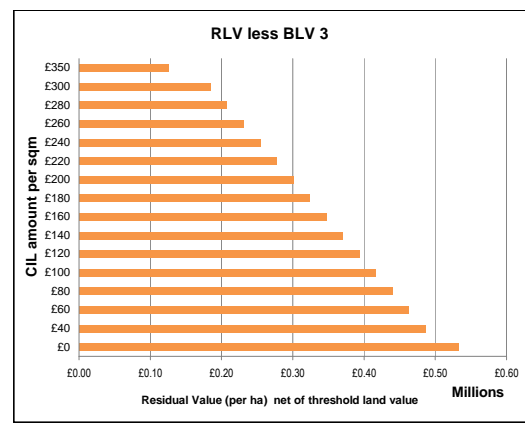
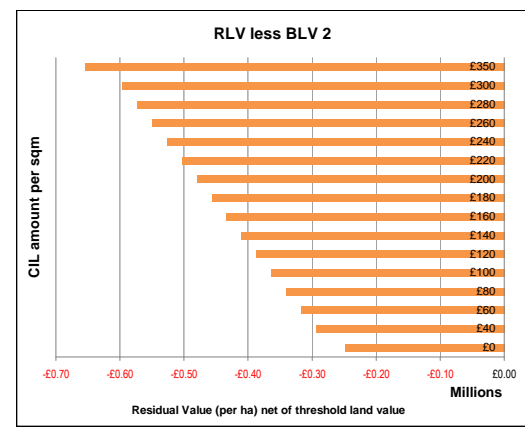
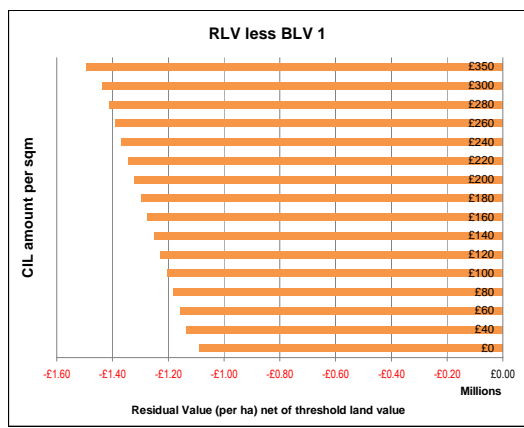
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	535,841	2,296,464	- 223,536	616,464	1,396,464	1,796,464
40	524,997	2,249,988	- 270,012	569,988	1,349,988	1,749,988
60	519,575	2,226,750	- 293,250	546,750	1,326,750	1,726,750
80	514,153	2,203,512	- 316,488	523,512	1,303,512	1,703,512
100	508,731	2,180,274	- 339,726	500,274	1,280,274	1,680,274
120	503,309	2,157,037	- 362,963	477,037	1,257,037	1,657,037
140	497,886	2,133,799	- 386,201	453,799	1,233,799	1,633,799
160	492,464	2,110,561	- 409,439	430,561	1,210,561	1,610,561
180	487,042	2,087,323	- 432,677	407,323	1,187,323	1,587,323
200	481,620	2,064,085	- 455,915	384,085	1,164,085	1,564,085
220	476,198	2,040,847	- 479,153	360,847	1,140,847	1,540,847
240	470,776	2,017,610	- 502,390	337,610	1,117,610	1,517,610
260	465,353	1,994,372	- 525,628	314,372	1,094,372	1,494,372
280	459,931	1,971,134	- 548,866	291,134	1,071,134	1,471,134
300	454,509	1,947,896	- 572,104	267,896	1,047,896	1,447,896
350	440,954	1,889,802	- 630,198	209,802	989,802	1,389,802



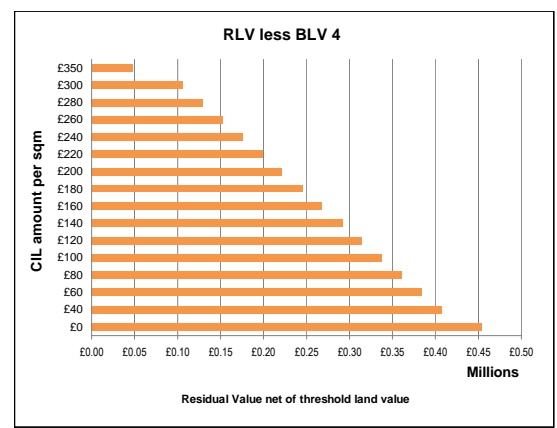
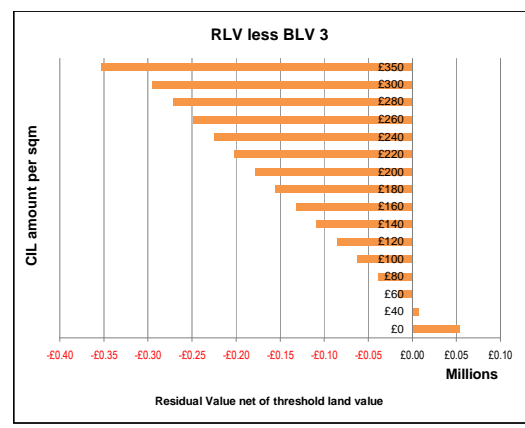
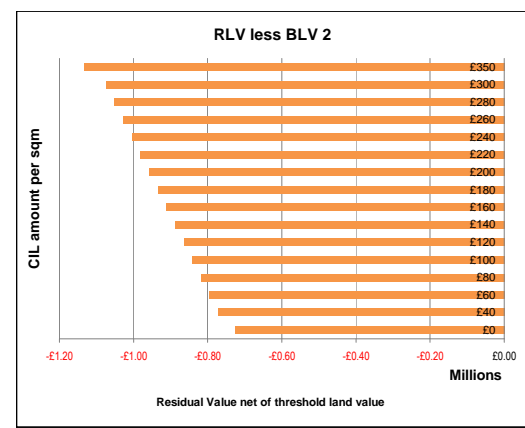
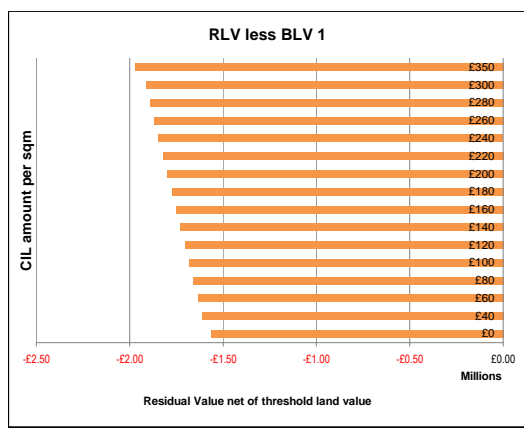
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	216,842	929,322	- 1,590,678	750,678	29,322	429,322
40	205,998	882,847	- 1,631,153	797,153	17,153	382,847
60	200,575	859,609	- 1,660,391	820,391	40,391	359,609
80	195,153	836,371	- 1,683,629	843,629	63,629	336,371
100	189,731	813,133	- 1,706,867	866,867	86,867	313,133
120	184,309	789,896	- 1,730,104	890,104	110,104	289,896
140	178,887	766,658	- 1,753,342	913,342	133,342	266,658
160	173,465	743,420	- 1,776,580	936,580	156,580	243,420
180	168,042	720,182	- 1,799,818	959,818	179,818	220,182
200	162,620	696,944	- 1,823,056	983,056	203,056	196,944
220	157,198	673,706	- 1,846,294	1,006,294	226,294	173,706
240	151,776	650,469	- 1,869,531	1,029,531	249,531	150,469
260	146,354	627,231	- 1,892,769	1,052,769	272,769	127,231
280	140,932	603,993	- 1,916,007	1,076,007	296,007	103,993
300	135,510	580,755	- 1,939,245	1,099,245	319,245	80,755
350	121,954	522,661	- 1,997,339	1,157,339	377,339	22,661



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	334,221	1,432,375	- 1,087,625	247,625	532,375	932,375
40	323,376	1,385,899	- 1,134,101	294,101	485,899	885,899
60	317,954	1,362,661	- 1,157,339	317,339	462,661	862,661
80	312,532	1,339,423	- 1,180,577	340,577	439,423	839,423
100	307,110	1,316,185	- 1,203,815	363,815	416,185	816,185
120	301,688	1,292,948	- 1,227,052	387,052	392,948	792,948
140	296,266	1,269,710	- 1,250,290	410,290	369,710	769,710
160	290,843	1,246,472	- 1,273,528	433,528	346,472	746,472
180	285,421	1,223,234	- 1,296,766	456,766	323,234	723,234
200	279,999	1,199,996	- 1,320,004	480,004	299,996	699,996
220	274,577	1,176,759	- 1,343,241	503,241	276,759	676,759
240	269,155	1,153,521	- 1,366,479	526,479	253,521	653,521
260	263,733	1,130,283	- 1,389,717	549,717	230,283	630,283
280	258,311	1,107,045	- 1,412,955	572,955	207,045	607,045
300	252,888	1,083,807	- 1,436,193	596,193	183,807	583,807
350	239,333	1,025,713	- 1,494,287	654,287	125,713	525,713



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	222,605	954,022	- 1,565,978	725,978	54,022	454,022
40	211,761	907,546	- 1,612,454	772,454	7,546	407,546
60	206,339	884,309	- 1,636,691	795,691	15,691	384,309
80	200,917	861,071	- 1,658,929	818,929	38,929	361,071
100	195,494	837,833	- 1,682,167	842,167	62,167	337,833
120	190,072	814,595	- 1,705,405	865,405	85,405	314,595
140	184,650	791,357	- 1,728,643	888,643	108,643	291,357
160	179,228	768,120	- 1,751,880	911,880	131,880	268,120
180	173,806	744,882	- 1,775,118	935,118	155,118	244,882
200	168,384	721,644	- 1,798,356	958,356	178,356	221,644
220	162,961	698,406	- 1,821,594	981,594	201,594	198,406
240	157,539	675,168	- 1,844,832	1,004,832	224,832	175,168
260	152,117	651,930	- 1,868,070	1,028,070	248,070	151,930
280	146,695	628,693	- 1,891,307	1,051,307	271,307	128,693
300	141,273	605,455	- 1,914,545	1,074,545	294,545	105,455
350	127,717	547,360	- 1,972,640	1,132,640	352,640	47,360



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 2
7 UNITS
HOUSES
30 UPH

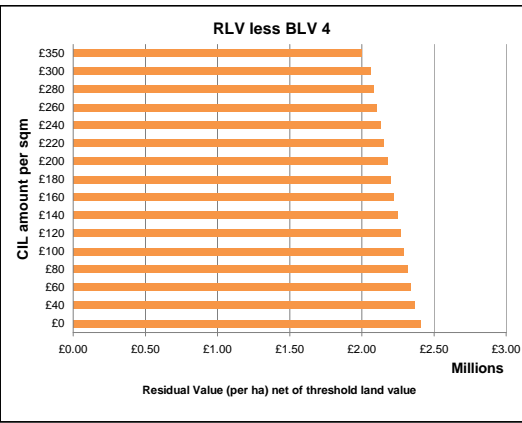
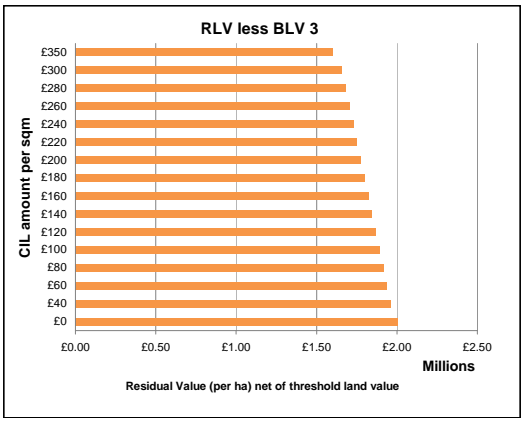
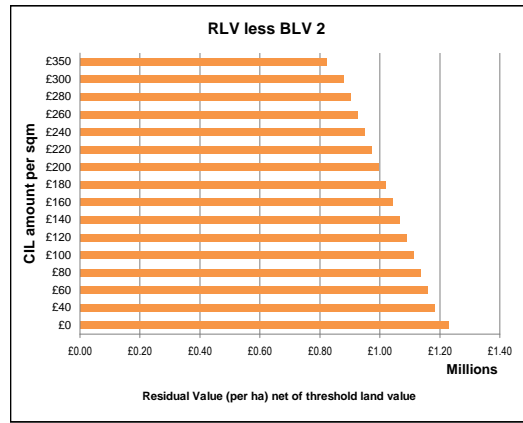
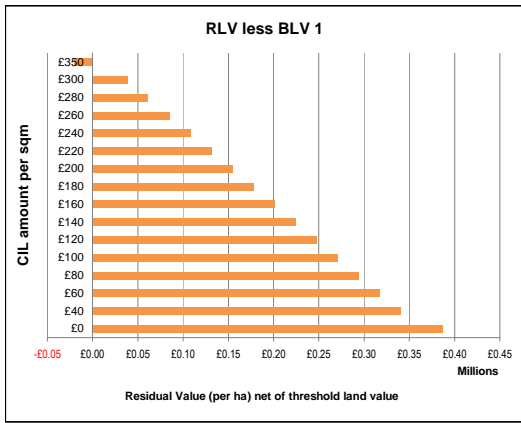
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	Sales value inflation
Aff Hsg:	25%	Build cost inflation
		Profit

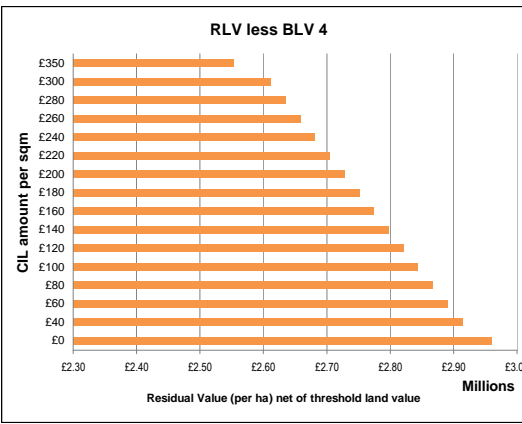
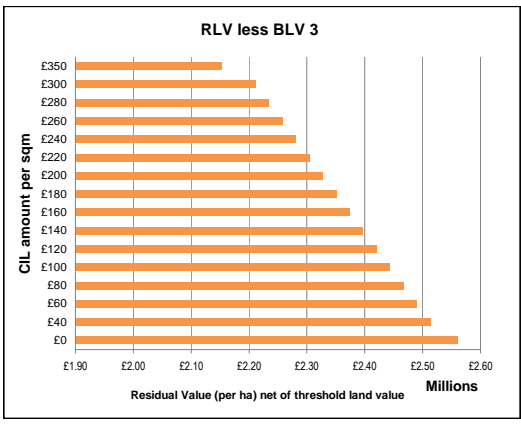
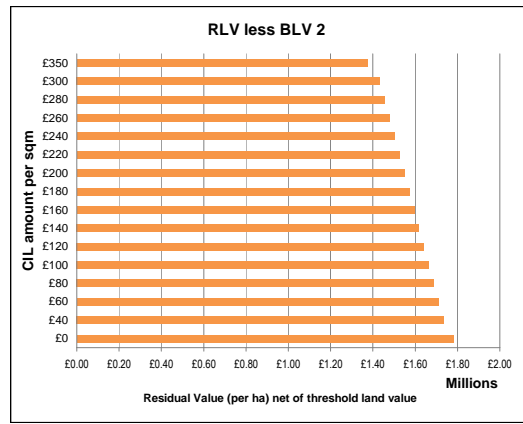
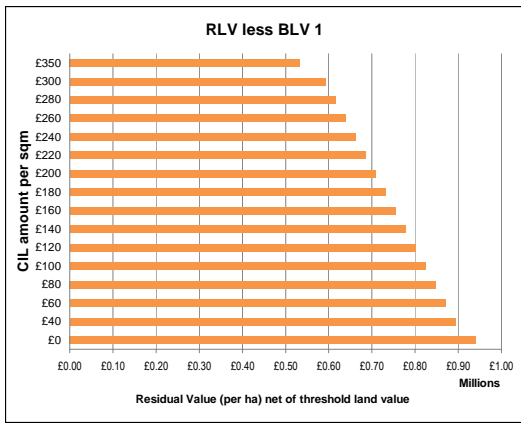
Site type 2 Description: **Area 1 £554 psm Bath CC** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	678,269	2,906,867	386,867	1,226,867	2,006,867	2,406,867
40	667,425	2,860,391	340,391	1,180,391	1,960,391	2,360,391
60	662,002	2,837,153	317,153	1,157,153	1,937,153	2,337,153
80	656,580	2,813,915	293,915	1,133,915	1,913,915	2,313,915
100	651,158	2,790,678	270,678	1,110,678	1,890,678	2,290,678
120	645,736	2,767,440	247,440	1,087,440	1,867,440	2,267,440
140	640,314	2,744,202	224,202	1,064,202	1,844,202	2,244,202
160	634,892	2,720,964	200,964	1,040,964	1,820,964	2,220,964
180	629,469	2,697,726	177,726	1,017,726	1,797,726	2,197,726
200	624,047	2,674,488	154,488	994,488	1,774,488	2,174,488
220	618,625	2,651,251	131,251	971,251	1,751,251	2,151,251
240	613,203	2,628,013	108,013	948,013	1,728,013	2,128,013
260	607,781	2,604,775	84,775	924,775	1,704,775	2,104,775
280	602,359	2,581,537	61,537	901,537	1,681,537	2,081,537
300	596,937	2,558,299	38,299	878,299	1,658,299	2,058,299
350	583,381	2,500,205	-19,795	820,205	1,600,205	2,000,205



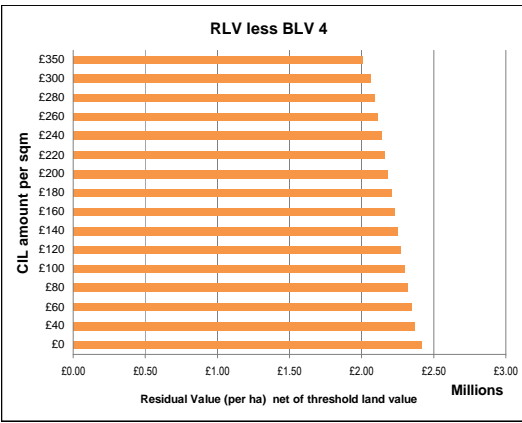
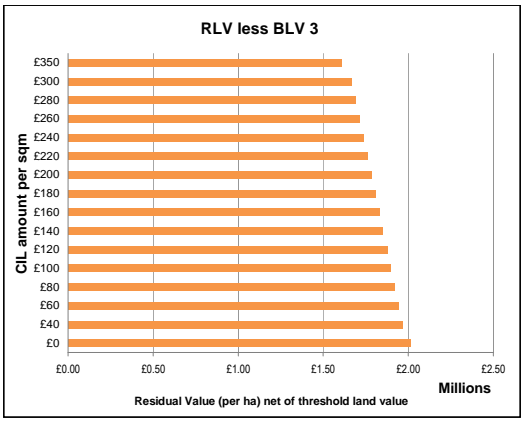
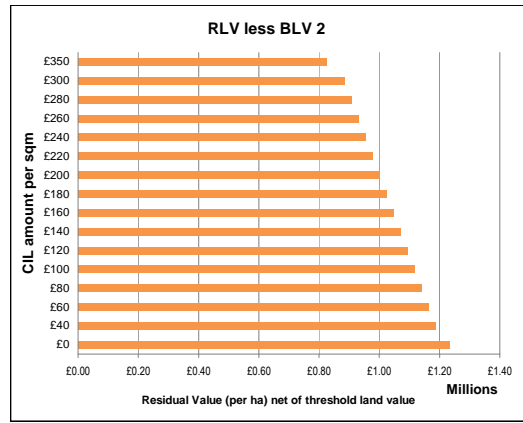
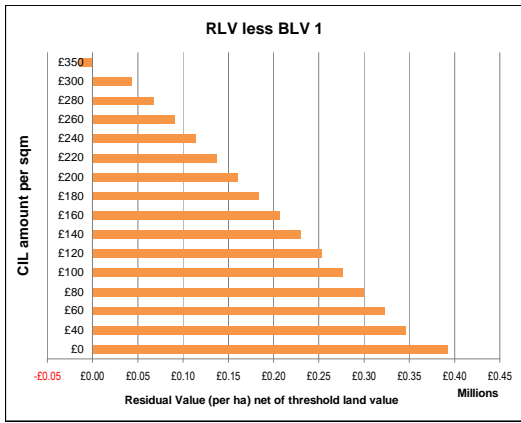
Site type 2 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	807,305	3,459,879	939,879	1,779,879	2,559,879	2,959,879
40	796,461	3,413,404	893,404	1,733,404	2,513,404	2,913,404
60	791,039	3,390,166	870,166	1,710,166	2,490,166	2,890,166
80	785,617	3,366,928	846,928	1,686,928	2,466,928	2,866,928
100	780,194	3,343,690	823,690	1,663,690	2,443,690	2,843,690
120	774,772	3,320,452	800,452	1,640,452	2,420,452	2,820,452
140	769,350	3,297,215	777,215	1,617,215	2,397,215	2,797,215
160	763,928	3,273,977	753,977	1,593,977	2,373,977	2,773,977
180	758,506	3,250,739	730,739	1,570,739	2,350,739	2,750,739
200	753,084	3,227,501	707,501	1,547,501	2,327,501	2,727,501
220	747,661	3,204,263	684,263	1,524,263	2,304,263	2,704,263
240	742,239	3,181,025	661,025	1,501,025	2,281,025	2,681,025
260	736,817	3,157,788	637,788	1,477,788	2,257,788	2,657,788
280	731,395	3,134,550	614,550	1,454,550	2,234,550	2,634,550
300	725,973	3,111,312	591,312	1,431,312	2,211,312	2,611,312
350	712,417	3,053,217	533,217	1,373,217	2,153,217	2,553,217

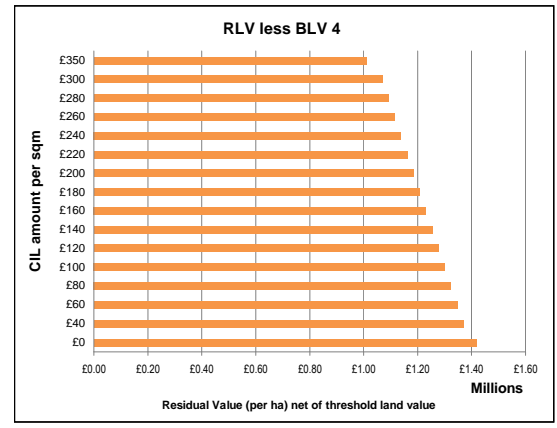
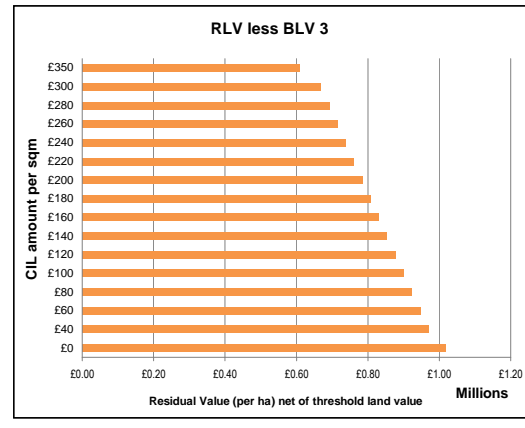
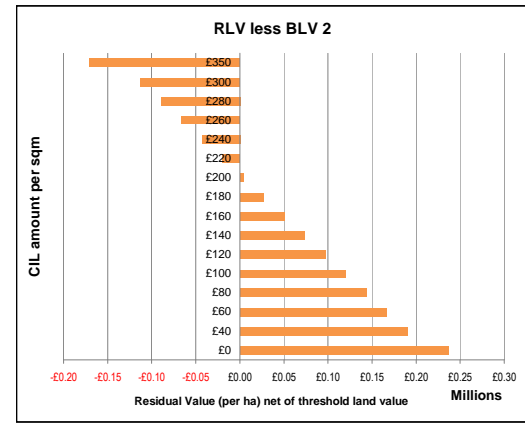
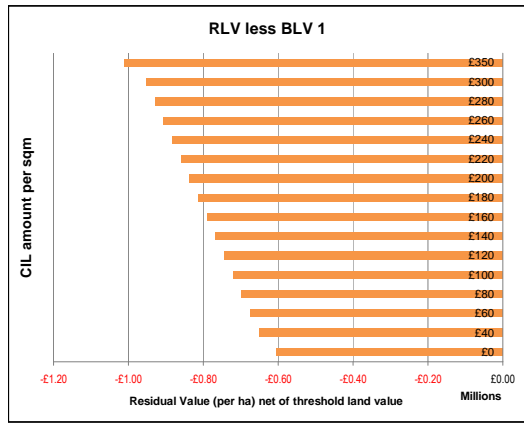


Site type 2 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.23 ha

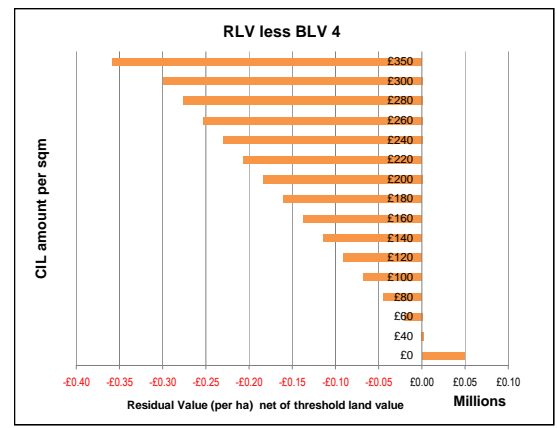
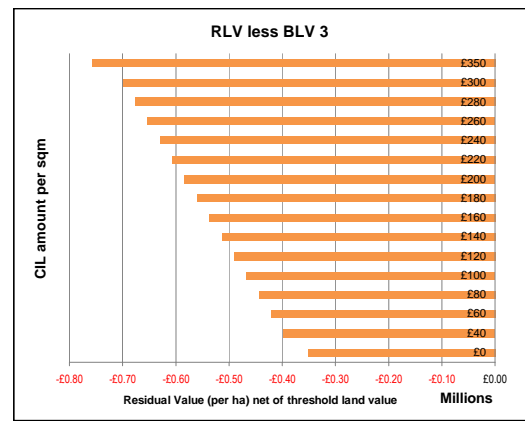
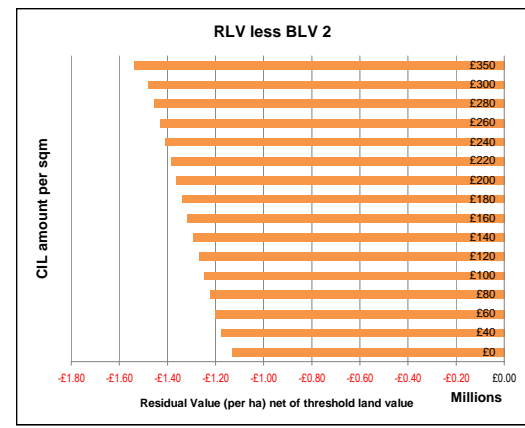
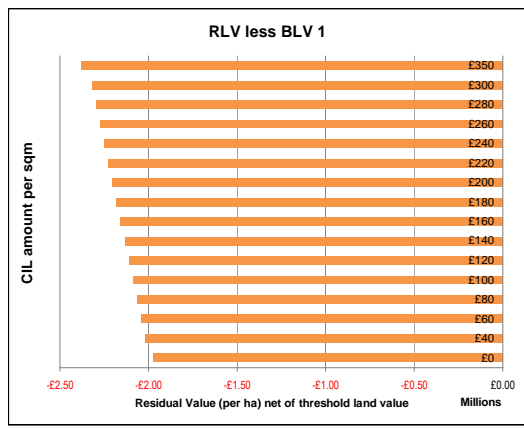
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	679,566	2,912,424	392,424	1,232,424	2,012,424	2,412,424
40	668,721	2,865,949	345,949	1,185,949	1,965,949	2,365,949
60	663,299	2,842,711	322,711	1,162,711	1,942,711	2,342,711
80	657,877	2,819,473	299,473	1,139,473	1,919,473	2,319,473
100	652,455	2,796,235	276,235	1,116,235	1,896,235	2,296,235
120	647,033	2,772,997	252,997	1,092,997	1,872,997	2,272,997
140	641,611	2,749,759	229,759	1,069,759	1,849,759	2,249,759
160	636,188	2,726,522	206,522	1,046,522	1,826,522	2,226,522
180	630,766	2,703,284	183,284	1,023,284	1,803,284	2,203,284
200	625,344	2,680,046	160,046	1,000,046	1,780,046	2,180,046
220	619,922	2,656,808	136,808	976,808	1,756,808	2,156,808
240	614,500	2,633,570	113,570	953,570	1,733,570	2,133,570
260	609,078	2,610,333	90,333	930,333	1,710,333	2,110,333
280	603,655	2,587,095	67,095	907,095	1,687,095	2,087,095
300	598,233	2,563,857	43,857	883,857	1,663,857	2,063,857
350	584,678	2,505,762	-14,238	825,762	1,605,762	2,005,762



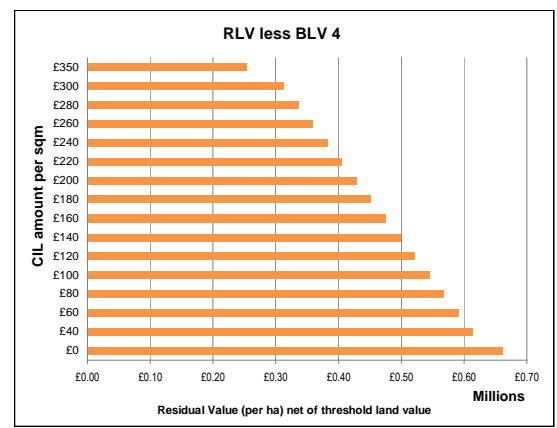
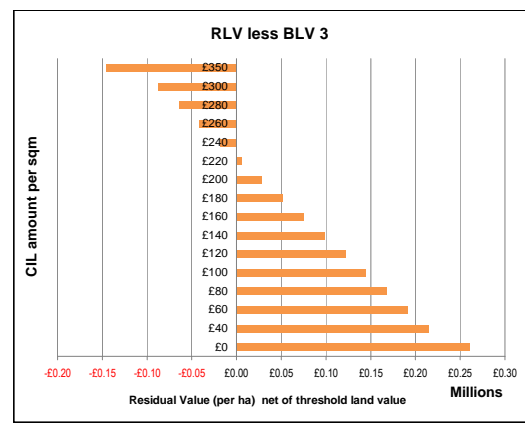
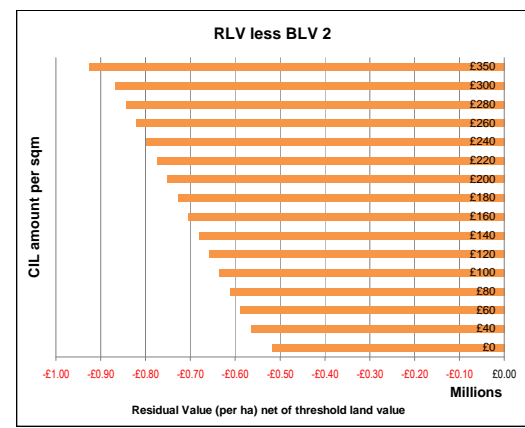
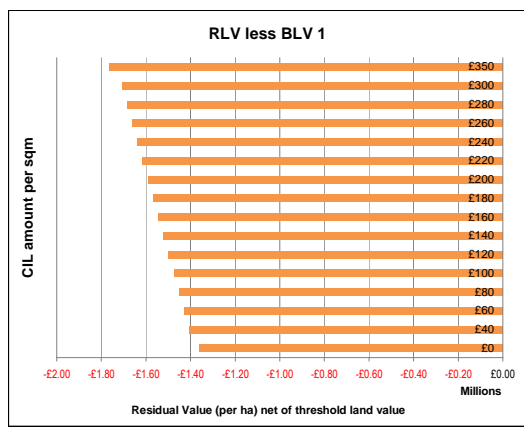
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	447,052	1,915,938	- 604,062	- 235,938	- 1,015,938	- 1,415,938
40	436,208	1,869,462	- 650,538	- 189,462	- 969,462	- 1,369,462
60	430,786	1,846,224	- 673,776	- 166,224	- 946,224	- 1,346,224
80	425,363	1,822,986	- 697,014	- 142,986	- 922,986	- 1,322,986
100	419,941	1,799,748	- 720,252	- 119,748	- 899,748	- 1,299,748
120	414,519	1,776,511	- 743,489	- 96,511	- 876,511	- 1,276,511
140	409,097	1,753,273	- 766,727	- 73,273	- 853,273	- 1,253,273
160	403,675	1,730,035	- 789,965	- 50,035	- 830,035	- 1,230,035
180	398,253	1,706,797	- 813,203	- 26,797	- 806,797	- 1,206,797
200	392,830	1,683,559	- 836,441	- 3,559	- 783,559	- 1,183,559
220	387,408	1,660,321	- 859,679	- 19,679	- 760,321	- 1,160,321
240	381,986	1,637,084	- 882,916	- 42,916	- 737,084	- 1,137,084
260	376,564	1,613,846	- 906,154	- 66,154	- 713,846	- 1,113,846
280	371,142	1,590,608	- 929,392	- 89,392	- 690,608	- 1,090,608
300	365,720	1,567,370	- 952,630	- 112,630	- 667,370	- 1,067,370
350	352,164	1,509,276	- 1,010,724	- 170,724	- 609,276	- 1,009,276



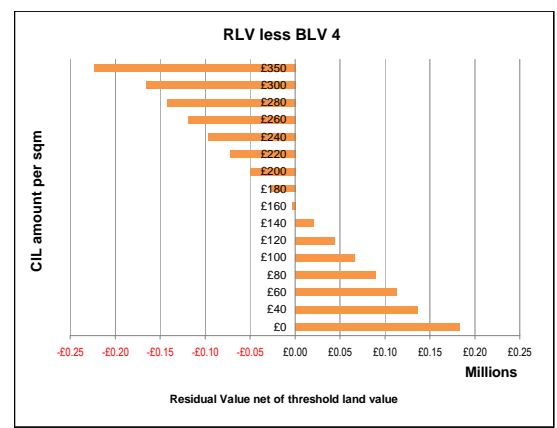
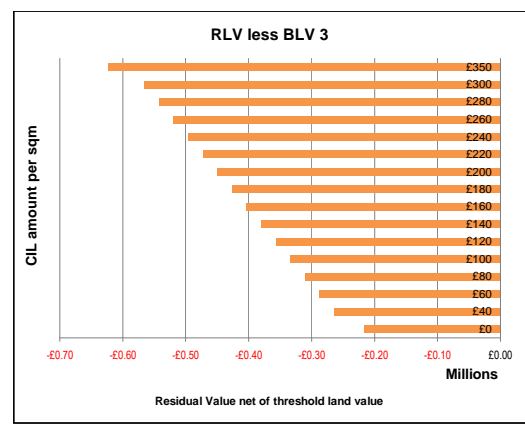
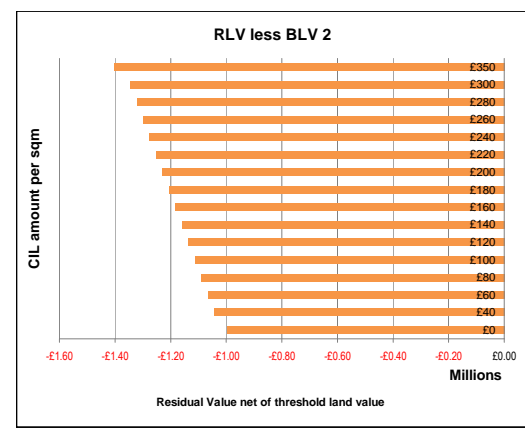
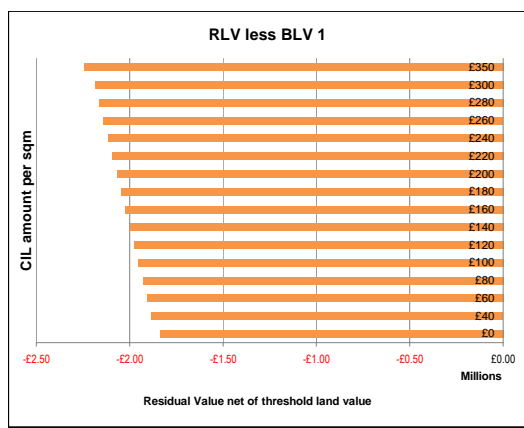
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	128,053	546,796	- 1,971,204	- 1,131,204	- 351,204	- 48,796
40	117,208	502,321	- 2,017,679	- 1,177,679	- 397,679	- 2,321
60	111,786	479,083	- 2,040,917	- 1,200,917	- 420,917	- 20,917
80	106,364	455,845	- 2,064,155	- 1,224,155	- 444,155	- 44,155
100	100,942	432,607	- 2,087,393	- 1,247,393	- 467,393	- 67,393
120	95,520	409,370	- 2,110,630	- 1,270,630	- 490,630	- 90,630
140	90,097	386,132	- 2,133,868	- 1,293,868	- 513,868	- 113,868
160	84,675	362,894	- 2,157,106	- 1,317,106	- 537,106	- 137,106
180	79,253	339,656	- 2,180,344	- 1,340,344	- 560,344	- 160,344
200	73,831	316,418	- 2,203,582	- 1,363,582	- 583,582	- 183,582
220	68,409	293,180	- 2,226,820	- 1,386,820	- 606,820	- 206,820
240	62,987	269,943	- 2,250,057	- 1,410,057	- 630,057	- 230,057
260	57,564	246,705	- 2,273,295	- 1,433,295	- 653,295	- 253,295
280	52,142	223,467	- 2,296,533	- 1,456,533	- 676,533	- 276,533
300	46,720	200,229	- 2,319,771	- 1,479,771	- 699,771	- 299,771
350	33,165	142,135	- 2,377,865	- 1,537,865	- 757,865	- 357,865



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	270,916	1,161,067	- 1,358,933	- 518,933	- 261,067	- 661,067
40	260,071	1,114,592	- 1,405,408	- 565,408	- 214,592	- 614,592
60	254,649	1,091,354	- 1,428,646	- 588,646	- 191,354	- 591,354
80	249,227	1,068,116	- 1,451,884	- 611,884	- 168,116	- 568,116
100	243,805	1,044,878	- 1,475,122	- 635,122	- 144,878	- 544,878
120	238,383	1,021,640	- 1,498,360	- 658,360	- 121,640	- 521,640
140	232,961	998,402	- 1,521,598	- 681,598	- 98,402	- 498,402
160	227,538	975,165	- 1,544,835	- 704,835	- 75,165	- 475,165
180	222,116	951,927	- 1,568,073	- 728,073	- 51,927	- 451,927
200	216,694	928,689	- 1,591,311	- 751,311	- 28,689	- 428,689
220	211,272	905,451	- 1,614,549	- 774,549	- 5,451	- 405,451
240	205,850	882,213	- 1,637,787	- 797,787	- 17,787	- 382,213
260	200,428	858,975	- 1,661,025	- 821,025	- 41,025	- 358,975
280	195,005	835,738	- 1,684,262	- 844,262	- 64,262	- 335,738
300	189,583	812,500	- 1,707,500	- 867,500	- 87,500	- 312,500
350	176,028	754,405	- 1,765,595	- 925,595	- 145,595	- 254,405



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	159,300	682,715	- 1,837,285	- 997,285	- 217,285	- 182,715
40	148,456	636,239	- 1,883,761	- 1,043,761	- 263,761	- 136,239
60	143,034	613,001	- 1,906,999	- 1,066,999	- 286,999	- 113,001
80	137,611	589,763	- 1,930,237	- 1,090,237	- 310,237	- 89,763
100	132,189	566,526	- 1,953,474	- 1,113,474	- 333,474	- 66,526
120	126,767	543,288	- 1,976,712	- 1,136,712	- 356,712	- 43,288
140	121,345	520,050	- 1,999,950	- 1,159,950	- 379,950	- 20,050
160	115,923	496,812	- 2,023,188	- 1,183,188	- 403,188	- 3,188
180	110,501	473,574	- 2,046,426	- 1,206,426	- 426,426	- 26,426
200	105,079	450,336	- 2,069,664	- 1,229,664	- 449,664	- 49,664
220	99,656	427,099	- 2,092,901	- 1,252,901	- 472,901	- 72,901
240	94,234	403,861	- 2,116,139	- 1,276,139	- 496,139	- 96,139
260	88,812	380,623	- 2,139,377	- 1,299,377	- 519,377	- 119,377
280	83,390	357,385	- 2,162,615	- 1,322,615	- 542,615	- 142,615
300	77,968	334,147	- 2,185,853	- 1,345,853	- 565,853	- 165,853
350	64,412	276,053	- 2,243,947	- 1,403,947	- 623,947	- 223,947



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

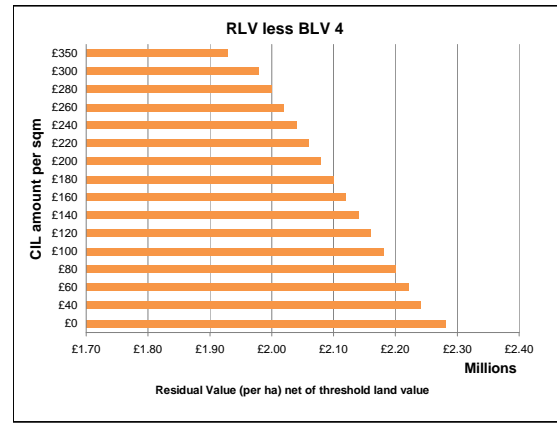
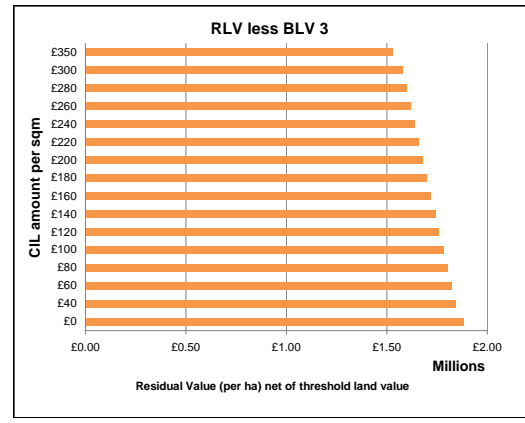
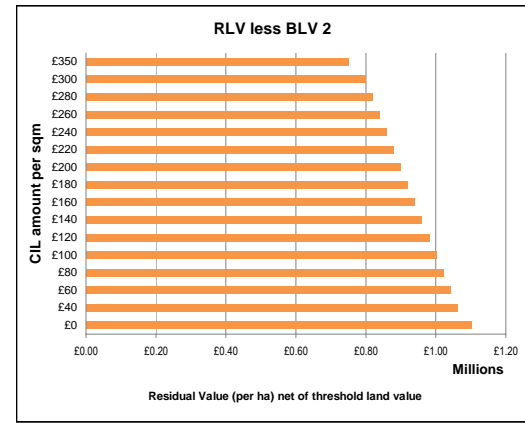
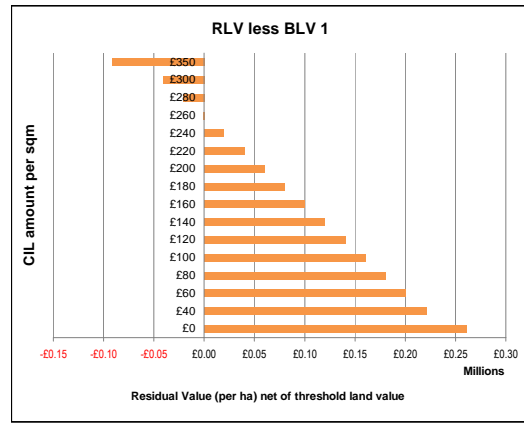
SITE TYPE 2
7 UNITS
HOUSES
30 UPH

CSH level:	3
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

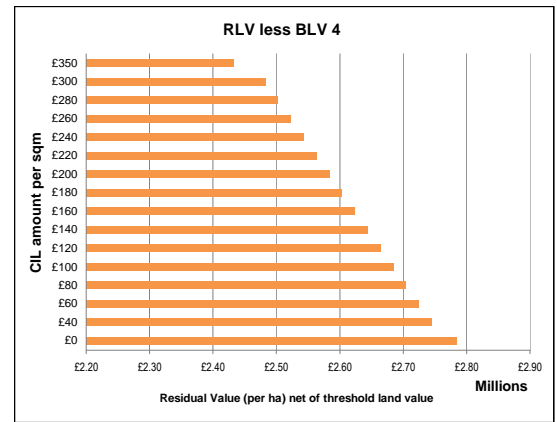
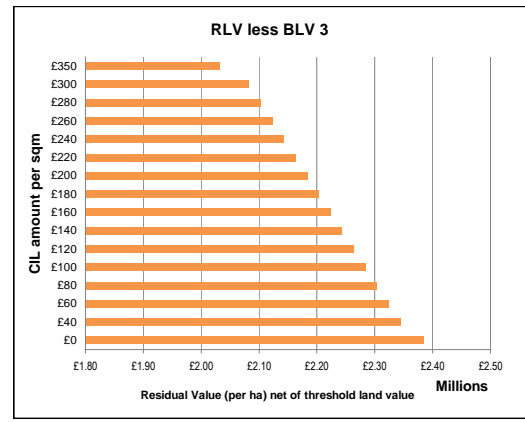
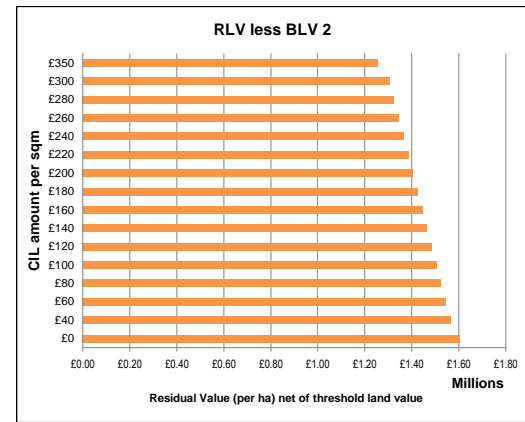
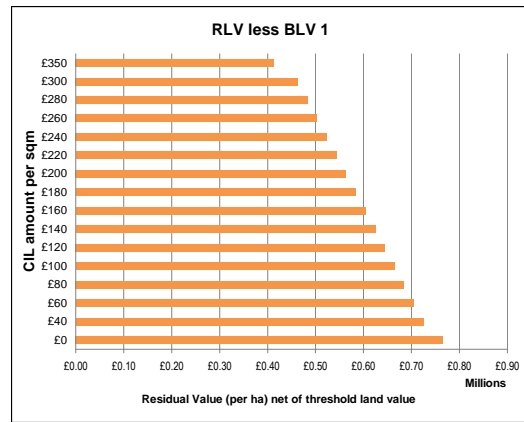
Site type 2 Description: **Area 1** £5554 psm Bath CC Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	648,862	2,780,838	260,838	1,100,838	1,880,838	2,280,838
40	639,464	2,740,560	220,560	1,060,560	1,840,560	2,240,560
60	634,765	2,720,420	200,420	1,040,420	1,820,420	2,220,420
80	630,065	2,700,281	180,281	1,020,281	1,800,281	2,200,281
100	625,366	2,680,141	160,141	1,000,141	1,780,141	2,180,141
120	620,667	2,660,002	140,002	980,002	1,760,002	2,160,002
140	615,968	2,639,862	119,862	959,862	1,739,862	2,139,862
160	611,269	2,619,723	99,723	939,723	1,719,723	2,119,723
180	606,569	2,599,583	79,583	919,583	1,699,583	2,099,583
200	601,870	2,579,444	59,444	899,444	1,679,444	2,079,444
220	597,171	2,559,304	39,304	879,304	1,659,304	2,059,304
240	592,472	2,539,165	19,165	859,165	1,639,165	2,039,165
260	587,773	2,519,026	-974	839,026	1,619,026	2,019,026
280	583,073	2,498,886	-21,114	818,886	1,598,886	1,998,886
300	578,374	2,478,747	-41,253	798,747	1,578,747	1,978,747
350	566,626	2,428,398	-91,602	748,398	1,528,398	1,928,398



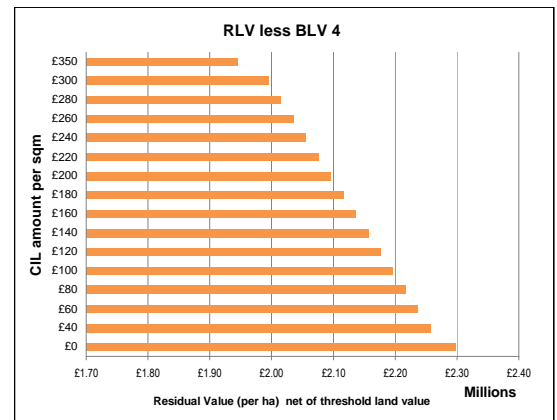
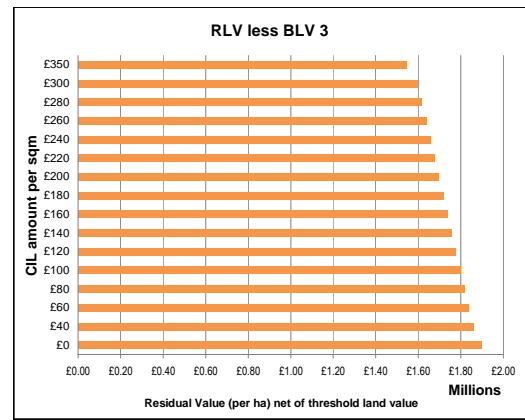
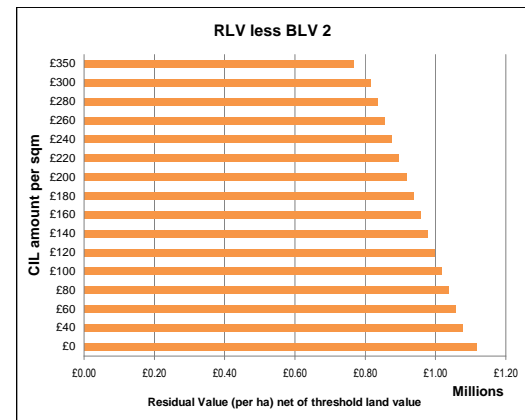
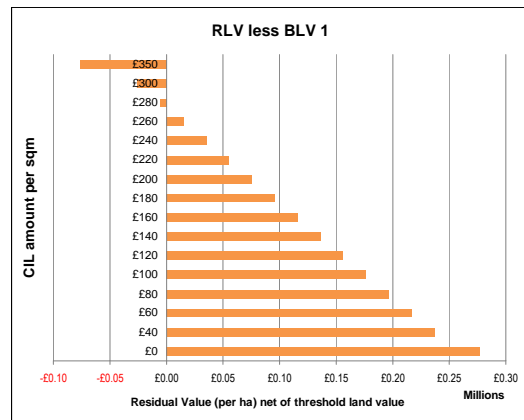
Site type 2 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,383	3,284,500	764,500	1,604,500	2,384,500	2,784,500
40	756,985	3,244,222	724,222	1,564,222	2,344,222	2,744,222
60	752,286	3,224,082	704,082	1,544,082	2,324,082	2,724,082
80	747,587	3,203,943	683,943	1,523,943	2,303,943	2,703,943
100	742,887	3,183,803	663,803	1,503,803	2,283,803	2,683,803
120	738,188	3,163,664	643,664	1,483,664	2,263,664	2,663,664
140	733,489	3,143,524	623,524	1,463,524	2,243,524	2,643,524
160	728,790	3,123,385	603,385	1,443,385	2,223,385	2,623,385
180	724,091	3,103,245	583,245	1,423,245	2,203,245	2,603,245
200	719,391	3,083,106	563,106	1,403,106	2,183,106	2,583,106
220	714,692	3,062,966	542,966	1,382,966	2,162,966	2,562,966
240	709,993	3,042,827	522,827	1,362,827	2,142,827	2,542,827
260	705,294	3,022,688	502,688	1,342,688	2,122,688	2,522,688
280	700,595	3,002,548	482,548	1,322,548	2,102,548	2,502,548
300	695,895	2,982,409	462,409	1,302,409	2,082,409	2,482,409
350	684,147	2,932,060	412,060	1,252,060	2,032,060	2,432,060

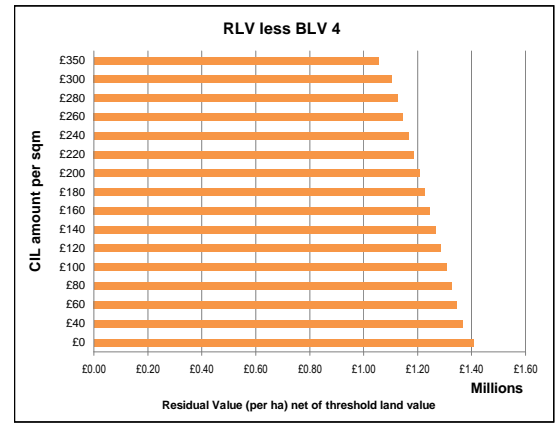
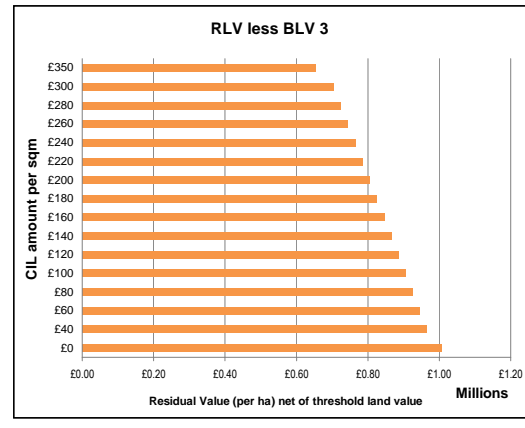
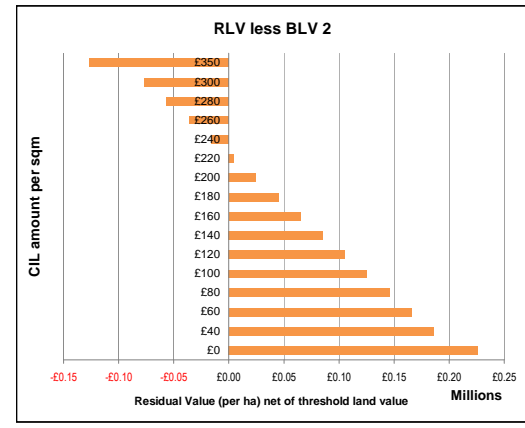
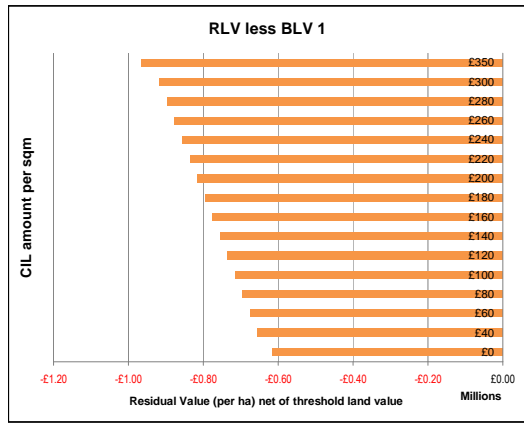


Site type 2 Description: **Area 3** £4414 psm Bath N & E Site area: 0.23 ha

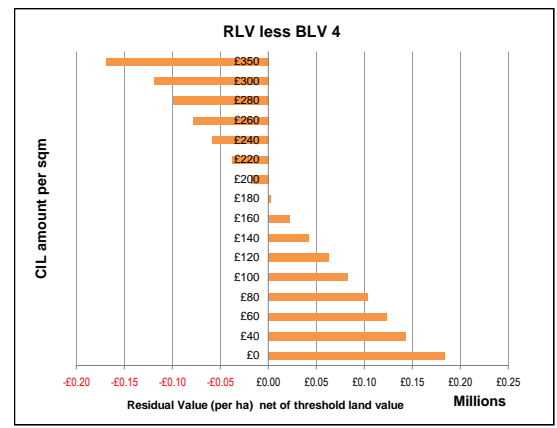
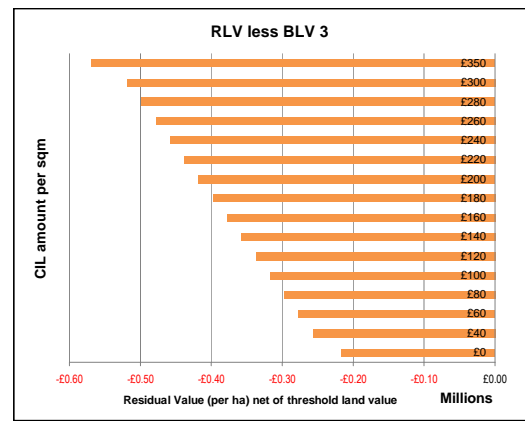
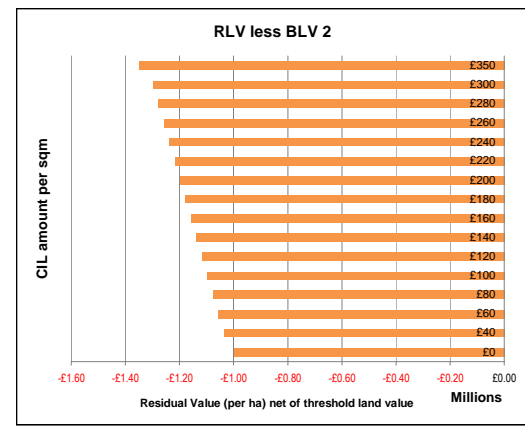
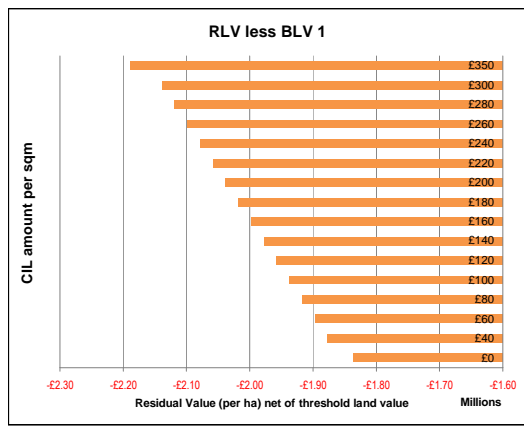
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,606	2,796,881	276,881	1,116,881	1,896,881	2,296,881
40	643,207	2,756,602	236,602	1,076,602	1,856,602	2,256,602
60	638,508	2,736,463	216,463	1,056,463	1,836,463	2,236,463
80	633,809	2,716,323	196,323	1,036,323	1,816,323	2,216,323
100	629,110	2,696,184	176,184	1,016,184	1,796,184	2,196,184
120	624,411	2,676,044	156,044	996,044	1,776,044	2,176,044
140	619,711	2,655,905	135,905	975,905	1,755,905	2,155,905
160	615,012	2,635,765	115,765	955,765	1,735,765	2,135,765
180	610,313	2,615,626	95,626	935,626	1,715,626	2,115,626
200	605,614	2,595,486	75,486	915,486	1,695,486	2,095,486
220	600,914	2,575,347	55,347	895,347	1,675,347	2,075,347
240	596,215	2,555,208	35,208	875,208	1,655,208	2,055,208
260	591,516	2,535,068	15,068	855,068	1,635,068	2,035,068
280	586,817	2,514,929	-5,071	834,929	1,614,929	2,014,929
300	582,117	2,494,789	-25,211	814,789	1,594,789	1,994,789
350	570,369	2,444,441	-75,559	764,441	1,544,441	1,944,441



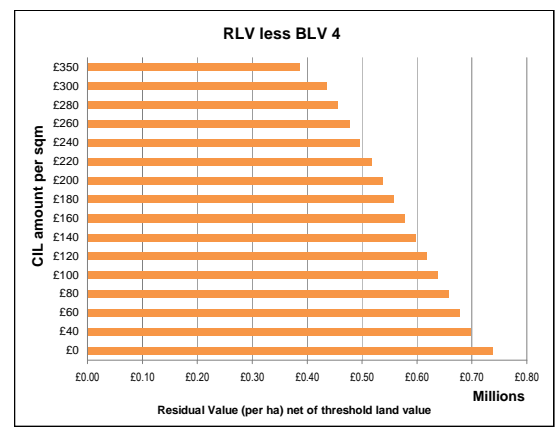
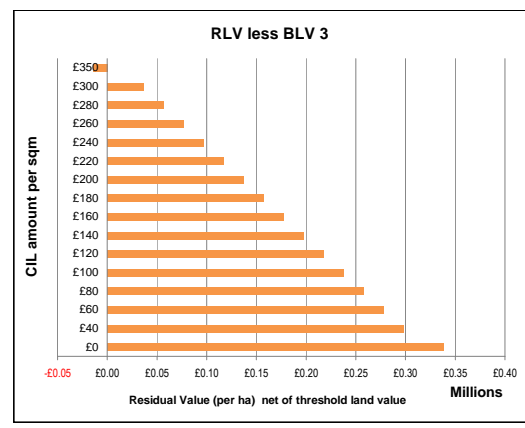
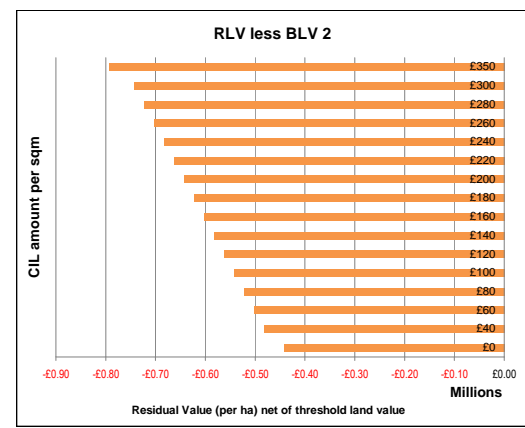
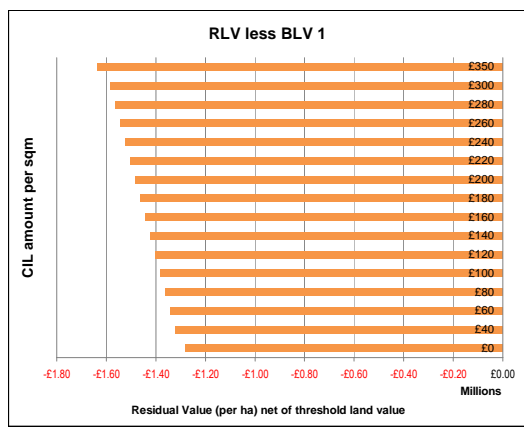
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	444,701	1,905,863	- 614,137	225,863	1,005,863	1,405,863
40	435,303	1,865,584	- 654,416	185,584	965,584	1,365,584
60	430,604	1,845,444	- 674,556	165,444	945,444	1,345,444
80	425,904	1,825,305	- 694,695	145,305	925,305	1,325,305
100	421,205	1,805,165	- 714,835	125,165	905,165	1,305,165
120	416,506	1,785,026	- 734,974	105,026	885,026	1,285,026
140	411,807	1,764,886	- 755,114	84,886	864,886	1,264,886
160	407,108	1,744,747	- 775,253	64,747	844,747	1,244,747
180	402,408	1,724,608	- 795,392	44,608	824,608	1,224,608
200	397,709	1,704,468	- 815,532	24,468	804,468	1,204,468
220	393,010	1,684,329	- 835,671	4,329	784,329	1,184,329
240	388,311	1,664,189	- 855,811	- 15,811	764,189	1,164,189
260	383,612	1,644,050	- 875,950	- 35,950	744,050	1,144,050
280	378,912	1,623,910	- 896,090	- 56,090	723,910	1,123,910
300	374,213	1,603,771	- 916,229	- 76,229	703,771	1,103,771
350	362,465	1,553,422	- 966,578	- 126,578	653,422	1,053,422



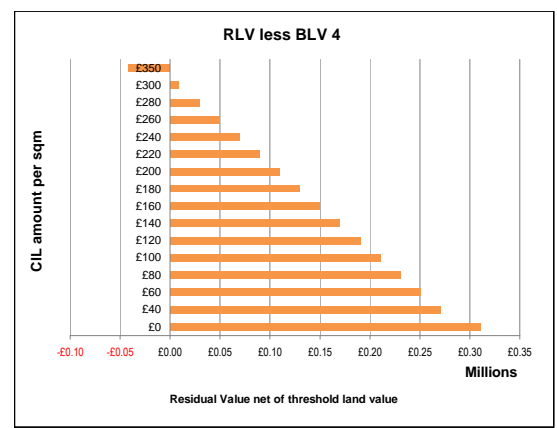
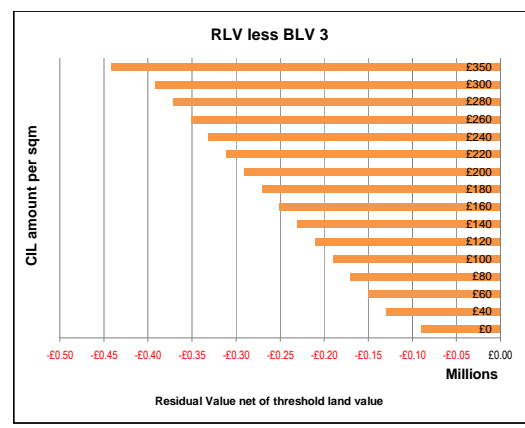
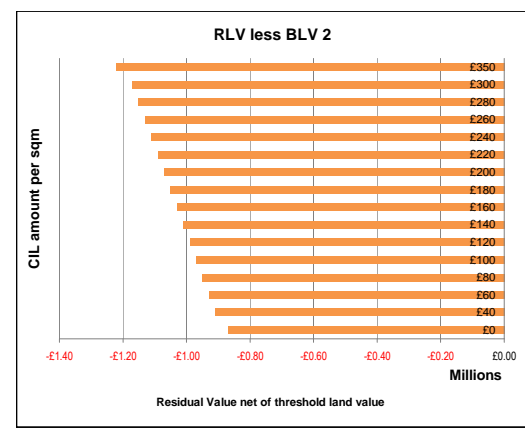
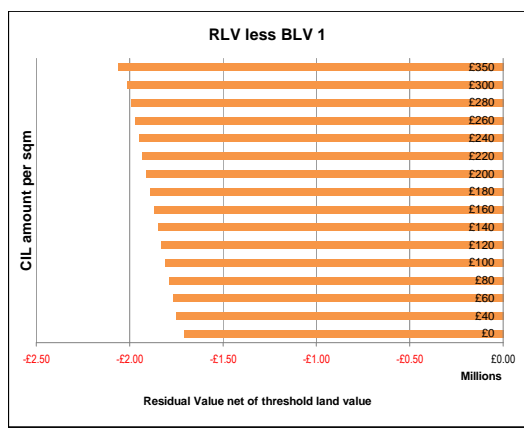
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	159,465	683,420	- 1,836,580	996,580	216,580	183,420
40	150,066	643,141	- 1,876,859	1,036,859	256,859	143,141
60	145,367	623,002	- 1,896,998	1,056,998	276,998	123,002
80	140,668	602,862	- 1,917,138	1,077,138	297,138	102,862
100	135,969	582,723	- 1,937,277	1,097,277	317,277	82,723
120	131,269	562,583	- 1,957,417	1,117,417	337,417	62,583
140	126,570	542,444	- 1,977,556	1,137,556	357,556	42,444
160	121,871	522,304	- 1,997,696	1,157,696	377,696	22,304
180	117,172	502,165	- 2,017,835	1,177,835	397,835	2,165
200	112,473	482,026	- 2,037,974	1,197,974	417,974	17,974
220	107,773	461,886	- 2,058,114	1,218,114	438,114	38,114
240	103,074	441,747	- 2,078,253	1,238,253	458,253	58,253
260	98,375	421,607	- 2,098,393	1,258,393	478,393	78,393
280	93,676	401,468	- 2,118,532	1,278,532	498,532	98,532
300	88,977	381,329	- 2,138,672	1,298,672	518,672	118,672
350	77,229	330,980	- 2,189,020	1,349,020	569,020	169,020



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	288,941	1,238,317	- 1,281,683	441,683	338,317	738,317
40	279,542	1,198,038	- 1,321,962	481,962	298,038	698,038
60	274,843	1,177,899	- 1,342,101	502,101	277,899	677,899
80	270,144	1,157,760	- 1,362,240	522,240	257,760	657,760
100	265,445	1,137,620	- 1,382,380	542,380	237,620	637,620
120	260,745	1,117,481	- 1,402,519	562,519	217,481	617,481
140	256,046	1,097,341	- 1,422,659	582,659	197,341	597,341
160	251,347	1,077,202	- 1,442,798	602,798	177,202	577,202
180	246,648	1,057,062	- 1,462,938	622,938	157,062	557,062
200	241,949	1,036,923	- 1,483,077	643,077	136,923	536,923
220	237,249	1,016,783	- 1,503,217	663,217	116,783	516,783
240	232,550	996,644	- 1,523,356	683,356	96,644	496,644
260	227,851	976,504	- 1,543,496	703,496	76,504	476,504
280	223,152	956,365	- 1,563,635	723,635	56,365	456,365
300	218,453	936,226	- 1,583,774	743,774	36,226	436,226
350	206,705	885,877	- 1,634,123	794,123	14,123	385,877



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	189,139	810,594	- 1,709,406	869,406	89,406	310,594
40	179,740	770,315	- 1,749,685	909,685	129,685	270,315
60	175,041	750,175	- 1,769,825	929,825	149,825	250,175
80	170,342	730,036	- 1,789,964	949,964	169,964	230,036
100	165,643	709,897	- 1,810,103	970,103	190,103	209,897
120	160,943	689,757	- 1,830,243	990,243	210,243	189,757
140	156,244	669,618	- 1,850,382	1,010,382	230,382	169,618
160	151,545	649,478	- 1,870,522	1,030,522	250,522	149,478
180	146,846	629,339	- 1,890,661	1,050,661	270,661	129,339
200	142,147	609,199	- 1,910,801	1,070,801	290,801	109,199
220	137,447	589,060	- 1,930,940	1,090,940	310,940	89,060
240	132,748	568,920	- 1,951,080	1,111,080	331,080	68,920
260	128,049	548,781	- 1,971,219	1,131,219	351,219	48,781
280	123,350	528,642	- 1,991,358	1,151,358	371,358	28,642
300	118,650	508,502	- 2,011,498	1,171,498	391,498	8,502
350	106,902	458,153	- 2,061,847	1,221,847	441,847	41,847



SITE TYPE 2
7 UNITS
HOUSES
30 UPH

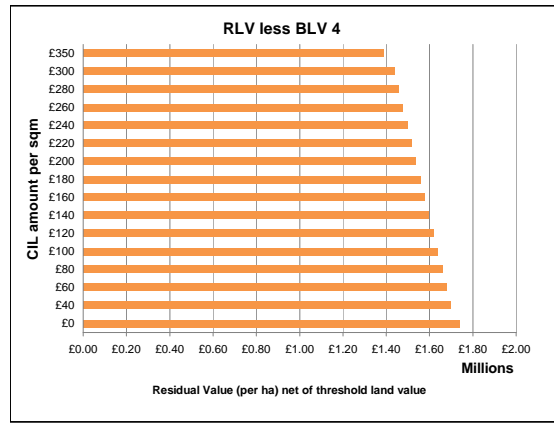
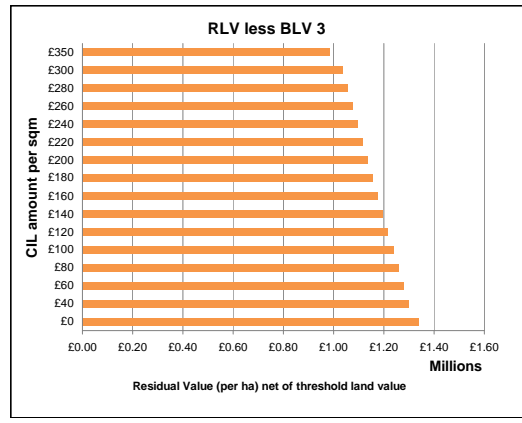
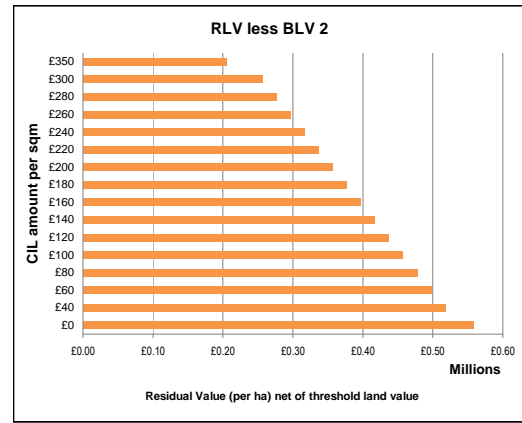
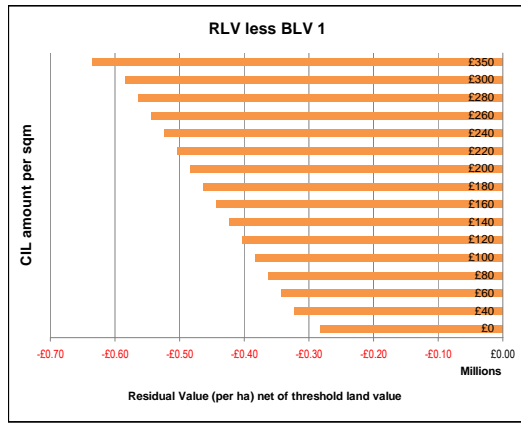
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

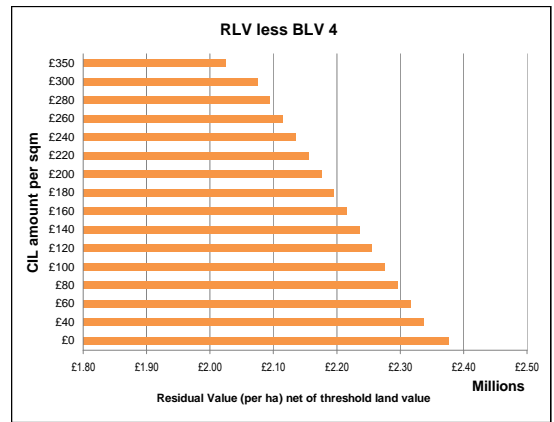
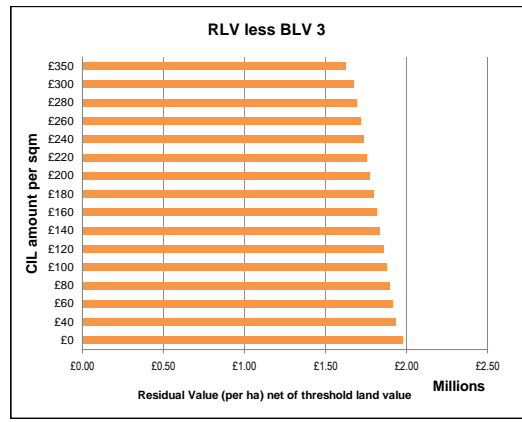
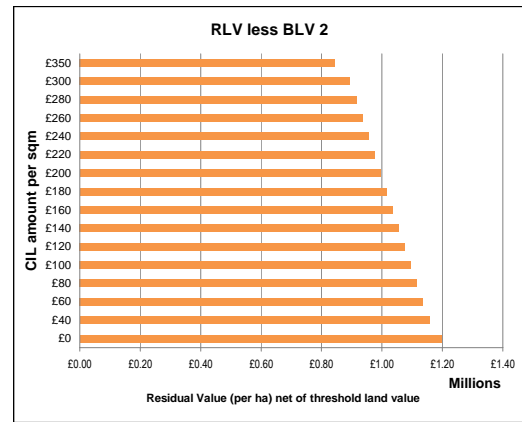
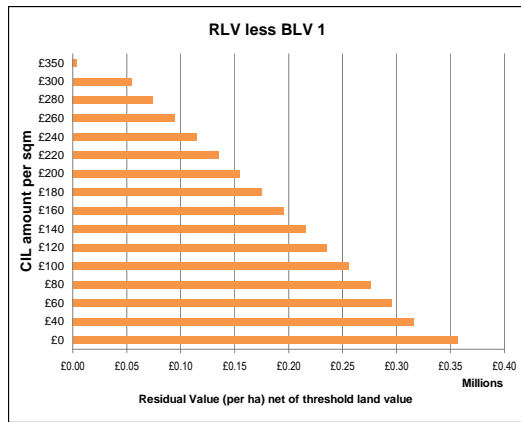
Site type 2 Description: **Area 1 £5554 psm Bath CC** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	522,090	2,237,528	-282,472	557,528	1,337,528	1,737,528
40	512,691	2,197,249	-322,751	517,249	1,297,249	1,697,249
60	507,992	2,177,110	-342,890	497,110	1,277,110	1,677,110
80	503,293	2,156,970	-363,030	476,970	1,256,970	1,656,970
100	498,594	2,136,831	-383,169	456,831	1,236,831	1,636,831
120	493,895	2,116,691	-403,309	436,691	1,216,691	1,616,691
140	489,195	2,096,552	-423,448	416,552	1,196,552	1,596,552
160	484,496	2,076,412	-443,588	396,412	1,176,412	1,576,412
180	479,797	2,056,273	-463,727	376,273	1,156,273	1,556,273
200	475,098	2,036,133	-483,867	356,133	1,136,133	1,536,133
220	470,399	2,015,994	-504,006	335,994	1,115,994	1,515,994
240	465,699	1,995,855	-524,145	315,855	1,095,855	1,495,855
260	461,000	1,975,715	-544,285	295,715	1,075,715	1,475,715
280	456,301	1,955,576	-564,424	275,576	1,055,576	1,455,576
300	451,602	1,935,436	-584,564	255,436	1,035,436	1,435,436
350	439,854	1,885,088	-634,912	205,088	985,088	1,385,088



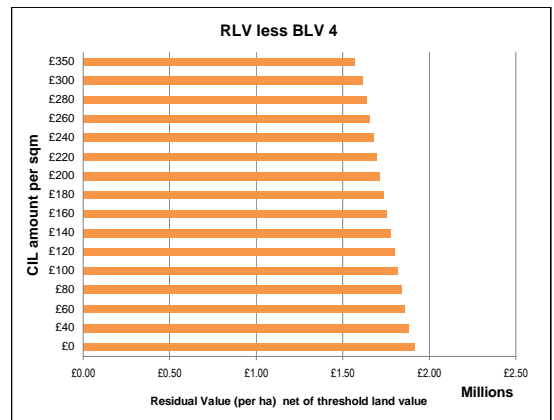
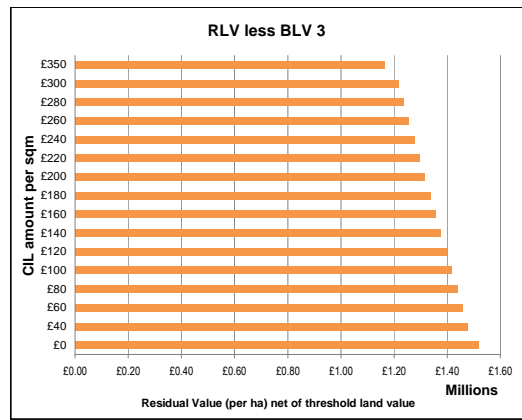
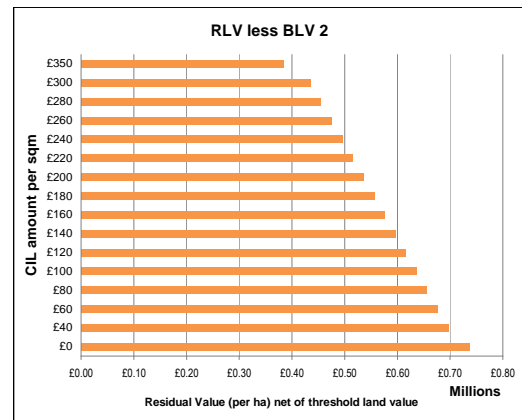
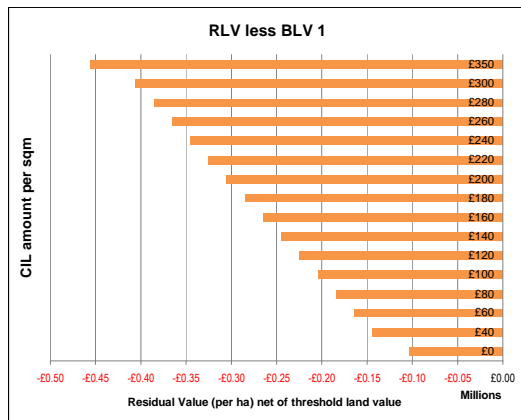
Site type 2 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	671,101	2,876,148	356,148	1,196,148	1,976,148	2,376,148
40	661,703	2,835,869	315,869	1,155,869	1,935,869	2,335,869
60	657,004	2,815,730	295,730	1,135,730	1,915,730	2,315,730
80	652,304	2,795,590	275,590	1,115,590	1,895,590	2,295,590
100	647,605	2,775,451	255,451	1,095,451	1,875,451	2,275,451
120	642,906	2,755,311	235,311	1,075,311	1,855,311	2,255,311
140	638,207	2,735,172	215,172	1,055,172	1,835,172	2,235,172
160	633,508	2,715,032	195,032	1,035,032	1,815,032	2,215,032
180	628,808	2,694,893	174,893	1,014,893	1,794,893	2,194,893
200	624,109	2,674,754	154,754	994,754	1,774,754	2,174,754
220	619,410	2,654,614	134,614	974,614	1,754,614	2,154,614
240	614,711	2,634,475	114,475	954,475	1,734,475	2,134,475
260	610,012	2,614,335	94,335	934,335	1,714,335	2,114,335
280	605,312	2,594,196	74,196	914,196	1,694,196	2,094,196
300	600,613	2,574,056	54,056	894,056	1,674,056	2,074,056
350	588,865	2,523,708	3,708	843,708	1,623,708	2,023,708

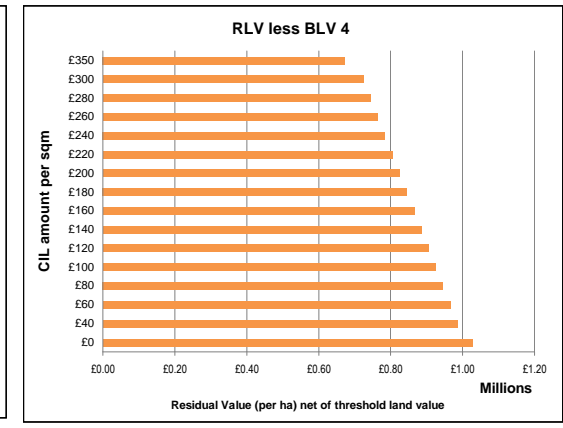
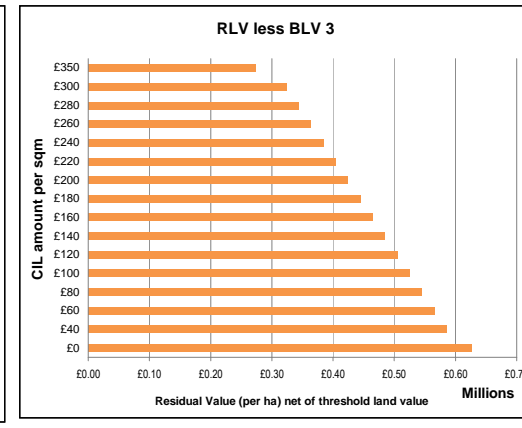
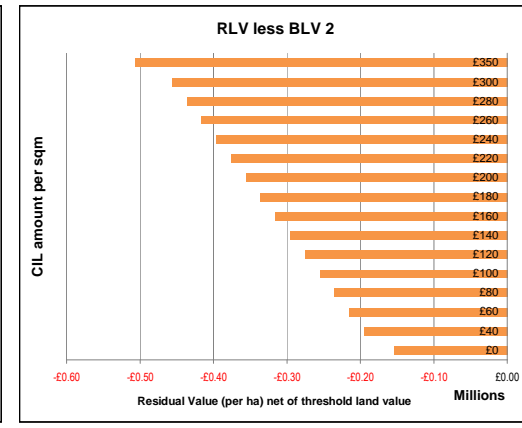
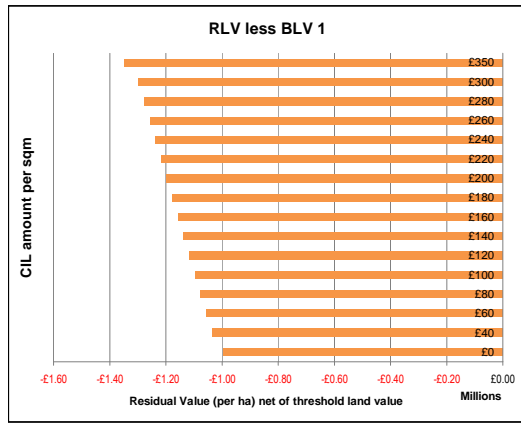


Site type 2 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.23 ha

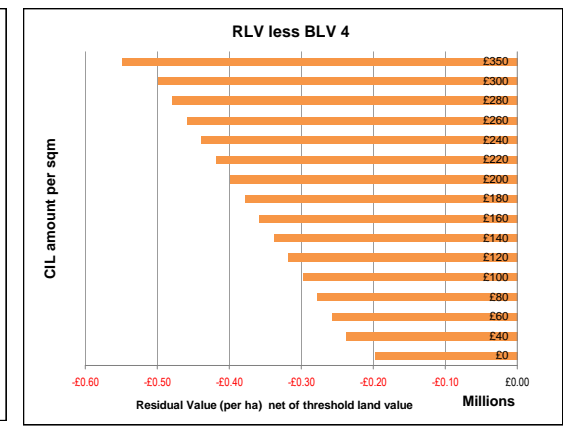
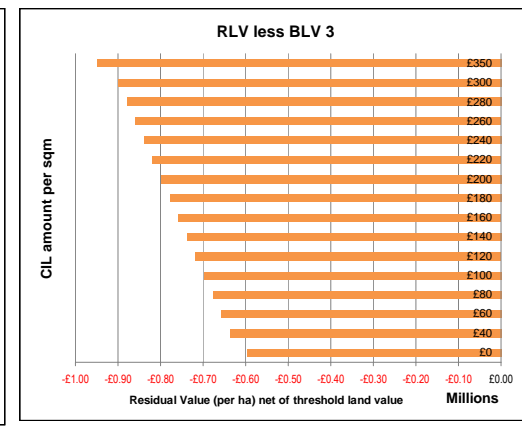
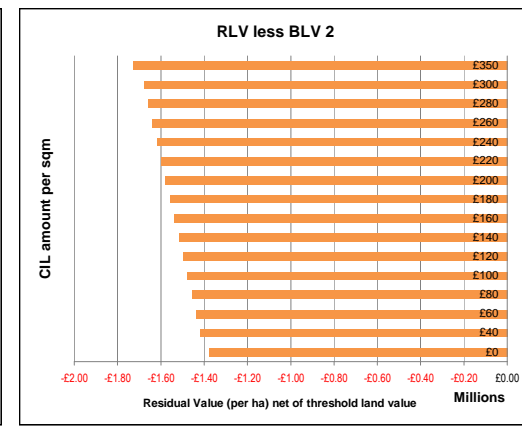
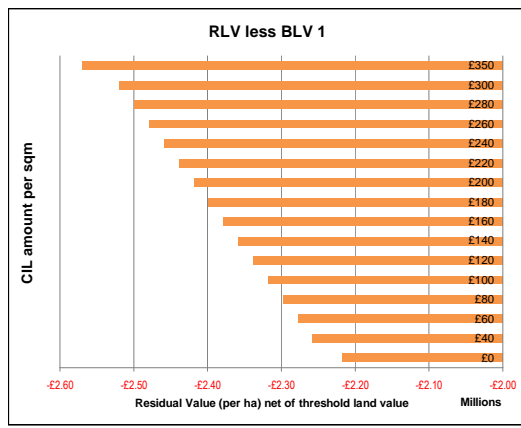
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	563,816	2,416,355	-103,645	736,355	1,516,355	1,916,355
40	554,418	2,376,076	-143,924	696,076	1,476,076	1,876,076
60	549,719	2,355,937	-164,063	675,937	1,455,937	1,855,937
80	545,019	2,335,797	-184,203	655,797	1,435,797	1,835,797
100	540,320	2,315,658	-204,342	635,658	1,415,658	1,815,658
120	535,621	2,295,518	-224,482	615,518	1,395,518	1,795,518
140	530,922	2,275,379	-244,621	595,379	1,375,379	1,775,379
160	526,223	2,255,239	-264,761	575,239	1,355,239	1,755,239
180	521,523	2,235,100	-284,900	555,100	1,335,100	1,735,100
200	516,824	2,214,960	-305,040	534,960	1,314,960	1,714,960
220	512,125	2,194,821	-325,179	514,821	1,294,821	1,694,821
240	507,426	2,174,682	-345,318	494,682	1,274,682	1,674,682
260	502,726	2,154,542	-365,458	474,542	1,254,542	1,654,542
280	498,027	2,134,403	-385,597	454,403	1,234,403	1,634,403
300	493,328	2,114,263	-405,737	434,263	1,214,263	1,614,263
350	481,580	2,063,915	-456,085	383,915	1,163,915	1,563,915



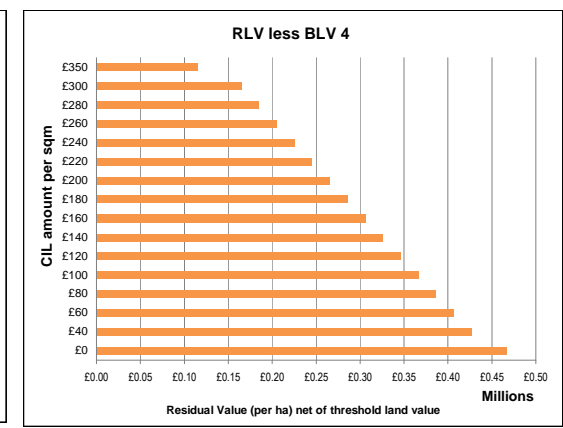
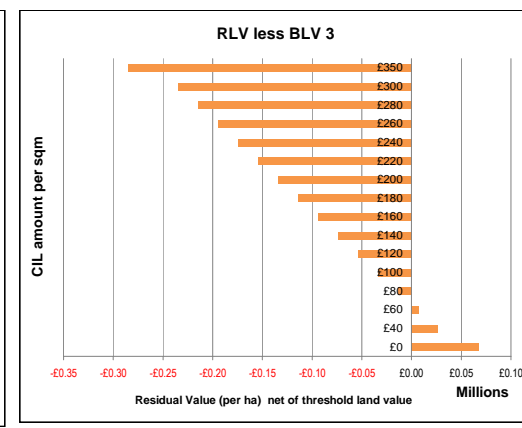
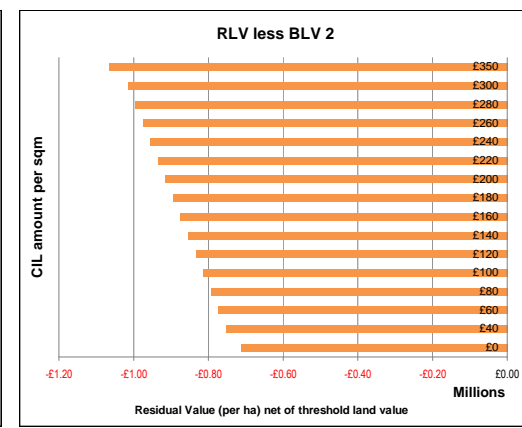
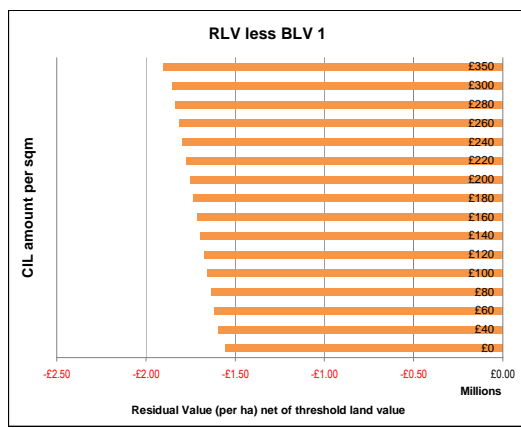
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,912	1,525,337	- 994,663	- 154,663	625,337	1,025,337
40	346,513	1,485,058	- 1,034,942	- 194,942	585,058	985,058
60	341,814	1,464,918	- 1,055,082	- 215,082	564,918	964,918
80	337,115	1,444,779	- 1,075,221	- 235,221	544,779	944,779
100	332,416	1,424,639	- 1,095,361	- 255,361	524,639	924,639
120	327,717	1,404,500	- 1,115,500	- 275,500	504,500	904,500
140	323,017	1,384,360	- 1,135,640	- 295,640	484,360	884,360
160	318,318	1,364,221	- 1,155,779	- 315,779	464,221	864,221
180	313,619	1,344,082	- 1,175,918	- 335,918	444,082	844,082
200	308,920	1,323,942	- 1,196,058	- 356,058	423,942	823,942
220	304,221	1,303,803	- 1,216,197	- 376,197	403,803	803,803
240	299,521	1,283,663	- 1,236,337	- 396,337	383,663	783,663
260	294,822	1,263,524	- 1,256,476	- 416,476	363,524	763,524
280	290,123	1,243,384	- 1,276,616	- 436,616	343,384	743,384
300	285,424	1,223,245	- 1,296,755	- 456,755	323,245	723,245
350	273,676	1,172,896	- 1,347,104	- 507,104	272,896	672,896



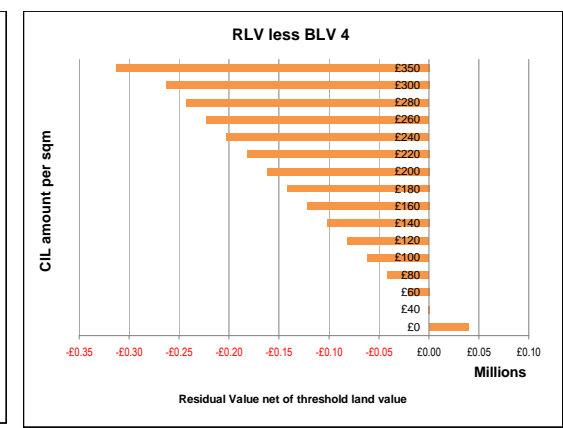
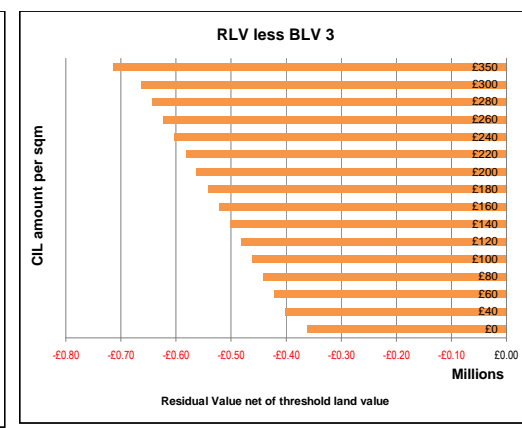
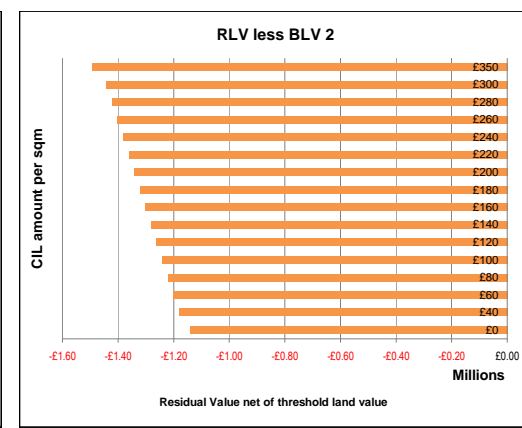
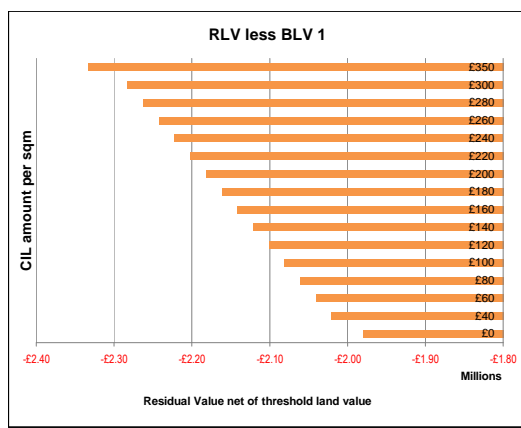
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	70,675	302,894	- 2,217,106	- 1,377,106	- 597,106	- 197,106
40	61,277	262,615	- 2,257,385	- 1,417,385	- 637,385	- 237,385
60	56,578	242,476	- 2,277,524	- 1,437,524	- 657,524	- 257,524
80	51,878	222,336	- 2,297,664	- 1,457,664	- 677,664	- 277,664
100	47,179	202,197	- 2,317,803	- 1,477,803	- 697,803	- 297,803
120	42,480	182,057	- 2,337,943	- 1,497,943	- 717,943	- 317,943
140	37,781	161,918	- 2,358,082	- 1,518,082	- 738,082	- 338,082
160	33,082	141,778	- 2,378,222	- 1,538,222	- 758,222	- 358,222
180	28,382	121,639	- 2,398,361	- 1,558,361	- 778,361	- 378,361
200	23,683	101,500	- 2,418,500	- 1,578,500	- 798,500	- 398,500
220	18,984	81,360	- 2,438,640	- 1,598,640	- 818,640	- 418,640
240	14,285	61,221	- 2,458,779	- 1,618,779	- 838,779	- 438,779
260	9,586	41,082	- 2,478,919	- 1,638,919	- 858,919	- 458,919
280	4,886	20,942	- 2,499,058	- 1,659,058	- 879,058	- 479,058
300	187	802	- 2,519,198	- 1,679,198	- 899,198	- 499,198
350	-11,561	- 49,546	- 2,569,546	- 1,729,546	- 949,546	- 549,546



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	225,636	967,010	- 1,552,990	- 712,990	67,010	467,010
40	216,237	926,731	- 1,593,269	- 753,269	26,731	426,731
60	211,538	906,592	- 1,613,408	- 773,408	6,592	406,592
80	206,839	886,452	- 1,633,548	- 793,548	- 13,548	386,452
100	202,140	866,313	- 1,653,687	- 813,687	- 33,687	366,313
120	197,440	846,173	- 1,673,827	- 833,827	- 53,827	346,173
140	192,741	826,034	- 1,693,966	- 853,966	- 73,966	326,034
160	188,042	805,894	- 1,714,106	- 874,106	- 94,106	305,894
180	183,343	785,755	- 1,734,245	- 894,245	- 114,245	285,755
200	178,644	765,615	- 1,754,385	- 914,385	- 134,385	265,615
220	173,944	745,476	- 1,774,524	- 934,524	- 154,524	245,476
240	169,245	725,337	- 1,794,663	- 954,663	- 174,663	225,337
260	164,546	705,197	- 1,814,803	- 974,803	- 194,803	205,197
280	159,847	685,058	- 1,834,942	- 994,942	- 214,942	185,058
300	155,148	664,918	- 1,855,082	- 1,015,082	- 235,082	164,918
350	143,400	614,570	- 1,905,430	- 1,065,430	- 285,430	114,570



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	125,833	539,286	- 1,980,714	- 1,140,714	- 360,714	- 39,286
40	116,435	499,007	- 2,020,993	- 1,180,993	- 400,993	- 993
60	111,736	478,868	- 2,041,132	- 1,201,132	- 421,132	- 21,132
80	107,037	458,729	- 2,061,271	- 1,221,271	- 441,271	- 41,271
100	102,337	438,589	- 2,081,411	- 1,241,411	- 461,411	- 61,411
120	97,638	418,450	- 2,101,550	- 1,261,550	- 481,550	- 81,550
140	92,939	398,310	- 2,121,690	- 1,281,690	- 501,690	- 101,690
160	88,240	378,171	- 2,141,829	- 1,301,829	- 521,829	- 121,829
180	83,541	358,031	- 2,161,969	- 1,321,969	- 541,969	- 141,969
200	78,841	337,892	- 2,182,108	- 1,342,108	- 562,108	- 162,108
220	74,142	317,752	- 2,202,248	- 1,362,248	- 582,248	- 182,248
240	69,443	297,613	- 2,222,387	- 1,382,387	- 602,387	- 202,387
260	64,744	277,474	- 2,242,526	- 1,402,526	- 622,526	- 222,526
280	60,045	257,334	- 2,262,666	- 1,422,666	- 642,666	- 242,666
300	55,345	237,195	- 2,282,805	- 1,442,805	- 662,805	- 262,805
350	43,597	186,846	- 2,333,154	- 1,493,154	- 713,154	- 313,154



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 2
7 UNITS
HOUSES
30 UPH

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

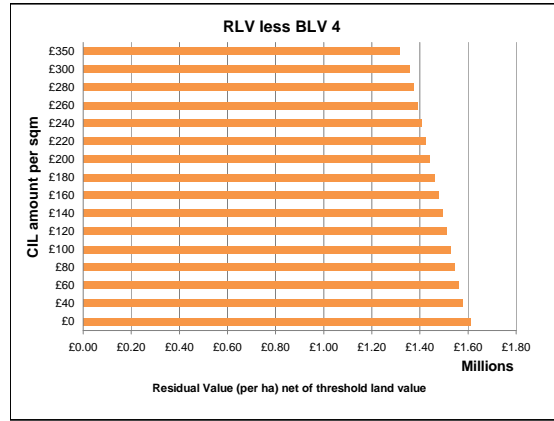
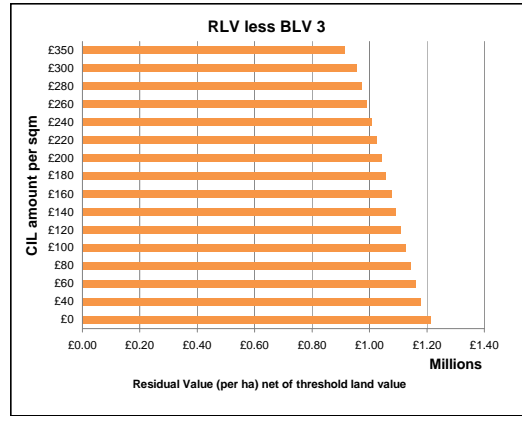
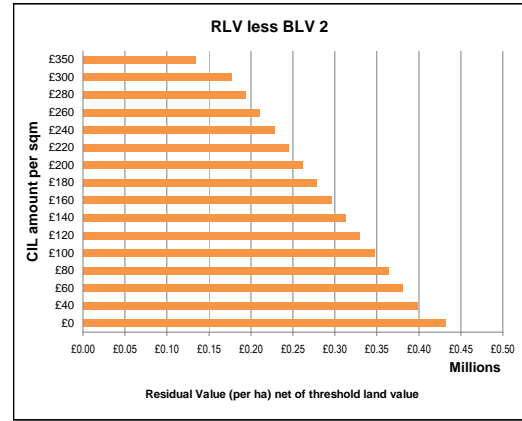
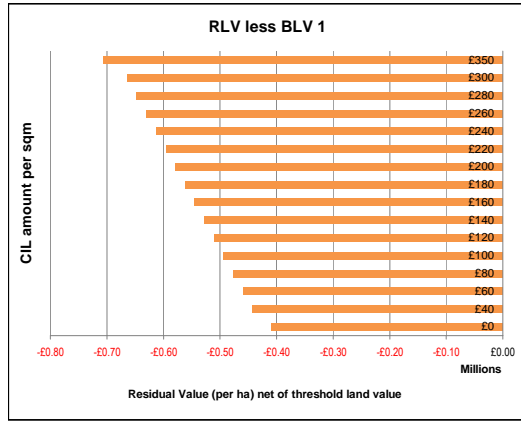
BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3
Aff Hsg:	45%

Sales value inflation	
Build cost inflation	
Profit	

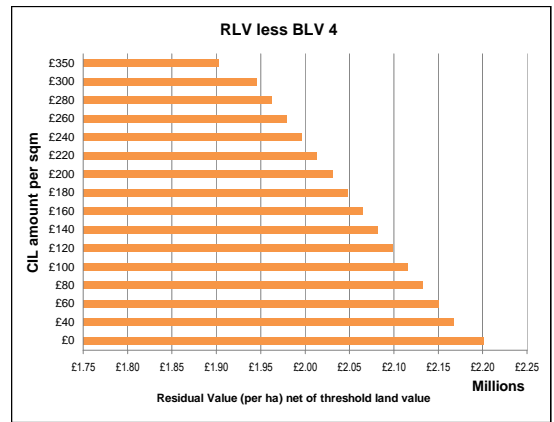
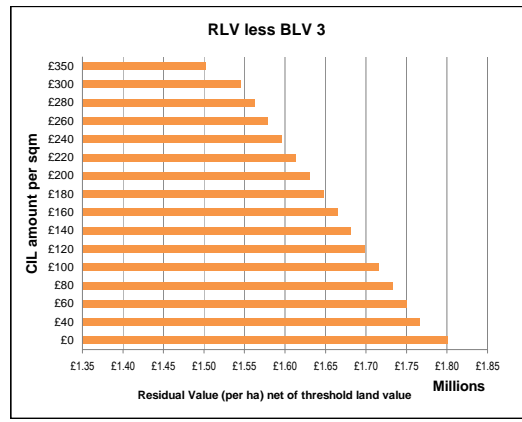
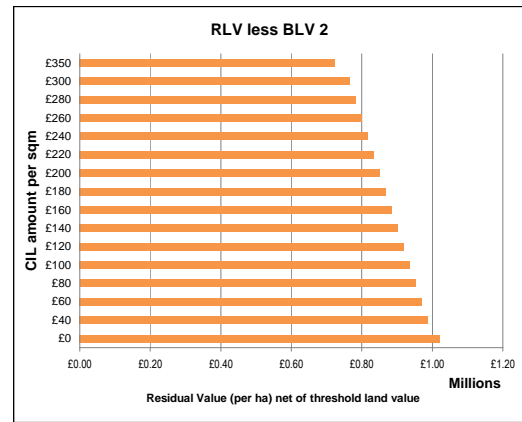
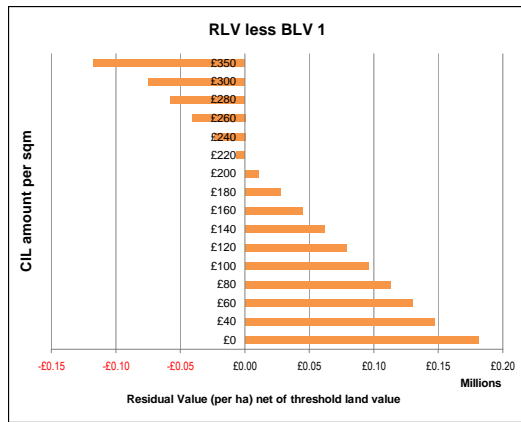
Site type 2 Description: **Area 1 £5554 psm Bath CC** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	492,683	2,111,500	-408,500	431,500	1,211,500	1,611,500
40	484,731	2,077,418	-442,582	397,418	1,177,418	1,577,418
60	480,755	2,060,376	-459,624	380,376	1,160,376	1,560,376
80	476,778	2,043,335	-476,665	363,335	1,143,335	1,543,335
100	472,802	2,026,294	-493,706	346,294	1,126,294	1,526,294
120	468,826	2,009,253	-510,747	329,253	1,109,253	1,509,253
140	464,850	1,992,212	-527,788	312,212	1,092,212	1,492,212
160	460,873	1,975,171	-544,829	295,171	1,075,171	1,475,171
180	456,897	1,958,130	-561,870	278,130	1,058,130	1,458,130
200	452,921	1,941,089	-578,911	261,089	1,041,089	1,441,089
220	448,945	1,924,048	-595,952	244,048	1,024,048	1,424,048
240	444,968	1,907,007	-612,993	227,007	1,007,007	1,407,007
260	440,992	1,889,966	-630,034	209,966	989,966	1,389,966
280	437,016	1,872,925	-647,075	192,925	972,925	1,372,925
300	433,040	1,855,884	-664,116	175,884	955,884	1,355,884
350	423,099	1,813,281	-706,719	133,281	913,281	1,313,281



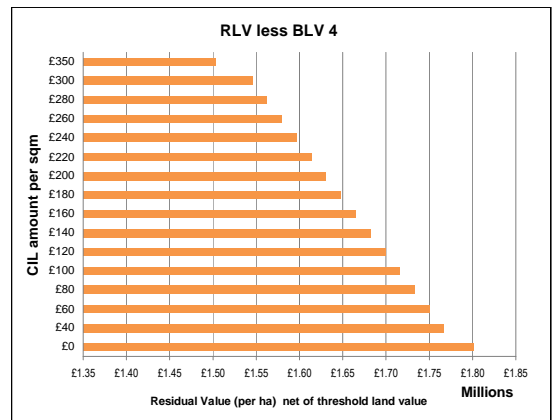
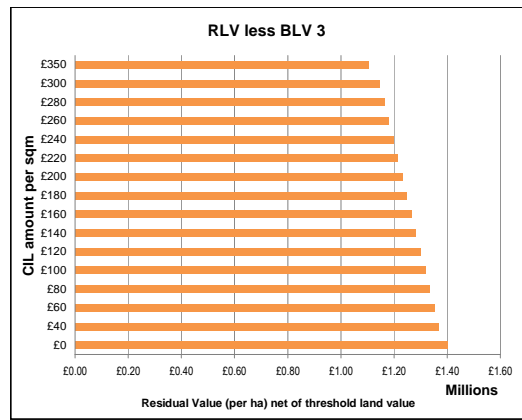
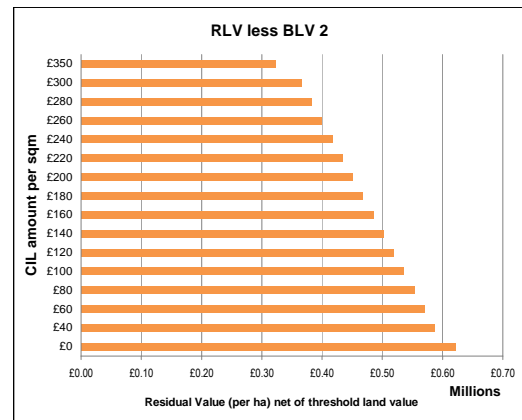
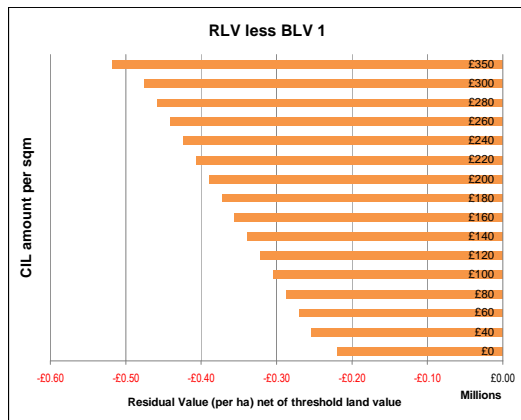
Site type 2 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	630,179	2,700,769	-180,769	1,020,769	1,800,769	2,200,769
40	622,227	2,666,687	-146,687	986,687	1,766,687	2,166,687
60	618,251	2,649,646	-129,646	969,646	1,749,646	2,149,646
80	614,274	2,632,605	-112,605	952,605	1,732,605	2,132,605
100	610,298	2,615,564	-95,564	935,564	1,715,564	2,115,564
120	606,322	2,598,523	-78,523	918,523	1,698,523	2,098,523
140	602,346	2,581,482	-61,482	901,482	1,681,482	2,081,482
160	598,369	2,564,441	-44,441	884,441	1,664,441	2,064,441
180	594,393	2,547,399	-27,399	867,399	1,647,399	2,047,399
200	590,417	2,530,358	-10,358	850,358	1,630,358	2,030,358
220	586,441	2,513,317	6,683	833,317	1,613,317	2,013,317
240	582,464	2,496,276	23,724	816,276	1,596,276	1,996,276
260	578,488	2,479,235	40,765	799,235	1,579,235	1,979,235
280	574,512	2,462,194	57,806	782,194	1,562,194	1,962,194
300	570,536	2,445,153	74,847	765,153	1,545,153	1,945,153
350	560,595	2,402,550	117,450	722,550	1,502,550	1,902,550

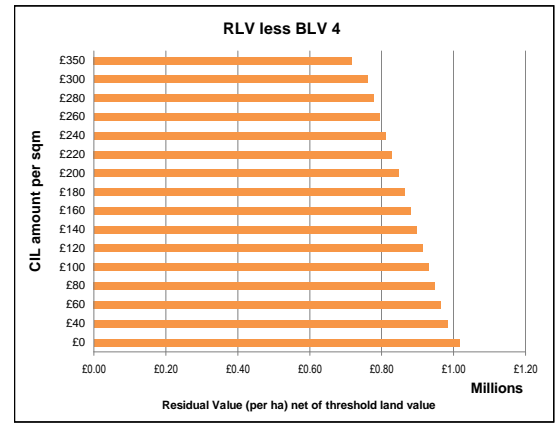
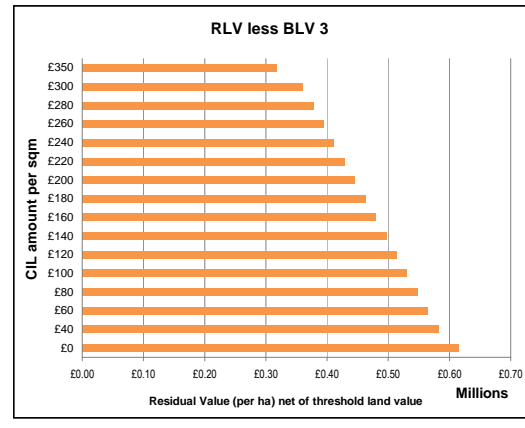
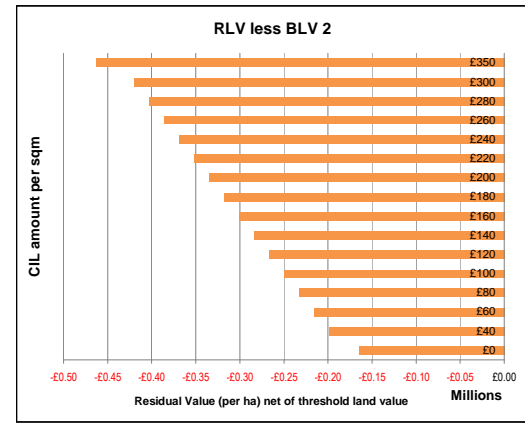
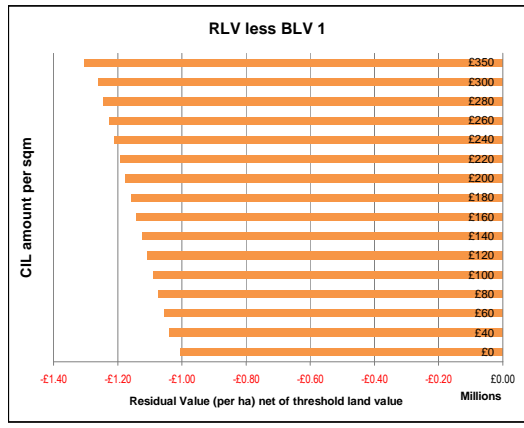


Site type 2 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.23 ha

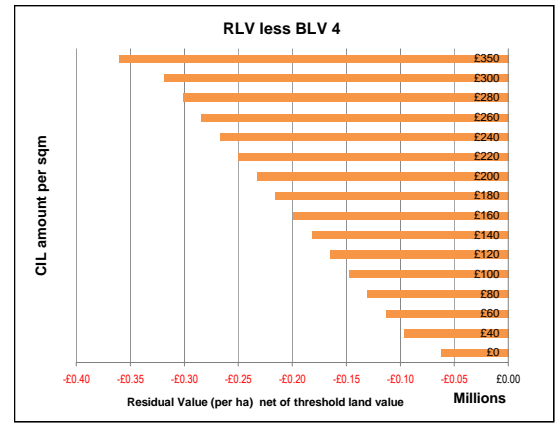
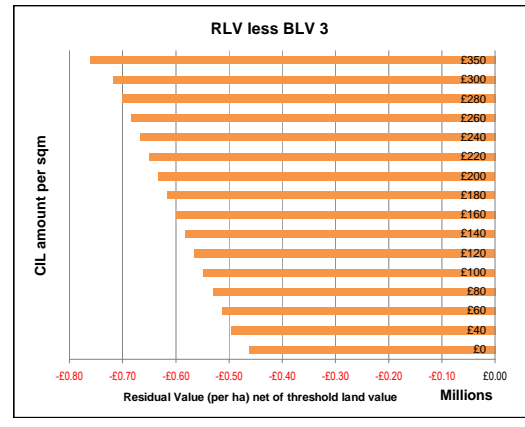
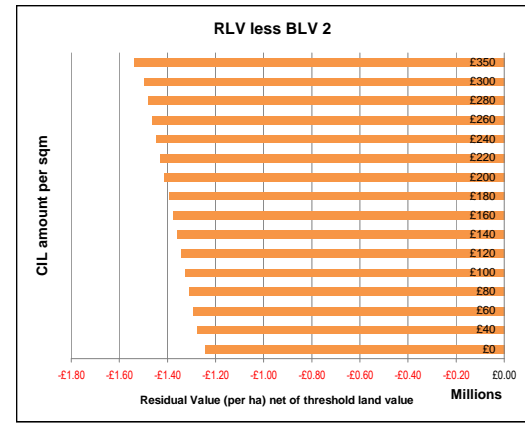
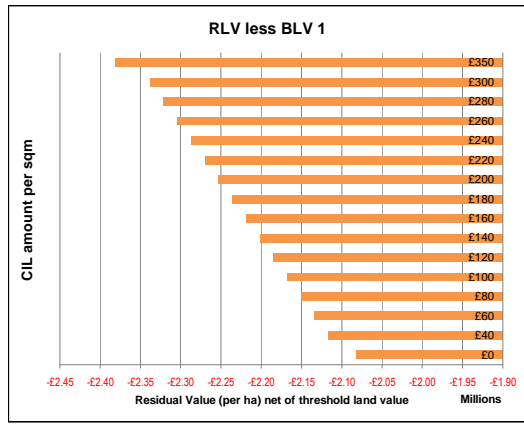
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	536,856	2,300,812	-219,188	620,812	1,400,812	1,800,812
40	528,904	2,266,729	-253,271	586,729	1,366,729	1,766,729
60	524,927	2,249,688	-270,312	569,688	1,349,688	1,749,688
80	520,951	2,232,647	-287,353	552,647	1,332,647	1,732,647
100	516,975	2,215,606	-304,394	535,606	1,315,606	1,715,606
120	512,999	2,198,565	-321,435	518,565	1,298,565	1,698,565
140	509,022	2,181,524	-338,476	501,524	1,281,524	1,681,524
160	505,046	2,164,483	-355,517	484,483	1,264,483	1,664,483
180	501,070	2,147,442	-372,558	467,442	1,247,442	1,647,442
200	497,094	2,130,401	-389,599	450,401	1,230,401	1,630,401
220	493,117	2,113,360	-406,640	433,360	1,213,360	1,613,360
240	489,141	2,096,319	-423,681	416,319	1,196,319	1,596,319
260	485,165	2,079,278	-440,722	399,278	1,179,278	1,579,278
280	481,189	2,062,237	-457,763	382,237	1,162,237	1,562,237
300	477,212	2,045,196	-474,804	365,196	1,145,196	1,545,196
350	467,272	2,002,593	-517,407	322,593	1,102,593	1,502,593



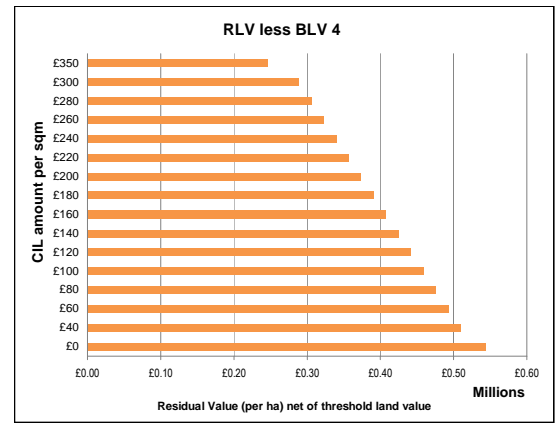
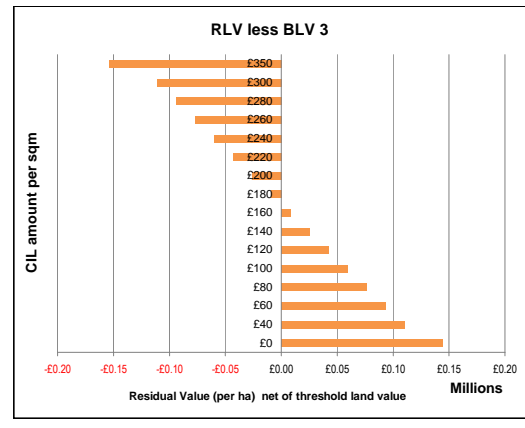
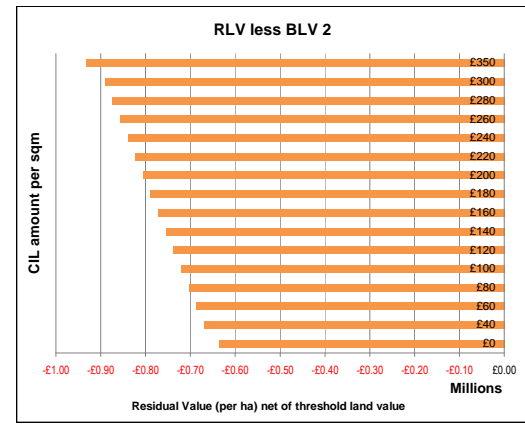
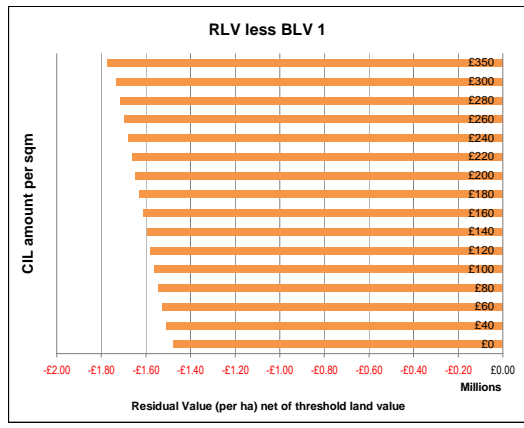
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	353,561	1,515,262	-1,004,738	-164,738	615,262	1,015,262
40	345,609	1,481,179	-1,038,821	-198,821	581,179	981,179
60	341,632	1,464,138	-1,055,862	-215,862	564,138	964,138
80	337,656	1,447,097	-1,072,903	-232,903	547,097	947,097
100	333,680	1,430,056	-1,089,944	-249,944	530,056	930,056
120	329,704	1,413,015	-1,106,985	-266,985	513,015	913,015
140	325,727	1,395,974	-1,124,026	-284,026	495,974	895,974
160	321,751	1,378,933	-1,141,067	-301,067	478,933	878,933
180	317,775	1,361,892	-1,158,108	-318,108	461,892	861,892
200	313,799	1,344,851	-1,175,149	-335,149	444,851	844,851
220	309,822	1,327,810	-1,192,190	-352,190	427,810	827,810
240	305,846	1,310,769	-1,209,231	-369,231	410,769	810,769
260	301,870	1,293,728	-1,226,272	-386,272	393,728	793,728
280	297,894	1,276,687	-1,243,313	-403,313	376,687	776,687
300	293,917	1,259,646	-1,260,354	-420,354	359,646	759,646
350	283,977	1,217,043	-1,302,957	-462,957	317,043	717,043



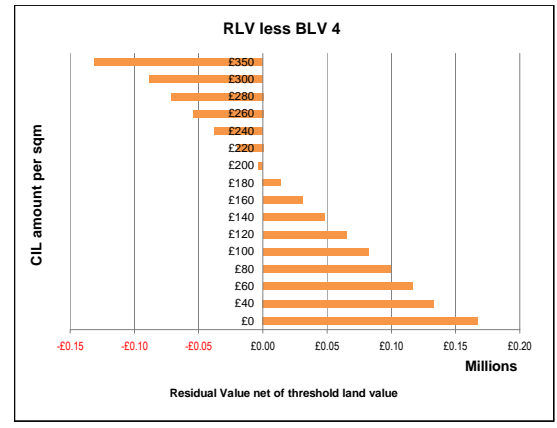
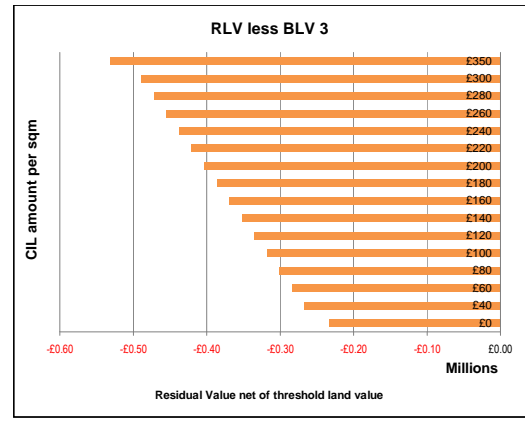
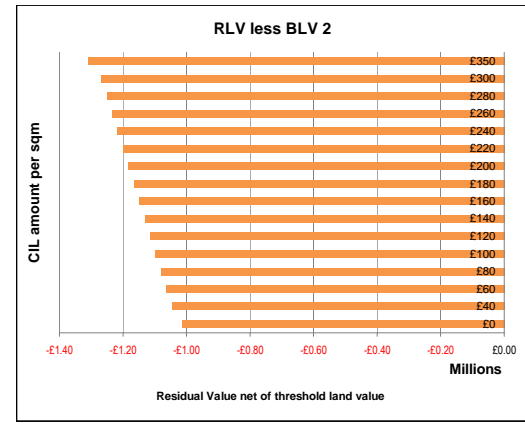
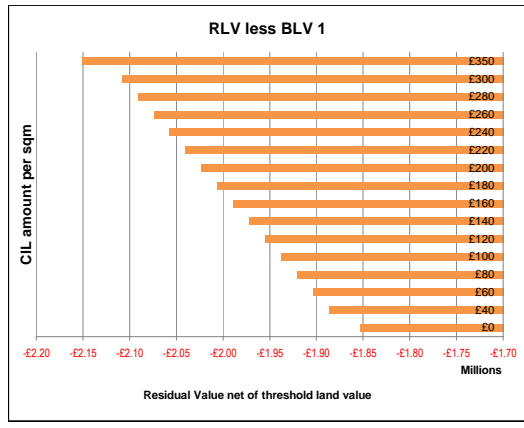
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	102,087	437,518	-2,082,482	-1,242,482	-462,482	-62,482
40	94,135	403,435	-2,116,565	-1,276,565	-496,565	-96,565
60	90,159	386,394	-2,133,606	-1,293,606	-513,606	-113,606
80	86,182	369,353	-2,150,647	-1,310,647	-530,647	-130,647
100	82,206	352,312	-2,167,688	-1,327,688	-547,688	-147,688
120	78,230	335,271	-2,184,729	-1,344,729	-564,729	-164,729
140	74,254	318,230	-2,201,770	-1,361,770	-581,770	-181,770
160	70,277	301,189	-2,218,811	-1,378,811	-598,811	-198,811
180	66,301	284,148	-2,235,852	-1,395,852	-615,852	-215,852
200	62,325	267,107	-2,252,893	-1,412,893	-632,893	-232,893
220	58,349	250,066	-2,269,934	-1,429,934	-649,934	-249,934
240	54,372	233,025	-2,286,975	-1,446,975	-666,975	-266,975
260	50,396	215,984	-2,304,016	-1,464,016	-684,016	-284,016
280	46,420	198,943	-2,321,057	-1,481,057	-701,057	-301,057
300	42,444	181,901	-2,338,099	-1,498,099	-718,099	-318,099
350	32,503	139,299	-2,380,701	-1,540,701	-760,701	-360,701



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,661	1,044,260	-1,475,740	-635,740	144,260	544,260
40	235,708	1,010,178	-1,509,822	-669,822	110,178	510,178
60	231,732	993,137	-1,526,863	-686,863	93,137	493,137
80	227,756	976,096	-1,543,904	-703,904	76,096	476,096
100	223,779	959,055	-1,560,945	-720,945	59,055	459,055
120	219,803	942,014	-1,577,986	-737,986	42,014	442,014
140	215,827	924,973	-1,595,027	-755,027	24,973	424,973
160	211,851	907,931	-1,612,069	-772,069	7,931	407,931
180	207,874	890,890	-1,629,110	-789,110	-9,110	390,890
200	203,898	873,849	-1,646,151	-806,151	-26,151	373,849
220	199,922	856,808	-1,663,192	-823,192	-43,192	356,808
240	195,946	839,767	-1,680,233	-840,233	-60,233	339,767
260	191,969	822,726	-1,697,274	-857,274	-77,274	322,726
280	187,993	805,685	-1,714,315	-874,315	-94,315	305,685
300	184,017	788,644	-1,731,356	-891,356	-111,356	288,644
350	174,076	746,041	-1,773,959	-933,959	-153,959	246,041



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	155,672	667,165	-1,852,835	-1,012,835	-232,835	167,165
40	147,719	633,083	-1,886,917	-1,046,917	-266,917	133,083
60	143,743	616,042	-1,903,958	-1,063,958	-283,958	116,042
80	139,767	599,001	-1,920,999	-1,080,999	-300,999	99,001
100	135,791	581,960	-1,938,040	-1,098,040	-318,040	81,960
120	131,814	564,919	-1,955,081	-1,115,081	-335,081	64,919
140	127,838	547,878	-1,972,122	-1,132,122	-352,122	47,878
160	123,862	530,837	-1,989,163	-1,149,163	-369,163	30,837
180	119,886	513,796	-2,006,204	-1,166,204	-386,204	13,796
200	115,909	496,755	-2,023,245	-1,183,245	-403,245	-3,245
220	111,933	479,714	-2,040,286	-1,200,286	-420,286	-20,286
240	107,957	462,673	-2,057,327	-1,217,327	-437,327	-37,327
260	103,981	445,632	-2,074,368	-1,234,368	-454,368	-54,368
280	100,004	428,590	-2,091,410	-1,251,410	-471,410	-71,410
300	96,028	411,549	-2,108,451	-1,268,451	-488,451	-88,451
350	86,088	368,947	-2,151,053	-1,311,053	-531,053	-131,053



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

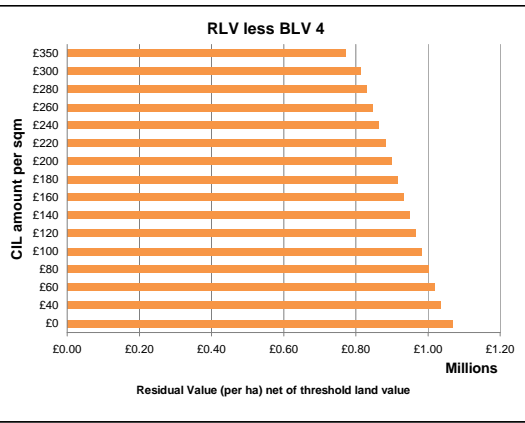
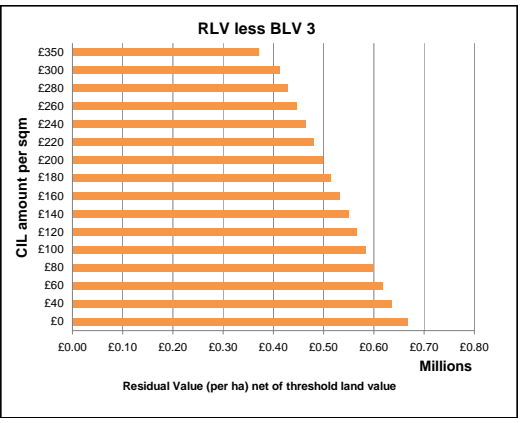
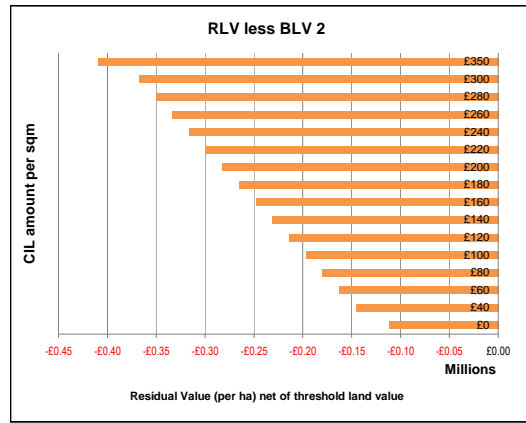
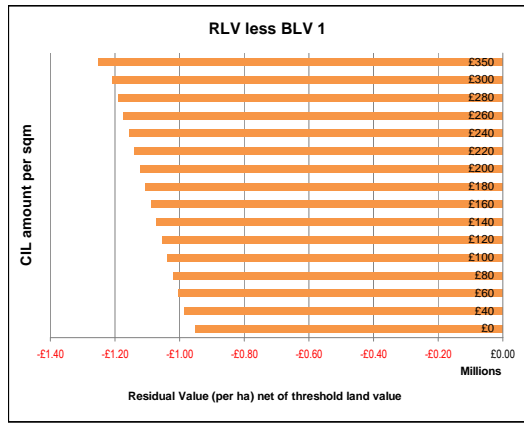
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 2
7 UNITS
HOUSES
30 UPH

CSH level:	4	Sales value inflation
Aff Hsg:	45%	Build cost inflation
		Profit

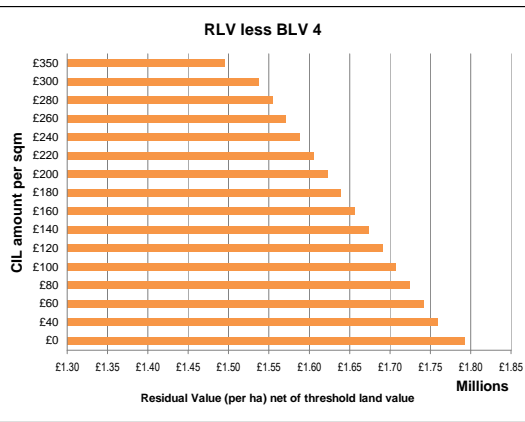
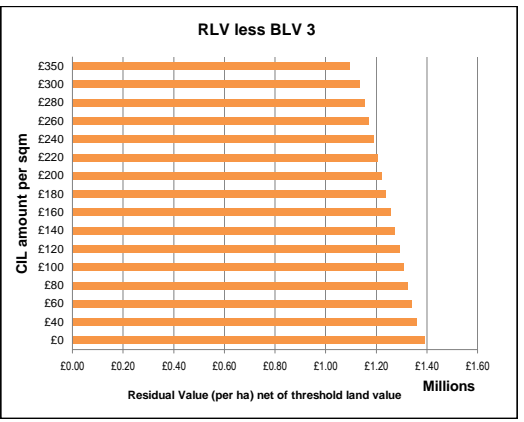
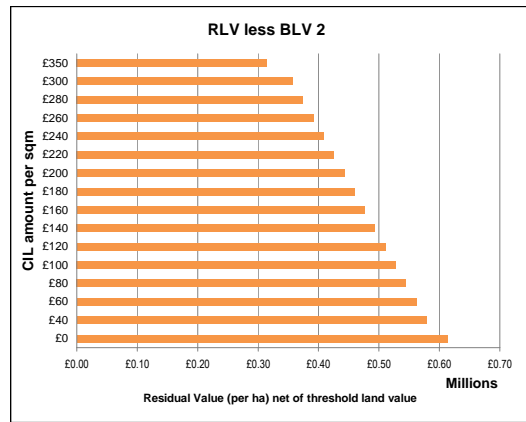
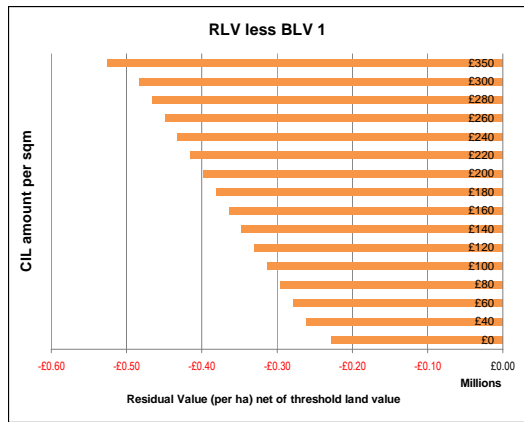
Site type 2 Description: **Area 1 £5554 psm Bath CC** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	365,911	1,568,189	-951,811	-111,811	668,189	1,068,189
40	357,958	1,534,107	-985,893	-145,893	634,107	1,034,107
60	353,982	1,517,066	-1,002,934	-162,934	617,066	1,017,066
80	350,006	1,500,025	-1,019,975	-179,975	600,025	1,000,025
100	346,030	1,482,984	-1,037,016	-197,016	582,984	982,984
120	342,053	1,465,943	-1,054,057	-214,057	565,943	965,943
140	338,077	1,448,902	-1,071,098	-231,098	548,902	948,902
160	334,101	1,431,861	-1,088,139	-248,139	531,861	931,861
180	330,125	1,414,820	-1,105,180	-265,180	514,820	914,820
200	326,148	1,397,779	-1,122,221	-282,221	497,779	897,779
220	322,172	1,380,737	-1,139,263	-299,263	480,737	880,737
240	318,196	1,363,696	-1,156,304	-316,304	463,696	863,696
260	314,220	1,346,655	-1,173,345	-333,345	446,655	846,655
280	310,243	1,329,614	-1,190,386	-350,386	429,614	829,614
300	306,267	1,312,573	-1,207,427	-367,427	412,573	812,573
350	296,326	1,269,970	-1,250,030	-410,030	369,970	769,970



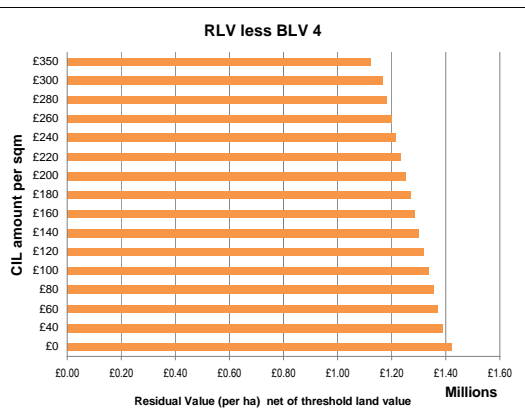
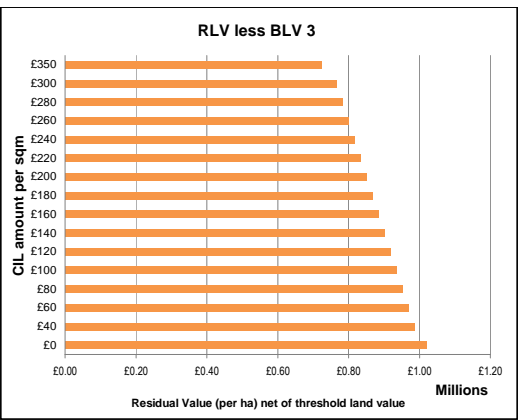
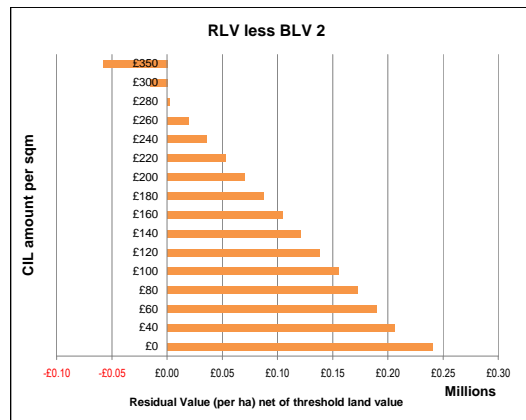
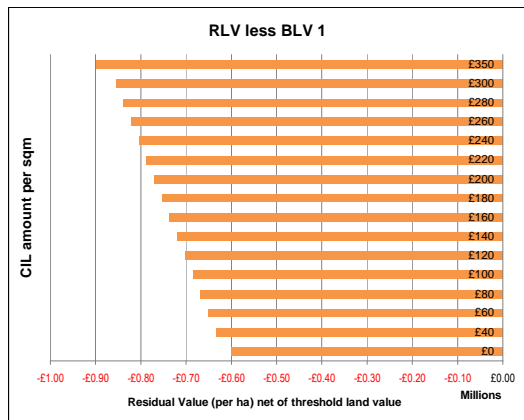
Site type 2 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	534,897	2,292,417	-227,583	612,417	1,392,417	1,792,417
40	526,945	2,258,335	-261,665	578,335	1,358,335	1,758,335
60	522,968	2,241,293	-278,707	561,293	1,341,293	1,741,293
80	518,992	2,224,252	-295,748	544,252	1,324,252	1,724,252
100	515,016	2,207,211	-312,789	527,211	1,307,211	1,707,211
120	511,040	2,190,170	-329,830	510,170	1,290,170	1,690,170
140	507,063	2,173,129	-346,871	493,129	1,273,129	1,673,129
160	503,087	2,156,088	-363,912	476,088	1,256,088	1,656,088
180	499,111	2,139,047	-380,953	459,047	1,239,047	1,639,047
200	495,135	2,122,006	-397,994	442,006	1,222,006	1,622,006
220	491,158	2,104,965	-415,035	424,965	1,204,965	1,604,965
240	487,182	2,087,924	-432,076	407,924	1,187,924	1,587,924
260	483,206	2,070,883	-449,117	390,883	1,170,883	1,570,883
280	479,230	2,053,842	-466,158	373,842	1,153,842	1,553,842
300	475,253	2,036,801	-483,199	356,801	1,136,801	1,536,801
350	465,313	1,994,198	-525,802	314,198	1,094,198	1,494,198

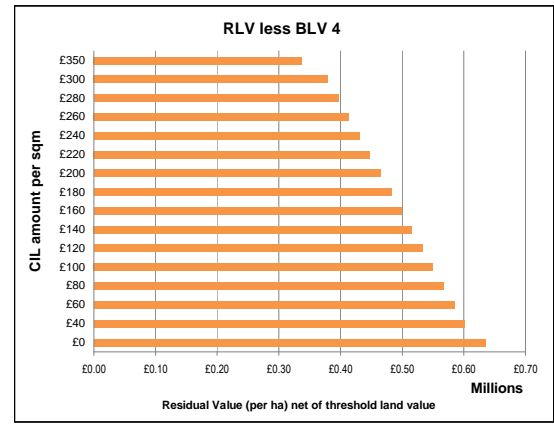
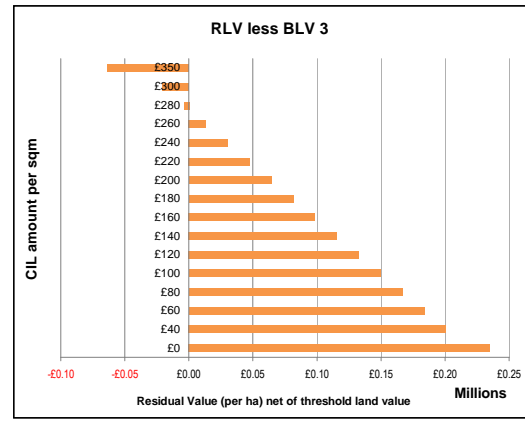
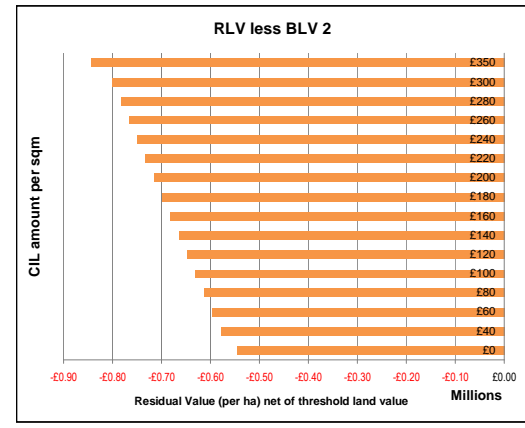
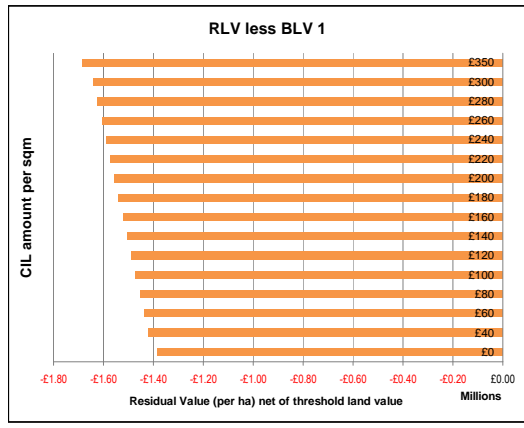


Site type 2 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.23 ha

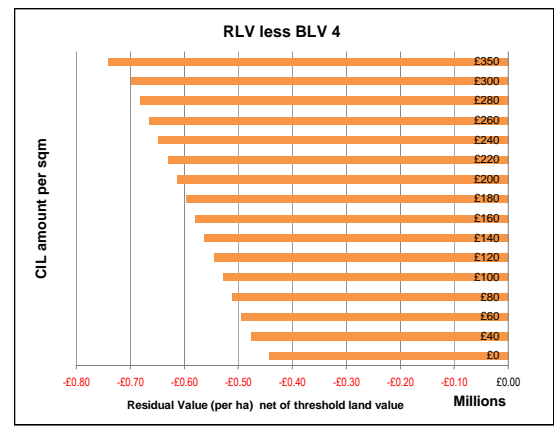
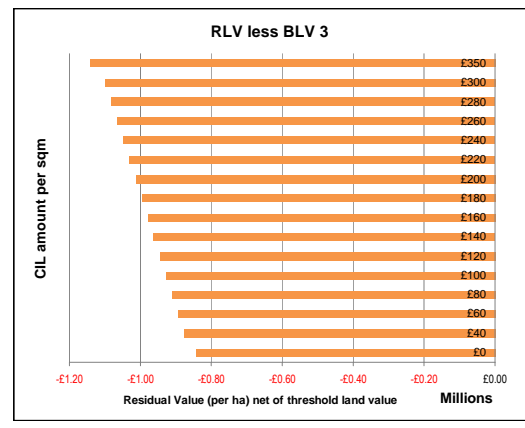
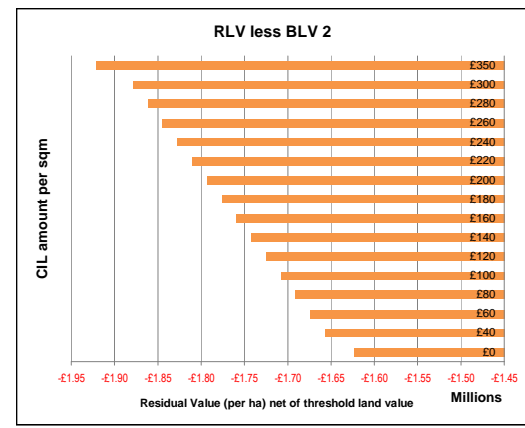
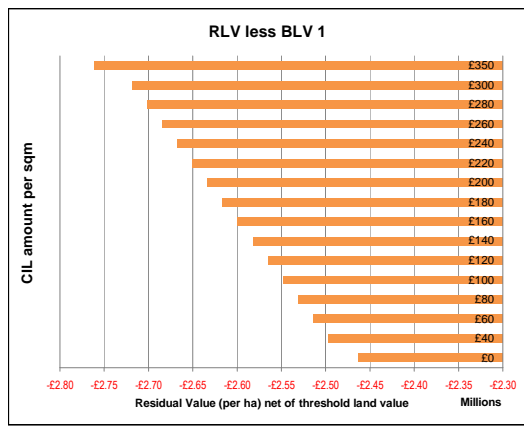
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	448,067	1,920,286	-599,714	240,286	1,020,286	1,420,286
40	440,114	1,886,203	-633,797	206,203	986,203	1,386,203
60	436,138	1,869,162	-650,838	189,162	969,162	1,369,162
80	432,162	1,852,121	-667,879	172,121	952,121	1,352,121
100	428,185	1,835,080	-684,920	155,080	935,080	1,335,080
120	424,209	1,818,039	-701,961	138,039	918,039	1,318,039
140	420,233	1,800,998	-719,002	120,998	900,998	1,300,998
160	416,257	1,783,957	-736,043	103,957	883,957	1,283,957
180	412,280	1,766,916	-753,084	86,916	866,916	1,266,916
200	408,304	1,749,875	-770,125	69,875	849,875	1,249,875
220	404,328	1,732,834	-787,166	52,834	832,834	1,232,834
240	400,352	1,715,793	-804,207	35,793	815,793	1,215,793
260	396,375	1,698,752	-821,248	18,752	798,752	1,198,752
280	392,399	1,681,711	-838,289	1,711	781,711	1,181,711
300	388,423	1,664,670	-855,330	15,330	764,670	1,164,670
350	378,482	1,622,067	-897,933	57,933	722,067	1,122,067



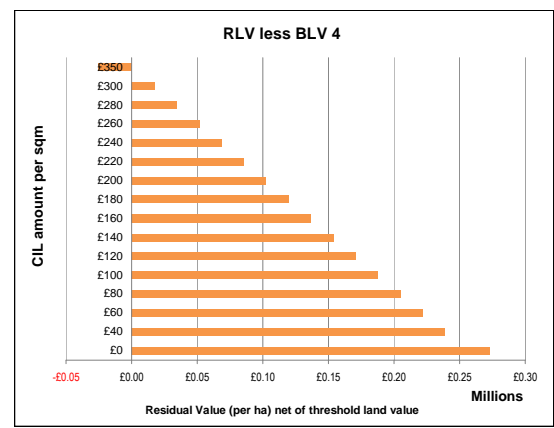
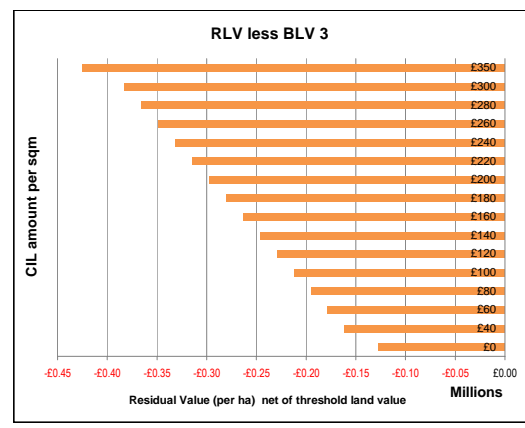
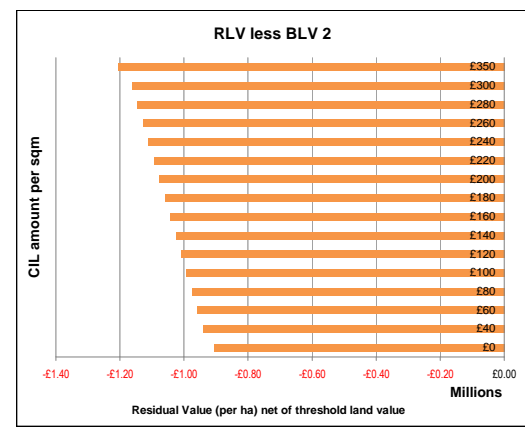
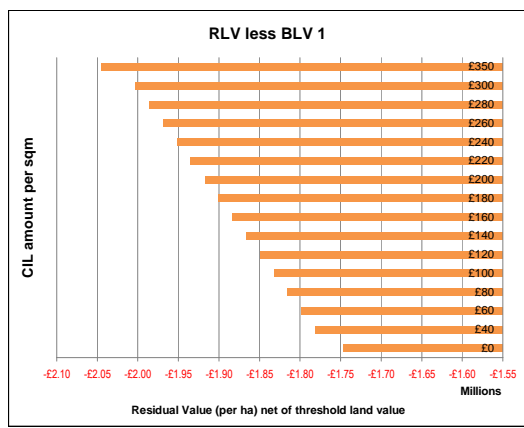
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	264,772	1,134,736	- 1,385,264	- 545,264	234,736	634,736
40	256,819	1,100,653	- 1,419,347	- 579,347	200,653	600,653
60	252,843	1,083,612	- 1,436,388	- 596,388	183,612	583,612
80	248,867	1,066,571	- 1,453,429	- 613,429	166,571	566,571
100	244,890	1,049,530	- 1,470,470	- 630,470	149,530	549,530
120	240,914	1,032,489	- 1,487,511	- 647,511	132,489	532,489
140	236,938	1,015,448	- 1,504,552	- 664,552	115,448	515,448
160	232,962	998,407	- 1,521,593	- 681,593	98,407	498,407
180	228,985	981,366	- 1,538,634	- 698,634	81,366	481,366
200	225,009	964,325	- 1,555,675	- 715,675	64,325	464,325
220	221,033	947,284	- 1,572,716	- 732,716	47,284	447,284
240	217,057	930,243	- 1,589,757	- 749,757	30,243	430,243
260	213,080	913,202	- 1,606,798	- 766,798	13,202	413,202
280	209,104	896,161	- 1,623,839	- 783,839	- 3,839	396,161
300	205,128	879,120	- 1,640,880	- 800,880	- 20,880	379,120
350	195,187	836,517	- 1,683,483	- 843,483	- 63,483	336,517



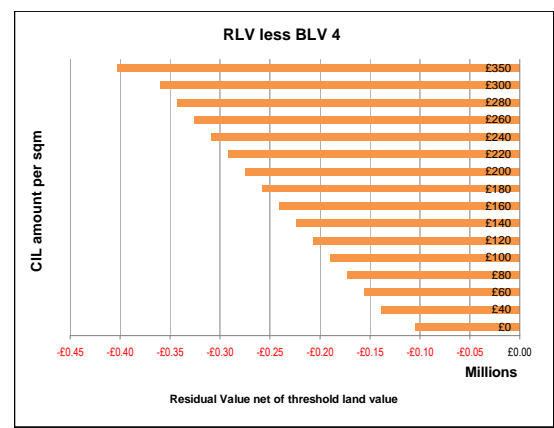
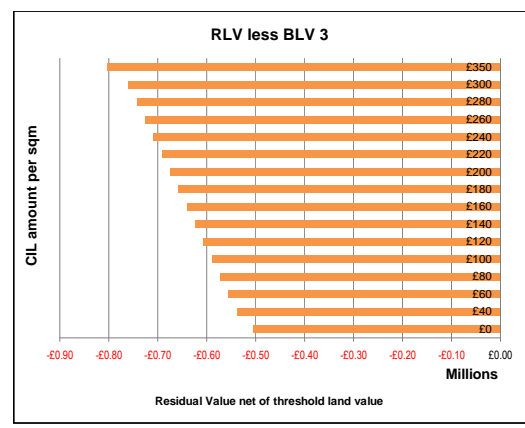
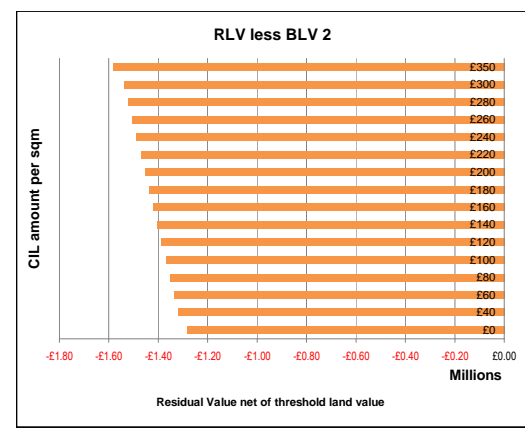
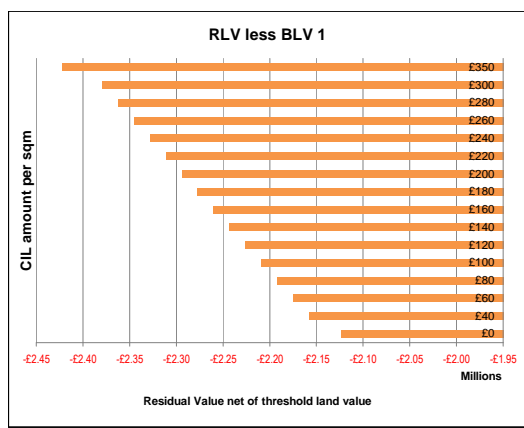
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,298	56,992	- 2,463,008	- 1,623,008	843,008	443,008
40	5,346	22,909	- 2,497,091	- 1,657,091	877,091	477,091
60	1,369	5,868	- 2,514,132	- 1,674,132	894,132	494,132
80	-2,607	11,173	- 2,531,173	- 1,691,173	911,173	511,173
100	-6,583	28,214	- 2,548,214	- 1,708,214	928,214	528,214
120	-10,559	45,255	- 2,565,255	- 1,725,255	945,255	545,255
140	-14,536	62,296	- 2,582,296	- 1,742,296	962,296	562,296
160	-18,512	79,337	- 2,599,337	- 1,759,337	979,337	579,337
180	-22,488	96,378	- 2,616,378	- 1,776,378	996,378	596,378
200	-26,464	113,419	- 2,633,419	- 1,793,419	1,013,419	613,419
220	-30,441	130,460	- 2,650,460	- 1,810,460	1,030,460	630,460
240	-34,417	147,501	- 2,667,501	- 1,827,501	1,047,501	647,501
260	-38,393	164,542	- 2,684,542	- 1,844,542	1,064,542	664,542
280	-42,369	181,583	- 2,701,583	- 1,861,583	1,081,583	681,583
300	-46,346	198,625	- 2,718,625	- 1,878,625	1,098,625	698,625
350	-56,286	241,227	- 2,761,227	- 1,921,227	1,141,227	741,227



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	180,356	772,953	- 1,747,047	- 907,047	127,047	272,953
40	172,403	738,871	- 1,781,129	- 941,129	161,129	238,871
60	168,427	721,829	- 1,798,171	- 958,171	178,171	221,829
80	164,451	704,788	- 1,815,212	- 975,212	195,212	204,788
100	160,474	687,747	- 1,832,253	- 992,253	212,253	187,747
120	156,498	670,706	- 1,849,294	- 1,009,294	229,294	170,706
140	152,522	653,665	- 1,866,335	- 1,026,335	246,335	153,665
160	148,546	636,624	- 1,883,376	- 1,043,376	263,376	136,624
180	144,569	619,583	- 1,900,417	- 1,060,417	280,417	119,583
200	140,593	602,542	- 1,917,458	- 1,077,458	297,458	102,542
220	136,617	585,501	- 1,934,499	- 1,094,499	314,499	85,501
240	132,641	568,460	- 1,951,540	- 1,111,540	331,540	68,460
260	128,664	551,419	- 1,968,581	- 1,128,581	348,581	51,419
280	124,688	534,378	- 1,985,622	- 1,145,622	365,622	34,378
300	120,712	517,337	- 2,002,663	- 1,162,663	382,663	17,337
350	110,771	474,734	- 2,045,266	- 1,205,266	425,266	25,266



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	92,367	395,858	- 2,124,142	- 1,284,142	504,142	104,142
40	84,414	361,776	- 2,158,224	- 1,318,224	538,224	138,224
60	80,438	344,735	- 2,175,265	- 1,335,265	555,265	155,265
80	76,462	327,694	- 2,192,306	- 1,352,306	572,306	172,306
100	72,486	310,653	- 2,209,347	- 1,369,347	589,347	189,347
120	68,509	293,612	- 2,226,388	- 1,386,388	606,388	206,388
140	64,533	276,571	- 2,243,429	- 1,403,429	623,429	223,429
160	60,557	259,529	- 2,260,471	- 1,420,471	640,471	240,471
180	56,581	242,488	- 2,277,512	- 1,437,512	657,512	257,512
200	52,604	225,447	- 2,294,553	- 1,454,553	674,553	274,553
220	48,628	208,406	- 2,311,594	- 1,471,594	691,594	291,594
240	44,652	191,365	- 2,328,635	- 1,488,635	708,635	308,635
260	40,676	174,324	- 2,345,676	- 1,505,676	725,676	325,676
280	36,699	157,283	- 2,362,717	- 1,522,717	742,717	342,717
300	32,723	140,242	- 2,379,758	- 1,539,758	759,758	359,758
350	22,783	97,639	- 2,422,361	- 1,582,361	802,361	402,361



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 2
7 UNITS
HOUSES
30 UPH

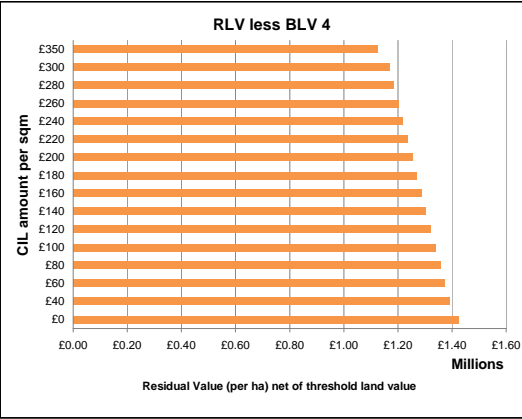
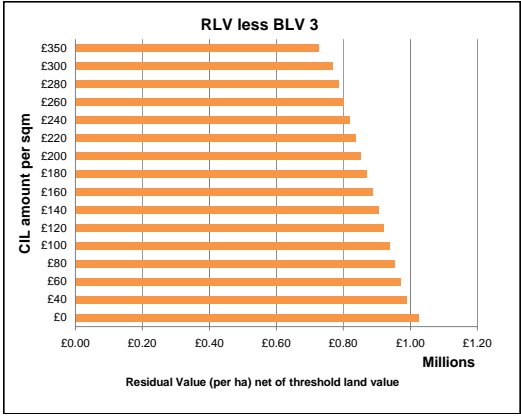
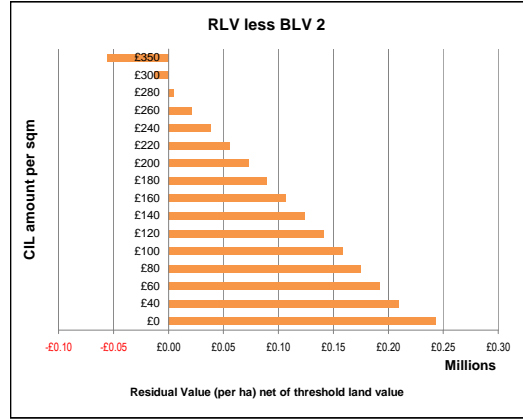
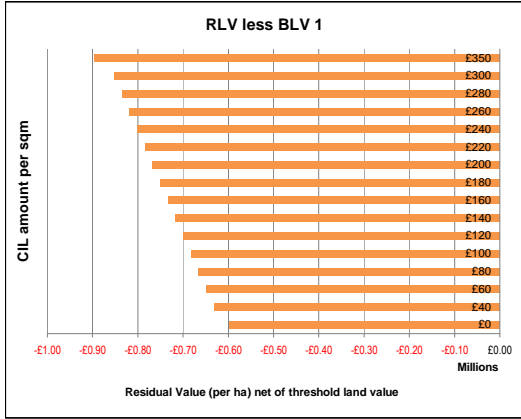
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	10%	Sales value inflation
Aff Hsg:	45%	5%	Build cost inflation
			Profit

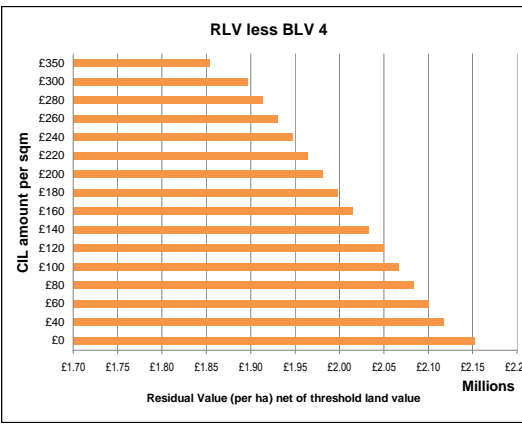
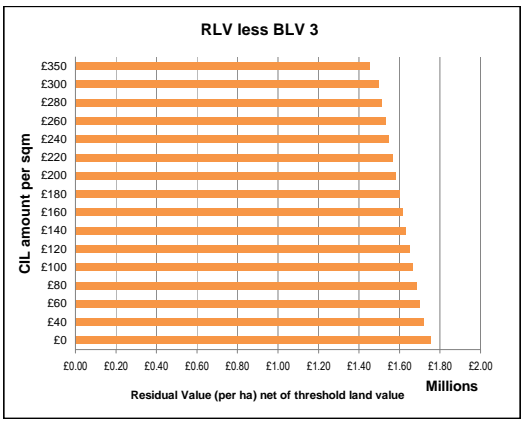
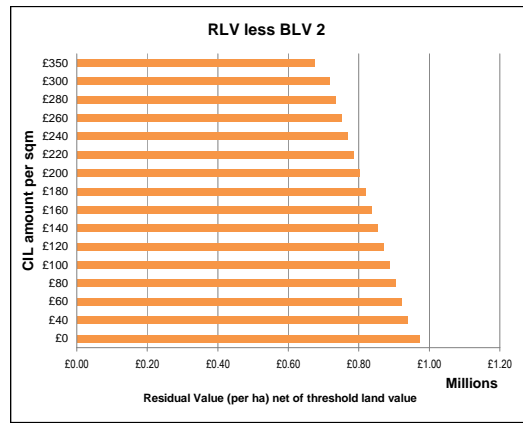
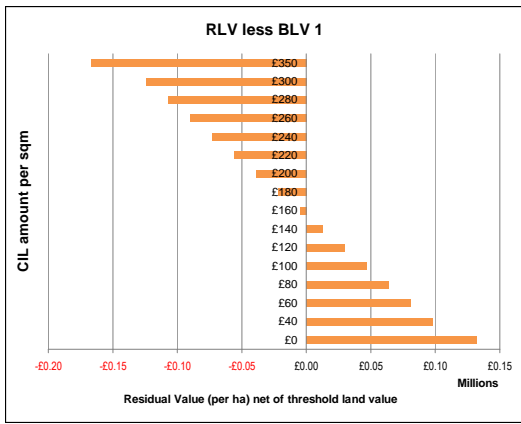
Site type 2 Description: **Area 1 £5554 psm Bath CC** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	448,703	1,923,015	596,985	243,015	1,023,015	1,423,015
40	440,751	1,888,932	631,068	208,932	988,932	1,388,932
60	436,775	1,871,891	648,109	191,891	971,891	1,371,891
80	432,798	1,854,850	665,150	174,850	954,850	1,354,850
100	428,822	1,837,809	682,191	157,809	937,809	1,337,809
120	424,846	1,820,768	699,232	140,768	920,768	1,320,768
140	420,870	1,803,727	716,272	123,727	903,727	1,303,727
160	416,893	1,786,686	733,314	106,686	886,686	1,286,686
180	412,917	1,769,645	750,355	89,645	869,645	1,269,645
200	408,941	1,752,604	767,396	72,604	852,604	1,252,604
220	404,965	1,735,563	784,437	55,563	835,563	1,235,563
240	400,988	1,718,522	801,478	38,522	818,522	1,218,522
260	397,012	1,701,481	818,519	21,481	801,481	1,201,481
280	393,036	1,684,440	835,560	4,440	784,440	1,184,440
300	389,060	1,667,398	852,602	-12,602	767,398	1,167,398
350	379,119	1,624,796	895,204	-55,204	724,796	1,124,796



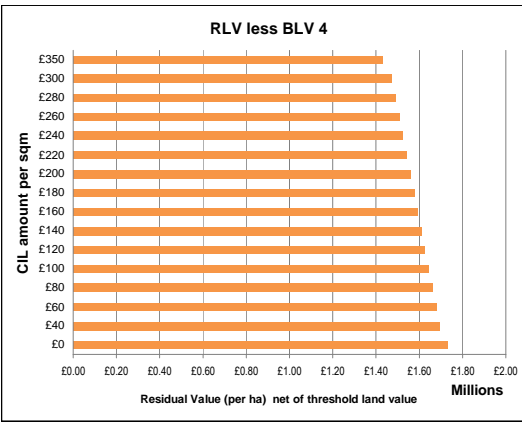
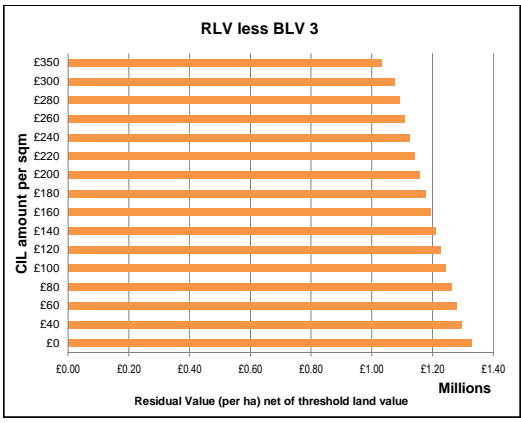
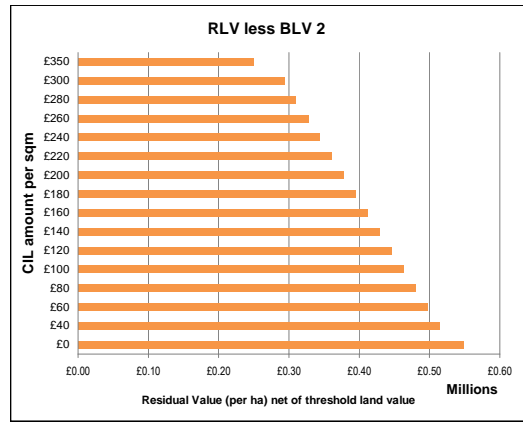
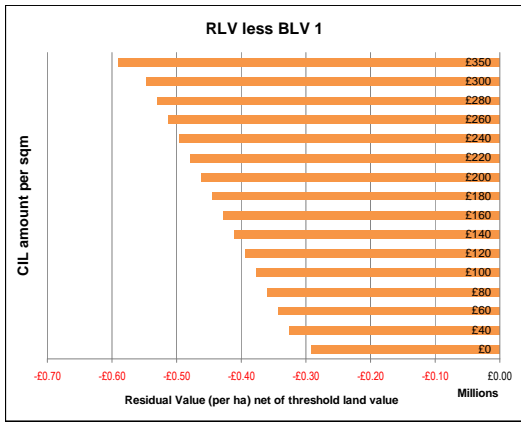
Site type 2 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	618,700	2,651,572	131,572	971,572	1,751,572	2,151,572
40	610,748	2,617,490	97,490	937,490	1,717,490	2,117,490
60	606,771	2,600,449	80,449	920,449	1,700,449	2,100,449
80	602,795	2,583,408	63,408	903,408	1,683,408	2,083,408
100	598,819	2,566,367	46,367	886,367	1,666,367	2,066,367
120	594,843	2,549,326	29,326	869,326	1,649,326	2,049,326
140	590,866	2,532,285	12,285	852,285	1,632,285	2,032,285
160	586,890	2,515,244	-4,756	835,244	1,615,244	2,015,244
180	582,914	2,498,203	-21,797	818,203	1,598,203	1,998,203
200	578,938	2,481,162	-38,838	801,162	1,581,162	1,981,162
220	574,961	2,464,121	-55,879	784,121	1,564,121	1,964,121
240	570,985	2,447,079	-72,921	767,079	1,547,079	1,947,079
260	567,009	2,430,038	-89,962	750,038	1,530,038	1,930,038
280	563,033	2,412,997	-107,003	732,997	1,512,997	1,912,997
300	559,056	2,395,956	-124,044	715,956	1,495,956	1,895,956
350	549,116	2,353,354	-166,646	673,354	1,453,354	1,853,354

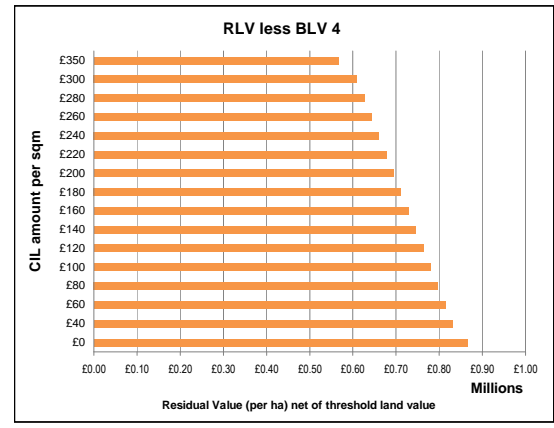
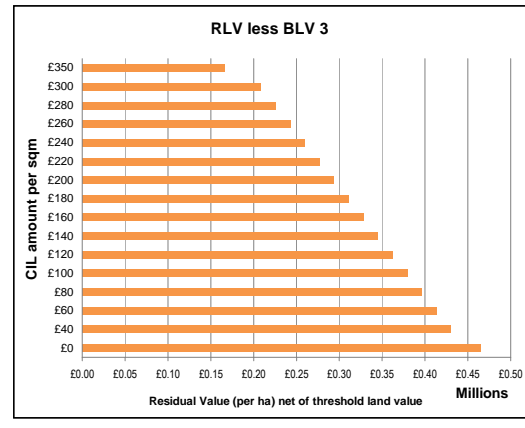
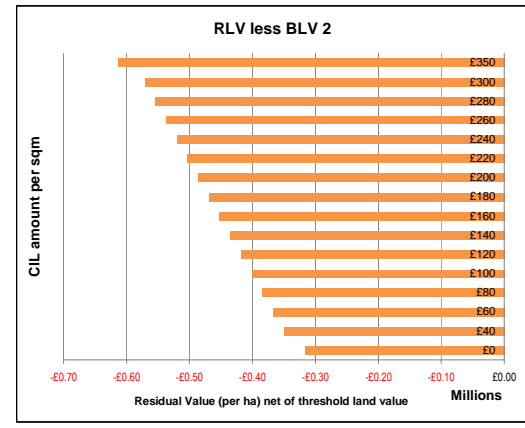
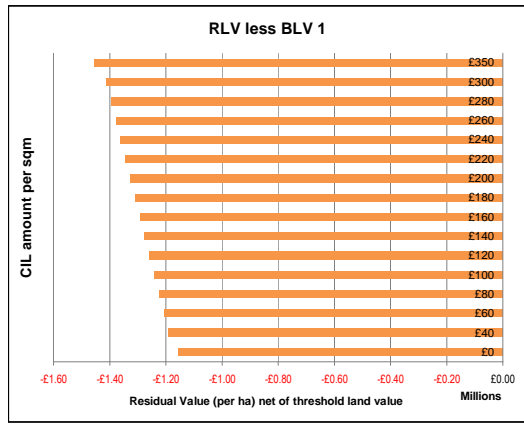


Site type 2 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.23 ha

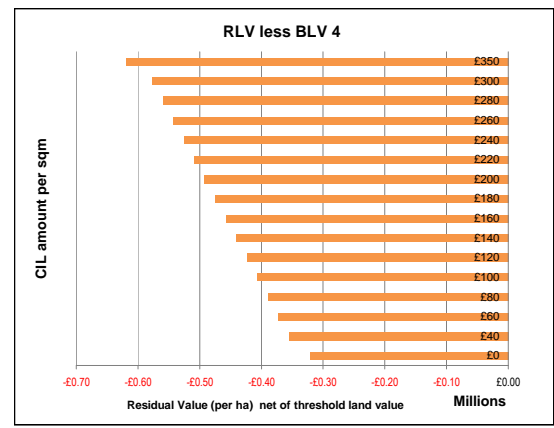
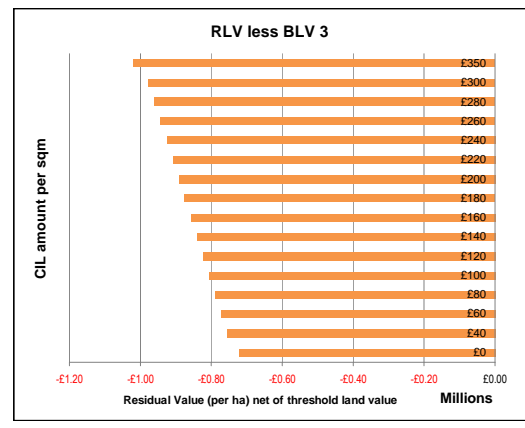
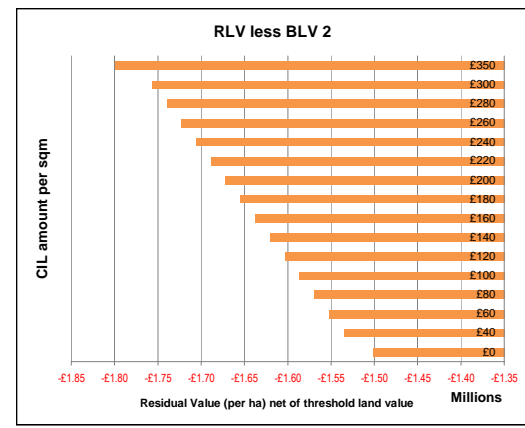
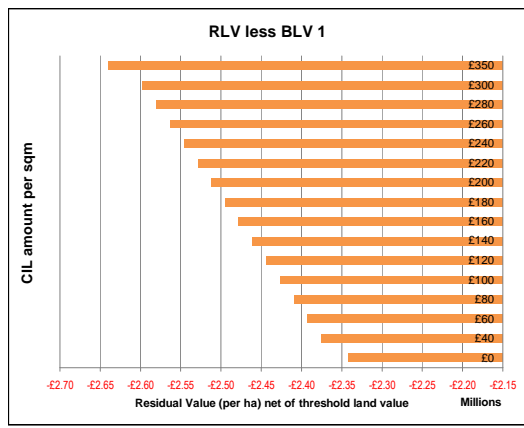
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	519,911	2,228,188	291,812	548,188	1,328,188	1,728,188
40	511,958	2,194,106	325,894	514,106	1,294,106	1,694,106
60	507,982	2,177,065	342,935	497,065	1,277,065	1,677,065
80	504,006	2,160,024	359,976	480,024	1,260,024	1,660,024
100	500,029	2,142,983	377,017	462,983	1,242,983	1,642,983
120	496,053	2,125,942	394,058	445,942	1,225,942	1,625,942
140	492,077	2,108,901	411,099	428,901	1,208,901	1,608,901
160	488,101	2,091,860	428,140	411,860	1,191,860	1,591,860
180	484,124	2,074,819	445,181	394,819	1,174,819	1,574,819
200	480,148	2,057,778	462,222	377,778	1,157,778	1,557,778
220	476,172	2,040,737	479,263	360,737	1,140,737	1,540,737
240	472,196	2,023,696	496,304	343,696	1,123,696	1,523,696
260	468,219	2,006,655	513,345	326,655	1,106,655	1,506,655
280	464,243	1,989,613	530,387	309,613	1,089,613	1,489,613
300	460,267	1,972,572	547,428	292,572	1,072,572	1,472,572
350	450,326	1,929,970	590,030	249,970	1,029,970	1,429,970



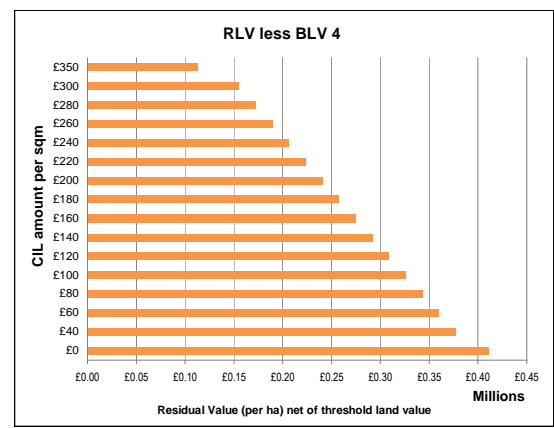
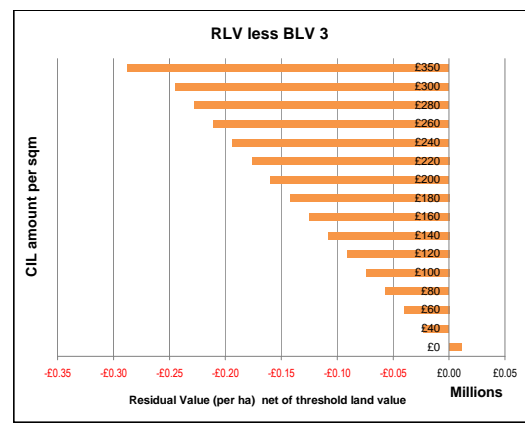
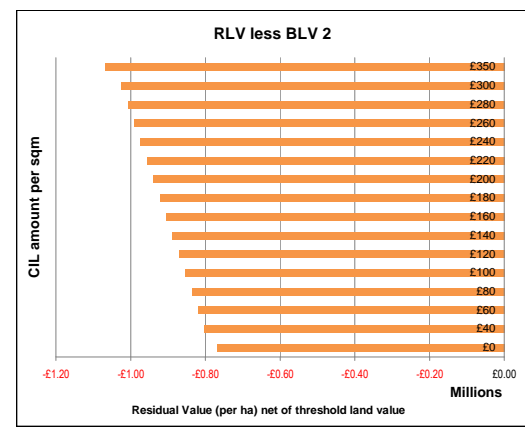
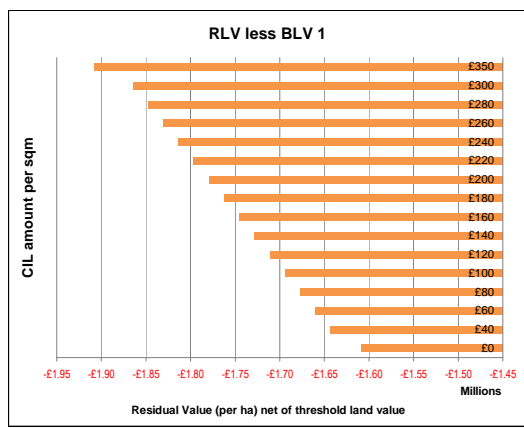
Site type 2	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	318,286	1,364,083	-1,155,917	-315,917	464,083	864,083
40	310,334	1,330,001	-1,189,999	-349,999	430,001	830,001
60	306,357	1,312,960	-1,207,040	-367,040	412,960	812,960
80	302,381	1,295,919	-1,224,081	-384,081	395,919	795,919
100	298,405	1,278,878	-1,241,122	-401,122	378,878	778,878
120	294,429	1,261,837	-1,258,163	-418,163	361,837	761,837
140	290,452	1,244,796	-1,275,204	-435,204	344,796	744,796
160	286,476	1,227,755	-1,292,245	-452,245	327,755	727,755
180	282,500	1,210,714	-1,309,286	-469,286	310,714	710,714
200	278,524	1,193,673	-1,326,327	-486,327	293,673	693,673
220	274,547	1,176,632	-1,343,368	-503,368	276,632	676,632
240	270,571	1,159,591	-1,360,409	-520,409	259,591	659,591
260	266,595	1,142,549	-1,377,451	-537,451	242,549	642,549
280	262,619	1,125,508	-1,394,492	-554,492	225,508	625,508
300	258,642	1,108,467	-1,411,533	-571,533	208,467	608,467
350	248,702	1,065,865	-1,454,135	-614,135	165,865	565,865



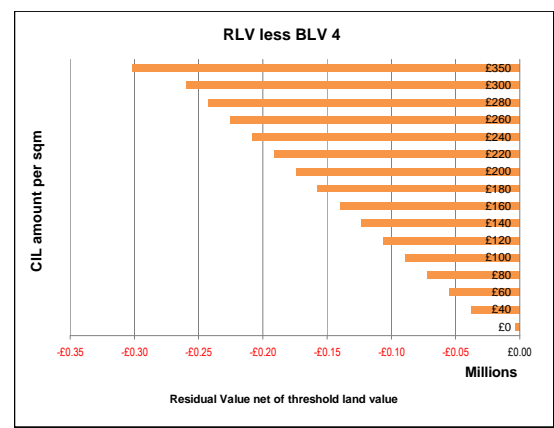
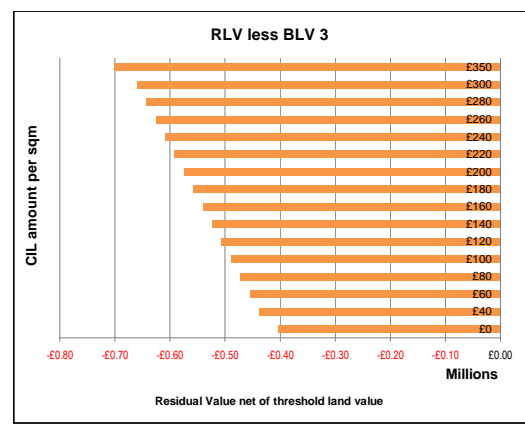
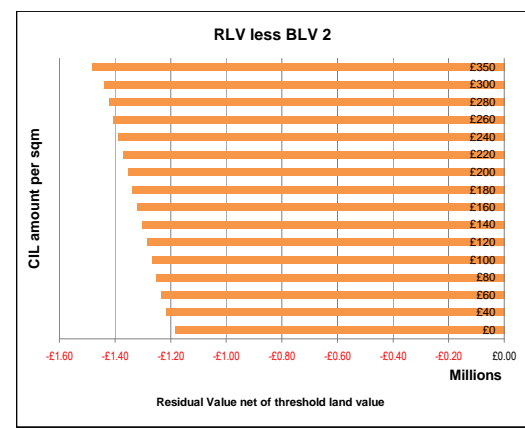
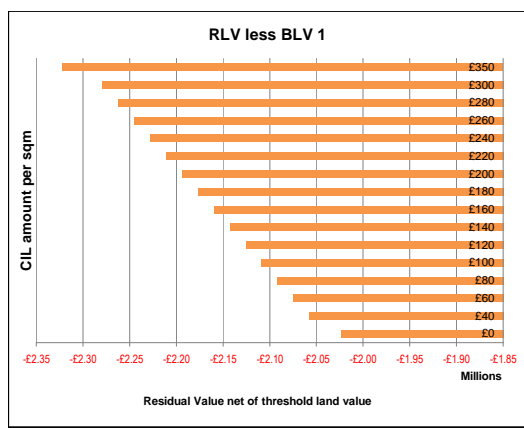
Site type 2	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	41,665	178,565	-2,341,435	-1,501,435	-721,435	-321,435
40	33,713	144,483	-2,375,517	-1,535,517	-755,517	-355,517
60	29,736	127,442	-2,392,558	-1,552,558	-772,558	-372,558
80	25,760	110,401	-2,409,599	-1,569,599	-789,599	-389,599
100	21,784	93,360	-2,426,640	-1,586,640	-806,640	-406,640
120	17,808	76,319	-2,443,681	-1,603,681	-823,681	-423,681
140	13,831	59,277	-2,460,723	-1,620,723	-840,723	-440,723
160	9,855	42,236	-2,477,764	-1,637,764	-857,764	-457,764
180	5,879	25,195	-2,494,805	-1,654,805	-874,805	-474,805
200	1,903	8,154	-2,511,846	-1,671,846	-891,846	-491,846
220	-2,074	-8,887	-2,528,887	-1,688,887	-908,887	-508,887
240	-6,050	-25,928	-2,545,928	-1,705,928	-925,928	-525,928
260	-10,026	-42,969	-2,562,969	-1,722,969	-942,969	-542,969
280	-14,002	-60,010	-2,580,010	-1,740,010	-960,010	-560,010
300	-17,979	-77,051	-2,597,051	-1,757,051	-977,051	-577,051
350	-27,919	-119,654	-2,639,654	-1,799,654	-1,019,654	-619,654



Site type 2	Description:	Area 6	£2428 psm Keynsham	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	212,571	911,016	-1,608,984	-768,984	11,016	411,016
40	204,618	876,934	-1,643,066	-803,066	-23,066	376,934
60	200,642	859,893	-1,660,107	-820,107	40,107	359,893
80	196,666	842,852	-1,677,148	-837,148	57,148	342,852
100	192,689	825,811	-1,694,189	-854,189	74,189	325,811
120	188,713	808,770	-1,711,230	-871,230	91,230	308,770
140	184,737	791,729	-1,728,271	-888,271	108,271	291,729
160	180,761	774,688	-1,745,312	-905,312	125,312	274,688
180	176,784	757,647	-1,762,353	-922,353	142,353	257,647
200	172,808	740,606	-1,779,394	-939,394	159,394	240,606
220	168,832	723,565	-1,796,435	-956,435	176,435	223,565
240	164,856	706,524	-1,813,476	-973,476	193,476	206,524
260	160,879	689,483	-1,830,517	-990,517	210,517	189,483
280	156,903	672,441	-1,847,559	-1,007,559	227,559	172,441
300	152,927	655,400	-1,864,600	-1,024,600	244,600	155,400
350	142,986	612,798	-1,907,202	-1,067,202	287,202	112,798



Site type 2	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.23 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	115,783	496,212	-2,023,788	-1,183,788	-403,788	-3,788
40	107,830	462,130	-2,057,870	-1,217,870	-437,870	-37,870
60	103,854	445,089	-2,074,911	-1,234,911	-454,911	-54,911
80	99,878	428,048	-2,091,952	-1,251,952	-471,952	-71,952
100	95,902	411,007	-2,108,993	-1,268,993	-488,993	-88,993
120	91,925	393,966	-2,126,034	-1,286,034	-506,034	-106,034
140	87,949	376,925	-2,143,075	-1,303,075	-523,075	-123,075
160	83,973	359,884	-2,160,116	-1,320,116	-540,116	-140,116
180	79,997	342,843	-2,177,157	-1,337,157	-557,157	-157,157
200	76,020	325,802	-2,194,198	-1,354,198	-574,198	-174,198
220	72,044	308,761	-2,211,239	-1,371,239	-591,239	-191,239
240	68,068	291,720	-2,228,280	-1,388,280	-608,280	-208,280
260	64,092	274,678	-2,245,322	-1,405,322	-625,322	-225,322
280	60,115	257,637	-2,262,363	-1,422,363	-642,363	-242,363
300	56,139	240,596	-2,279,404	-1,439,404	-659,404	-259,404
350	46,199	197,994	-2,322,006	-1,482,006	-702,006	-302,006



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 3

15 UNITS

FLATS

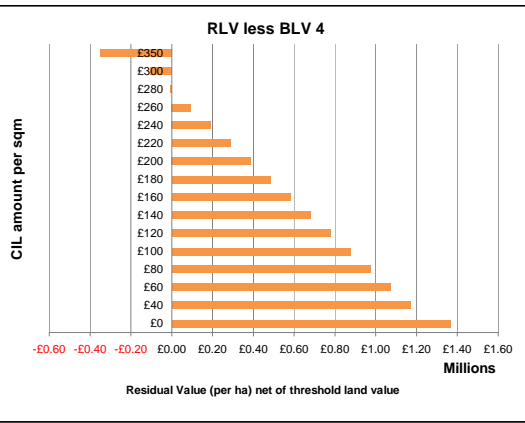
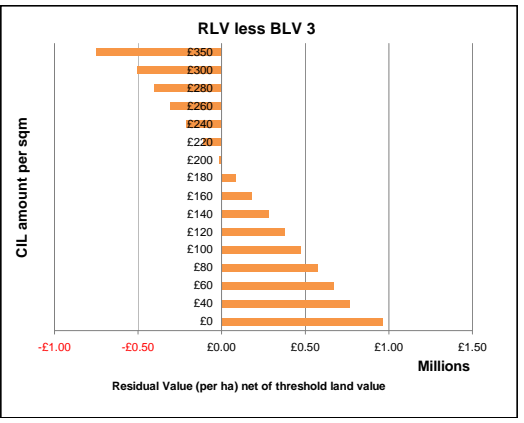
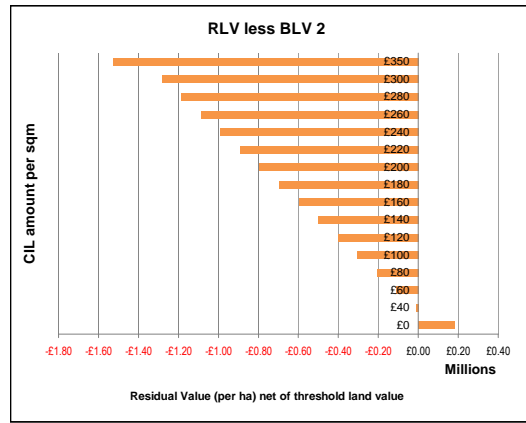
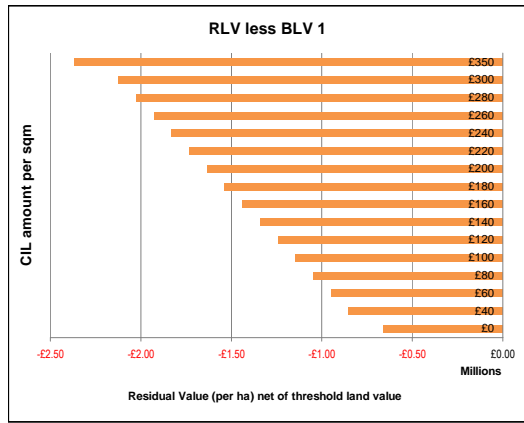
120 UPH

CSH level:	3
Aff Hsg:	25%

Sales value inflation	
Build cost inflation	
Profit	

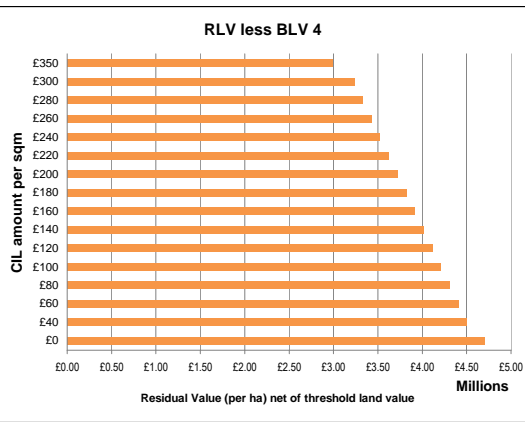
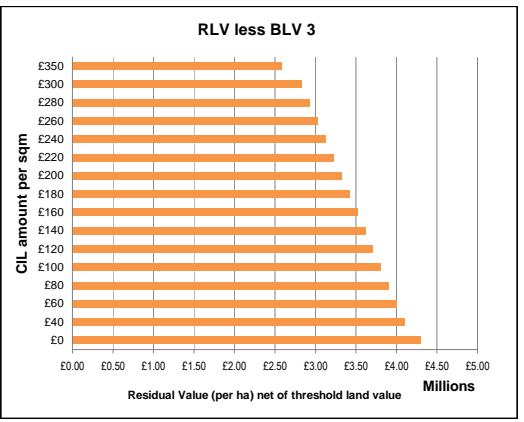
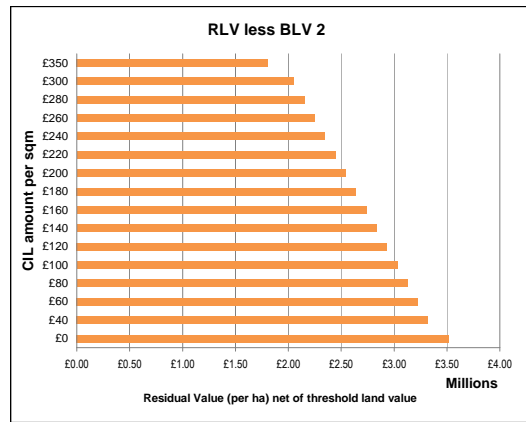
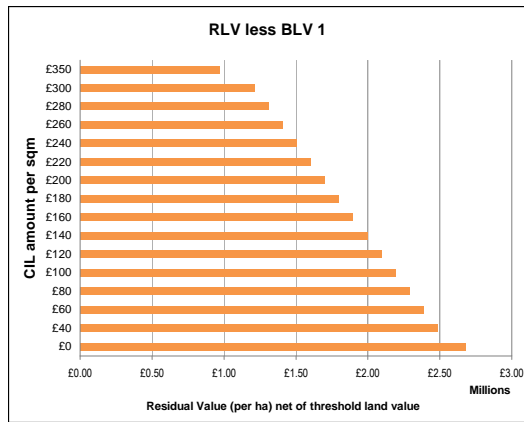
Site type 3 Description: **Area 1 £554 psm Bath CC** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,878	1,863,021	- 656,979	183,021	963,021	1,363,021
40	208,444	1,667,550	- 852,450	12,450	767,550	1,167,550
60	196,227	1,569,815	- 950,185	110,185	669,815	1,069,815
80	184,010	1,472,080	- 1,047,920	207,920	572,080	972,080
100	171,793	1,374,344	- 1,145,656	305,656	474,344	874,344
120	159,576	1,276,609	- 1,243,391	403,391	376,609	776,609
140	147,359	1,178,873	- 1,341,127	501,127	278,873	678,873
160	135,142	1,081,138	- 1,438,862	598,862	181,138	581,138
180	122,925	983,402	- 1,536,598	696,598	83,402	483,402
200	110,708	885,667	- 1,634,333	794,333	14,333	385,667
220	98,491	787,932	- 1,732,068	892,068	- 112,068	287,932
240	86,275	690,196	- 1,829,804	989,804	- 209,804	190,196
260	74,058	592,461	- 1,927,539	1,087,539	- 307,539	92,461
280	61,841	494,725	- 2,025,275	1,185,275	- 405,275	- 5,275
300	49,624	396,990	- 2,123,010	1,283,010	- 503,010	- 103,010
350	19,081	152,651	- 2,367,349	1,527,349	- 747,349	- 347,349



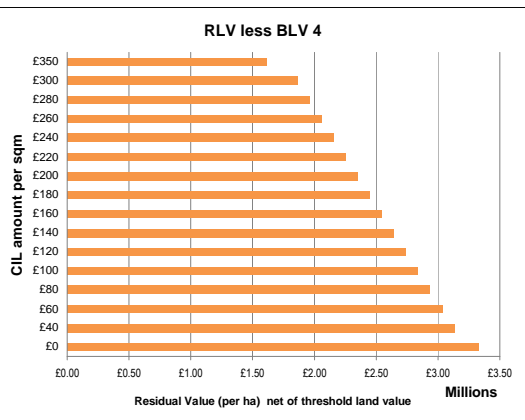
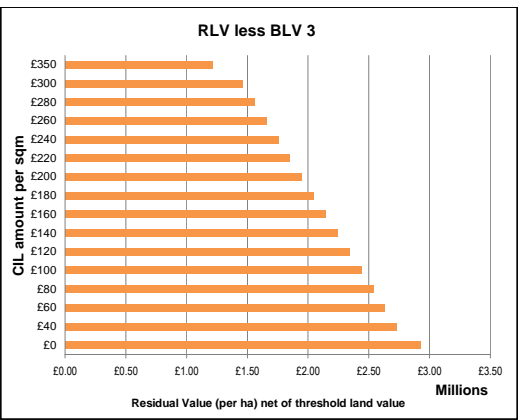
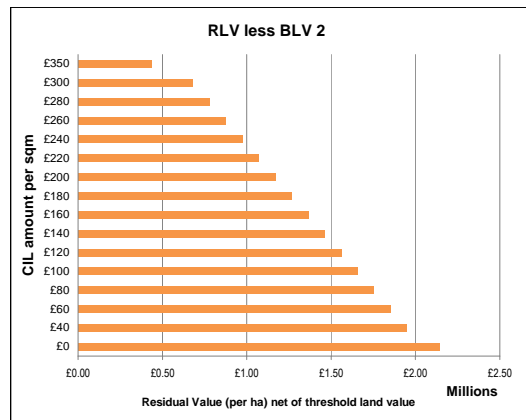
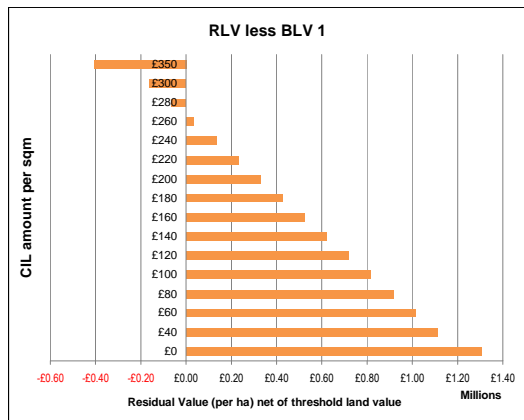
Site type 3 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	649,523	5,196,185	2,676,185	3,516,185	4,296,185	4,696,185
40	625,089	5,000,714	2,480,714	3,320,714	4,100,714	4,500,714
60	612,872	4,902,979	2,382,979	3,222,979	4,002,979	4,402,979
80	600,655	4,805,244	2,285,244	3,125,244	3,905,244	4,305,244
100	588,439	4,707,508	2,187,508	3,027,508	3,807,508	4,207,508
120	576,222	4,609,773	2,089,773	2,929,773	3,709,773	4,109,773
140	564,005	4,512,037	1,992,037	2,832,037	3,612,037	4,012,037
160	551,788	4,414,302	1,894,302	2,734,302	3,514,302	3,914,302
180	539,571	4,316,567	1,796,567	2,636,567	3,416,567	3,816,567
200	527,354	4,218,831	1,698,831	2,538,831	3,318,831	3,718,831
220	515,137	4,121,096	1,601,096	2,441,096	3,221,096	3,621,096
240	502,920	4,023,360	1,503,360	2,343,360	3,123,360	3,523,360
260	490,703	3,925,625	1,405,625	2,245,625	3,025,625	3,425,625
280	478,486	3,827,890	1,307,890	2,147,890	2,927,890	3,327,890
300	466,269	3,730,154	1,210,154	2,050,154	2,830,154	3,230,154
350	435,727	3,485,816	965,816	1,805,816	2,585,816	2,985,816

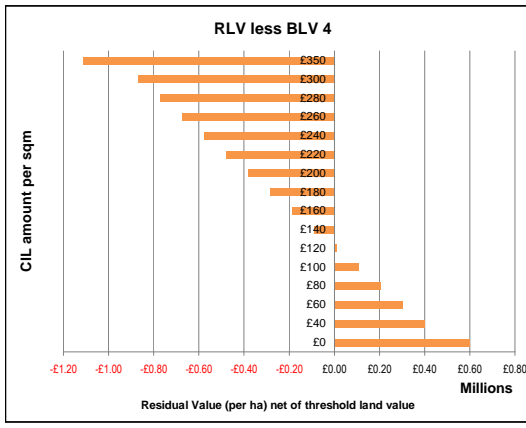
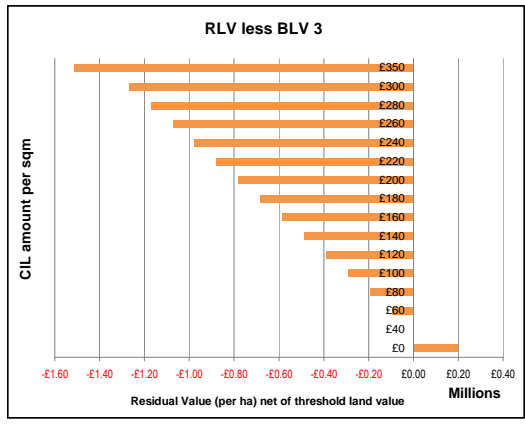
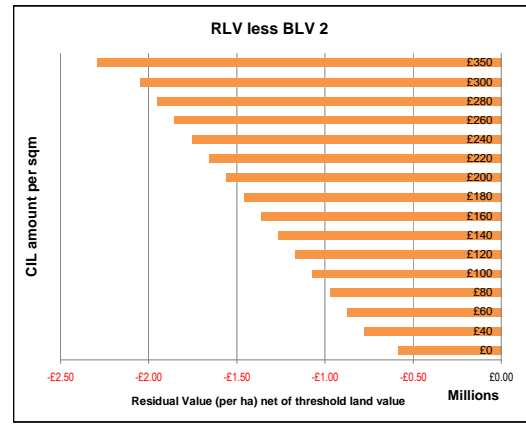
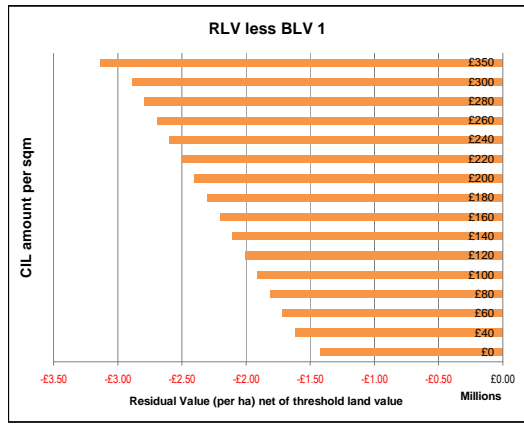


Site type 3 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.13 ha

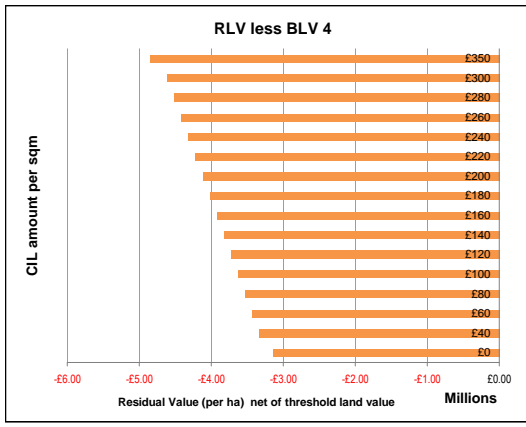
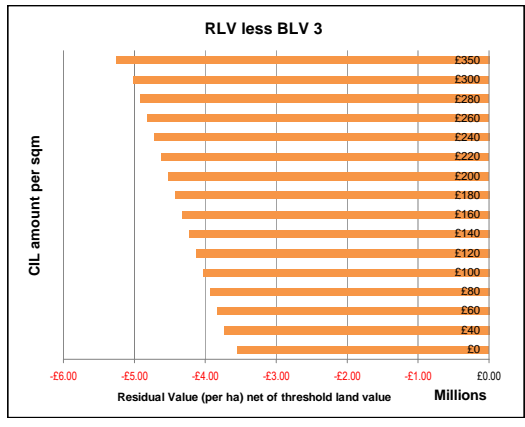
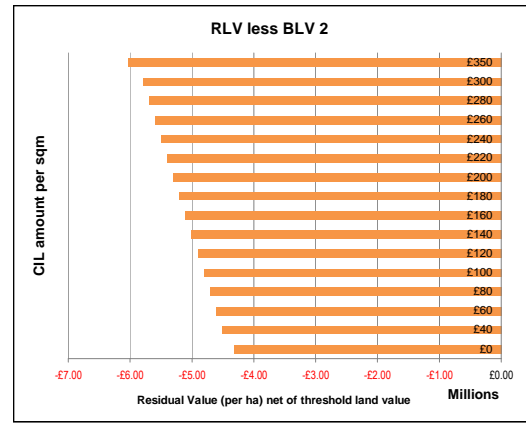
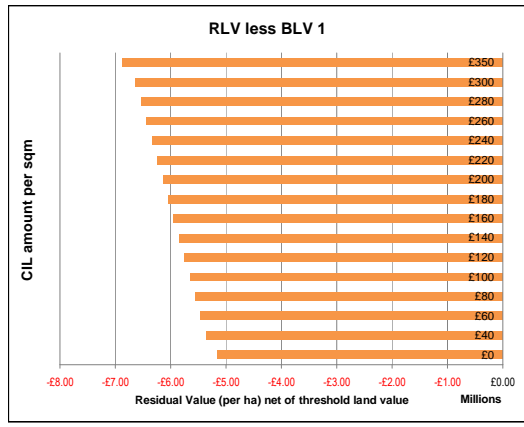
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	478,034	3,824,274	1,304,274	2,144,274	2,924,274	3,324,274
40	453,600	3,628,803	1,108,803	1,948,803	2,728,803	3,128,803
60	441,383	3,531,068	1,011,068	1,851,068	2,631,068	3,031,068
80	429,167	3,433,332	913,332	1,753,332	2,533,332	2,933,332
100	416,950	3,335,597	815,597	1,655,597	2,435,597	2,835,597
120	404,733	3,237,862	717,862	1,557,862	2,337,862	2,737,862
140	392,516	3,140,126	620,126	1,460,126	2,240,126	2,640,126
160	380,299	3,042,391	522,391	1,362,391	2,142,391	2,542,391
180	368,082	2,944,655	424,655	1,264,655	2,044,655	2,444,655
200	355,865	2,846,920	326,920	1,166,920	1,946,920	2,346,920
220	343,648	2,749,184	229,184	1,069,184	1,849,184	2,249,184
240	331,431	2,651,449	131,449	971,449	1,751,449	2,151,449
260	319,214	2,553,714	33,714	873,714	1,653,714	2,053,714
280	306,997	2,455,978	- 64,022	775,978	1,555,978	1,955,978
300	294,780	2,358,243	- 161,757	678,243	1,458,243	1,858,243
350	264,238	2,113,904	- 406,096	433,904	1,213,904	1,613,904



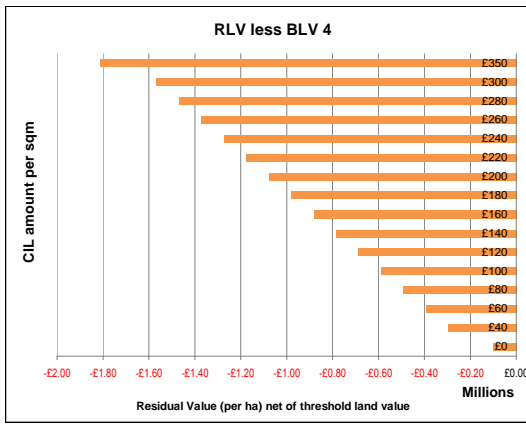
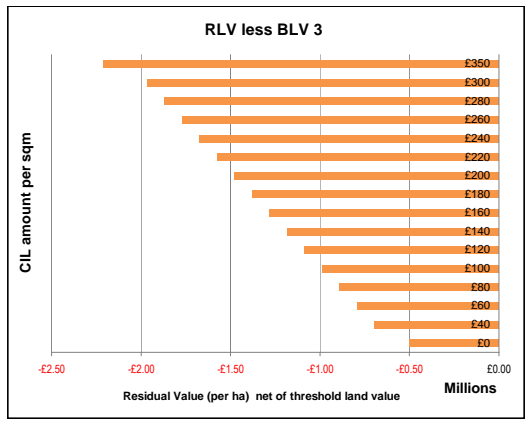
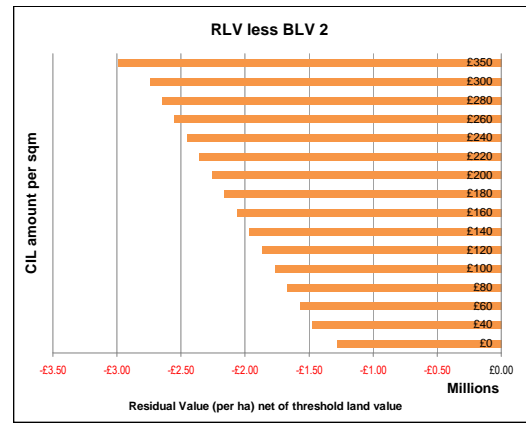
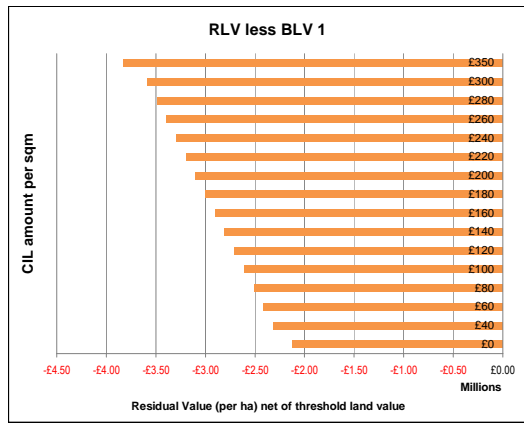
Site type 3	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,171	1,097,370	-1,422,630	-582,630	197,370	597,370
40	112,737	901,899	-1,618,101	-778,101	1,899	401,899
60	100,520	804,164	-1,715,836	-875,836	95,836	304,164
80	88,304	706,428	-1,813,572	-973,572	193,572	206,428
100	76,087	608,693	-1,911,307	-1,071,307	291,307	108,693
120	63,870	510,957	-2,009,043	-1,169,043	389,043	10,957
140	51,653	413,222	-2,106,778	-1,266,778	486,778	86,778
160	39,436	315,486	-2,204,514	-1,364,514	584,514	184,514
180	27,219	217,751	-2,302,249	-1,462,249	682,249	282,249
200	15,002	120,016	-2,399,984	-1,559,984	779,984	379,984
220	2,785	22,280	-2,497,720	-1,657,720	877,720	477,720
240	9,432	75,455	-2,595,455	-1,755,455	975,455	575,455
260	21,649	173,191	-2,693,191	-1,853,191	1,073,191	673,191
280	33,866	270,926	-2,790,926	-1,950,926	1,170,926	770,926
300	46,083	368,661	-2,888,661	-2,048,661	1,268,661	868,661
350	76,625	613,000	-3,133,000	-2,293,000	1,513,000	1,113,000



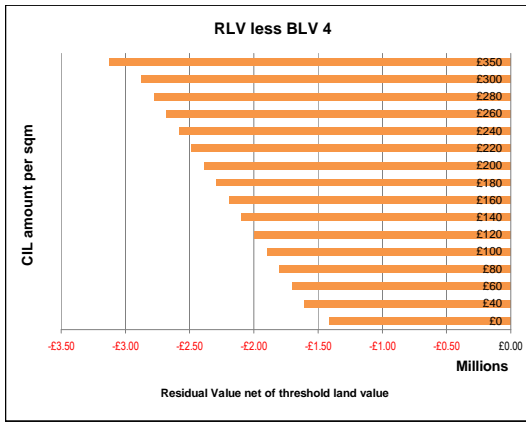
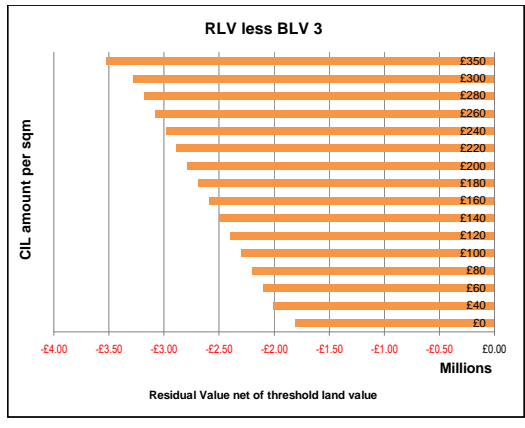
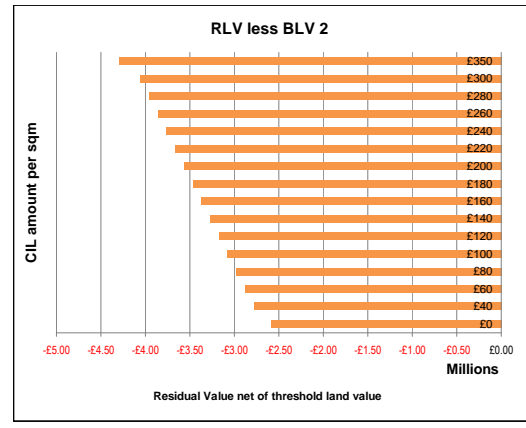
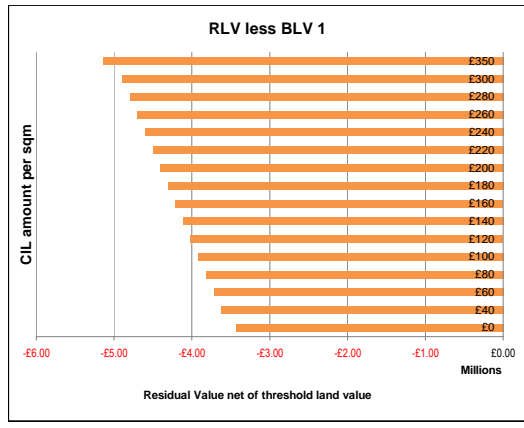
Site type 3	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-330,480	-2,643,837	-5,163,837	-4,323,837	-3,543,837	-3,143,837
40	-354,913	-2,839,307	-5,359,307	-4,519,307	-3,739,307	-3,339,307
60	-367,130	-2,937,043	-5,457,043	-4,617,043	-3,837,043	-3,437,043
80	-379,347	-3,034,778	-5,554,778	-4,714,778	-3,934,778	-3,534,778
100	-391,564	-3,132,514	-5,652,514	-4,812,514	-4,032,514	-3,632,514
120	-403,781	-3,230,249	-5,750,249	-4,910,249	-4,130,249	-3,730,249
140	-415,998	-3,327,985	-5,847,985	-5,007,985	-4,227,985	-3,827,985
160	-428,215	-3,425,720	-5,945,720	-5,105,720	-4,325,720	-3,925,720
180	-440,432	-3,523,455	-6,043,455	-5,203,455	-4,423,455	-4,023,455
200	-452,649	-3,621,191	-6,141,191	-5,301,191	-4,521,191	-4,121,191
220	-464,866	-3,718,926	-6,238,926	-5,398,926	-4,618,926	-4,218,926
240	-477,083	-3,816,662	-6,336,662	-5,496,662	-4,716,662	-4,316,662
260	-489,300	-3,914,397	-6,434,397	-5,594,397	-4,814,397	-4,414,397
280	-501,517	-4,012,132	-6,532,132	-5,692,132	-4,912,132	-4,512,132
300	-513,733	-4,109,868	-6,629,868	-5,789,868	-5,009,868	-4,609,868
350	-544,276	-4,354,206	-6,874,206	-6,034,206	-5,254,206	-4,854,206



Site type 3	Description:	Area 6	£2428 psm Keynsham	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	49,908	399,267	-2,120,733	-1,280,733	-500,733	-100,733
40	25,475	203,796	-2,316,204	-1,476,204	-696,204	-296,204
60	13,258	106,061	-2,413,939	-1,673,939	-893,939	-393,939
80	1,041	8,325	-2,511,675	-1,871,675	-1,091,675	-191,675
100	-11,176	-89,410	-2,609,410	-1,769,410	-989,410	-89,410
120	-23,393	-187,145	-2,707,145	-1,867,145	-1,087,145	87,145
140	-35,610	-284,881	-2,804,881	-1,964,881	-1,184,881	784,881
160	-47,827	-382,616	-2,902,616	-2,062,616	-1,282,616	882,616
180	-60,044	-480,352	-3,000,352	-2,160,352	-1,380,352	980,352
200	-72,261	-578,087	-3,098,087	-2,258,087	-1,478,087	1,078,087
220	-84,478	-675,822	-3,195,822	-2,355,822	-1,575,822	1,175,822
240	-96,695	-773,558	-3,293,558	-2,453,558	-1,673,558	1,273,558
260	-108,912	-871,293	-3,391,293	-2,551,293	-1,771,293	1,371,293
280	-121,129	-969,029	-3,489,029	-2,649,029	-1,869,029	1,469,029
300	-133,346	-1,066,764	-3,586,764	-2,746,764	-1,966,764	1,566,764
350	-163,888	-1,311,103	-3,831,103	-2,991,103	-2,211,103	1,811,103



Site type 3	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	113,719	909,753	-3,429,753	-2,589,753	-1,809,753	-1,409,753
40	138,153	1,105,224	-3,625,224	-2,785,224	-2,005,224	-1,605,224
60	150,370	1,202,959	-3,722,959	-2,882,959	-2,102,959	-1,702,959
80	162,587	1,300,695	-3,820,695	-2,980,695	-2,200,695	-1,800,695
100	174,804	1,398,430	-3,918,430	-3,078,430	-2,298,430	-1,898,430
120	187,021	1,496,166	-4,016,166	-3,176,166	-2,396,166	-1,996,166
140	199,238	1,593,901	-4,113,901	-3,273,901	-2,493,901	-2,093,901
160	211,455	1,691,636	-4,211,636	-3,371,636	-2,591,636	-2,191,636
180	223,671	1,789,372	-4,309,372	-3,469,372	-2,689,372	-2,289,372
200	235,888	1,887,107	-4,407,107	-3,567,107	-2,787,107	-2,387,107
220	248,105	1,984,843	-4,504,843	-3,664,843	-2,884,843	-2,484,843
240	260,322	2,082,578	-4,602,578	-3,762,578	-2,982,578	-2,582,578
260	272,539	2,180,314	-4,700,314	-3,860,314	-3,080,314	-2,680,314
280	284,756	2,278,049	-4,798,049	-3,958,049	-3,178,049	-2,778,049
300	296,973	2,375,784	-4,895,784	-4,055,784	-3,275,784	-2,875,784
350	327,515	2,620,123	-5,140,123	-4,300,123	-3,520,123	-3,120,123



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 3
15 UNITS
FLATS
120 UPH

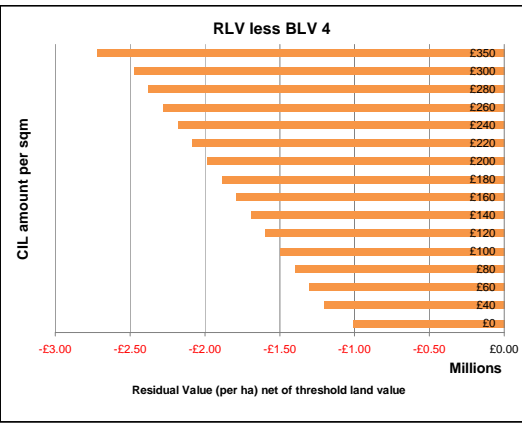
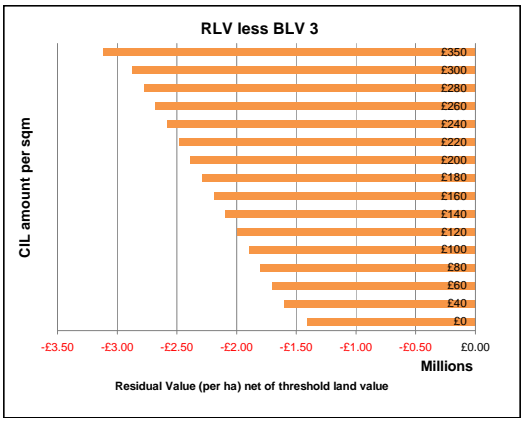
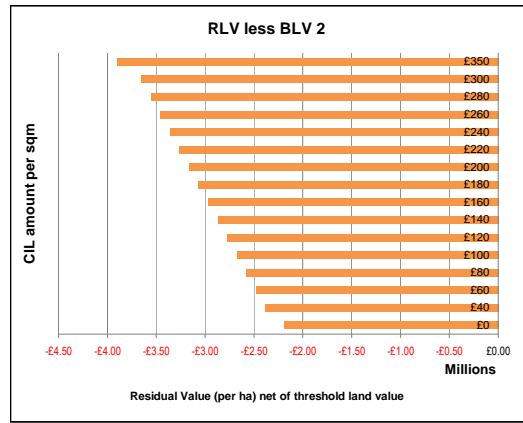
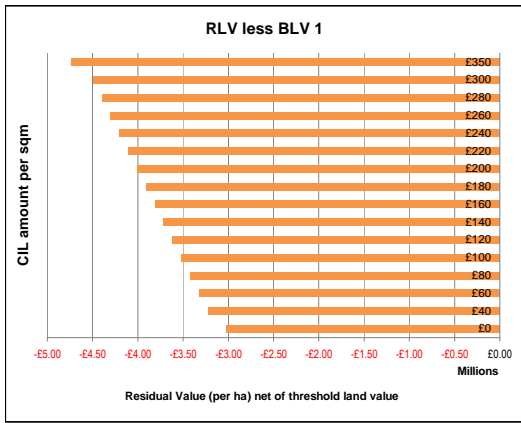
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	Sales value inflation
Aff Hsg:	25%	Build cost inflation
		Profit

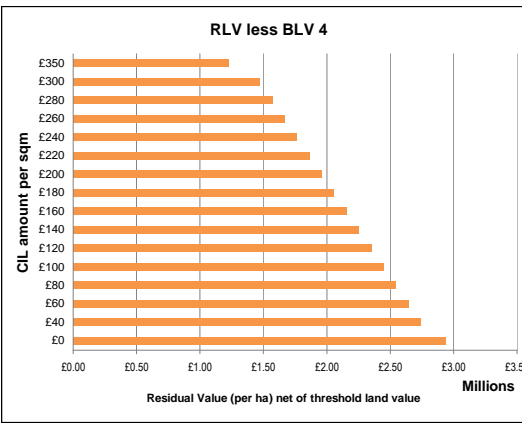
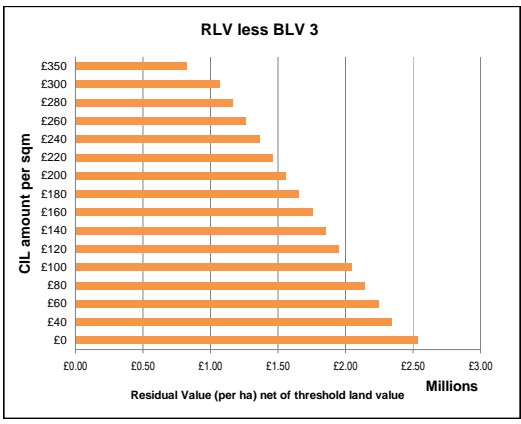
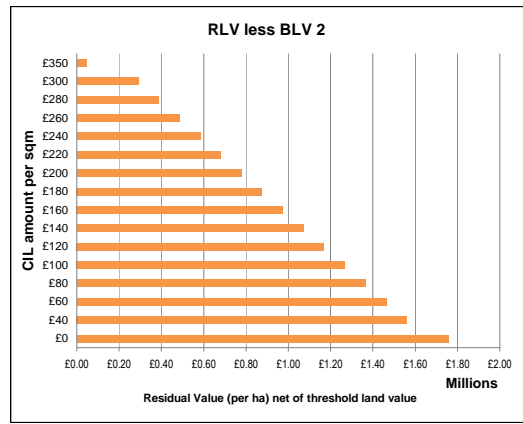
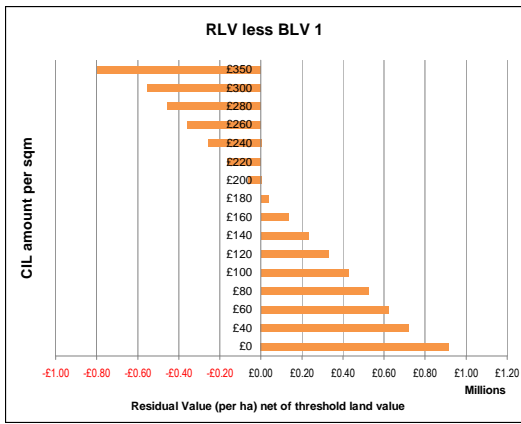
Site type 3 Description: **Area 1** £554 psm Bath CC Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-63,573	508,581	-3,028,581	-2,188,581	-1,408,581	-1,008,581
40	-88,006	704,052	-3,224,052	-2,384,052	-1,604,052	-1,204,052
60	-100,223	801,787	-3,321,787	-2,481,787	-1,701,787	-1,301,787
80	-112,440	899,522	-3,419,522	-2,579,522	-1,799,522	-1,399,522
100	-124,657	997,258	-3,517,258	-2,677,258	-1,897,258	-1,497,258
120	-136,874	1,094,993	-3,614,993	-2,774,993	-1,994,993	-1,594,993
140	-149,091	1,192,729	-3,712,729	-2,872,729	-2,092,729	-1,692,729
160	-161,308	1,290,464	-3,810,464	-2,970,464	-2,190,464	-1,790,464
180	-173,525	1,388,199	-3,908,199	-3,068,199	-2,288,199	-1,888,199
200	-185,742	1,485,935	-4,005,935	-3,165,935	-2,385,935	-1,985,935
220	-197,959	1,583,670	-4,103,670	-3,263,670	-2,483,670	-2,083,670
240	-210,176	1,681,406	-4,201,406	-3,361,406	-2,581,406	-2,181,406
260	-222,393	1,779,141	-4,299,141	-3,459,141	-2,679,141	-2,279,141
280	-234,610	1,876,877	-4,396,877	-3,556,877	-2,776,877	-2,376,877
300	-246,826	1,974,612	-4,494,612	-3,654,612	-2,874,612	-2,474,612
350	-277,369	2,218,950	-4,738,950	-3,898,950	-3,118,950	-2,718,950



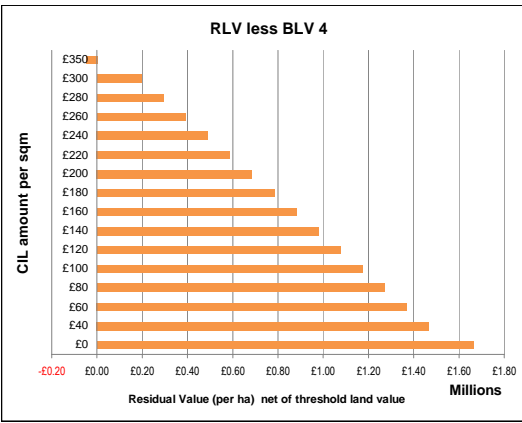
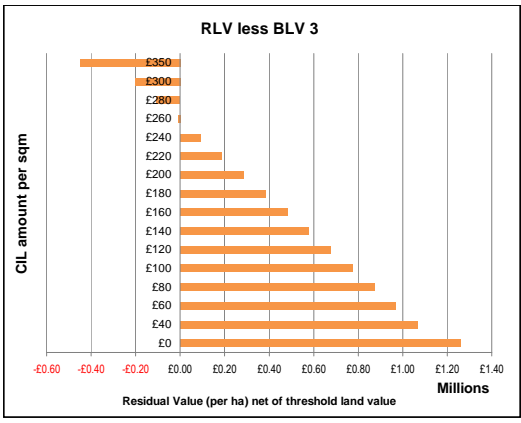
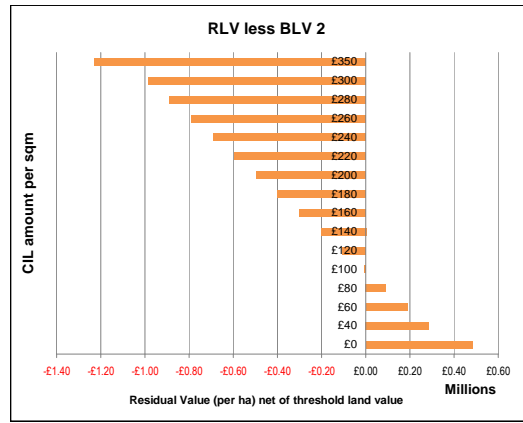
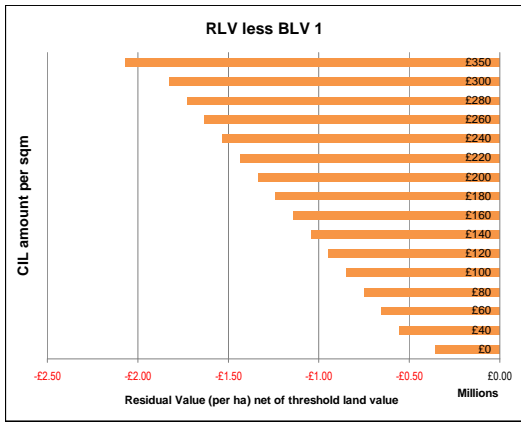
Site type 3 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	429,338	3,434,705	914,705	1,754,705	2,534,705	2,934,705
40	404,904	3,239,234	719,234	1,559,234	2,339,234	2,739,234
60	392,687	3,141,499	621,499	1,461,499	2,241,499	2,641,499
80	380,470	3,043,763	523,763	1,363,763	2,143,763	2,543,763
100	368,253	2,946,028	426,028	1,266,028	2,046,028	2,446,028
120	356,037	2,848,293	328,293	1,168,293	1,948,293	2,348,293
140	343,820	2,750,557	230,557	1,070,557	1,850,557	2,250,557
160	331,603	2,652,822	132,822	972,822	1,752,822	2,152,822
180	319,386	2,555,086	35,086	875,086	1,655,086	2,055,086
200	307,169	2,457,351	-62,649	777,351	1,557,351	1,957,351
220	294,952	2,359,616	-160,384	679,616	1,459,616	1,859,616
240	282,735	2,261,880	-258,120	581,880	1,361,880	1,761,880
260	270,518	2,164,145	-355,855	484,145	1,264,145	1,664,145
280	258,301	2,066,409	-453,591	386,409	1,166,409	1,566,409
300	246,084	1,968,674	-551,326	288,674	1,068,674	1,468,674
350	215,542	1,724,335	-795,665	44,335	824,335	1,224,335

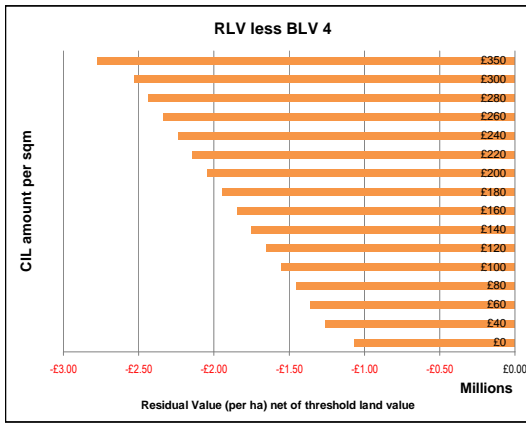
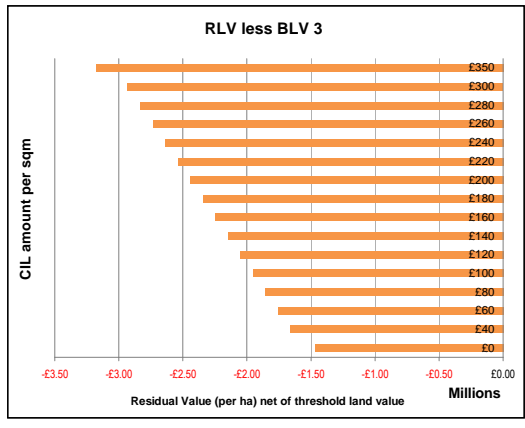
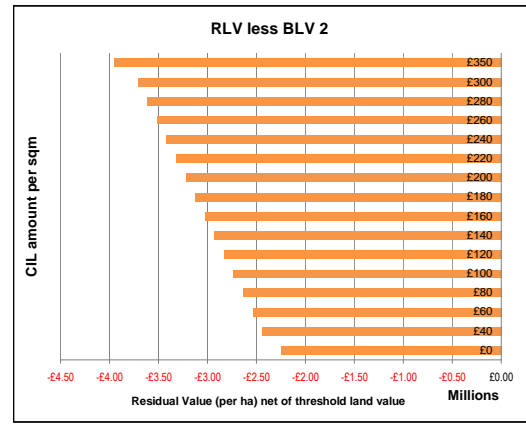
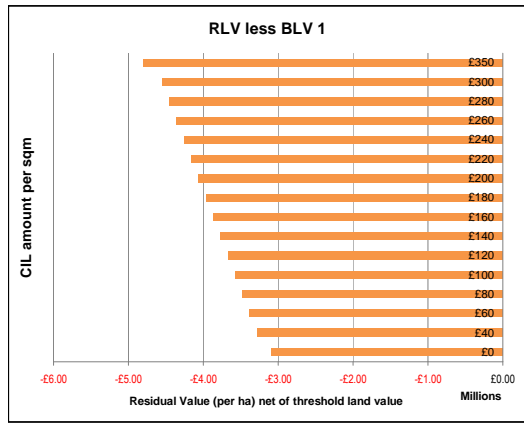


Site type 3 Description: **Area 3** £4414 psm Bath N & E Site area: 0.13 ha

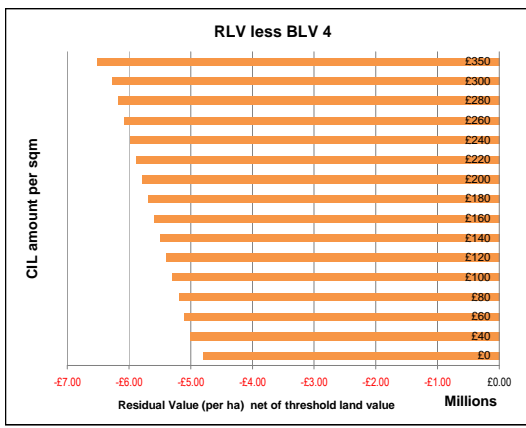
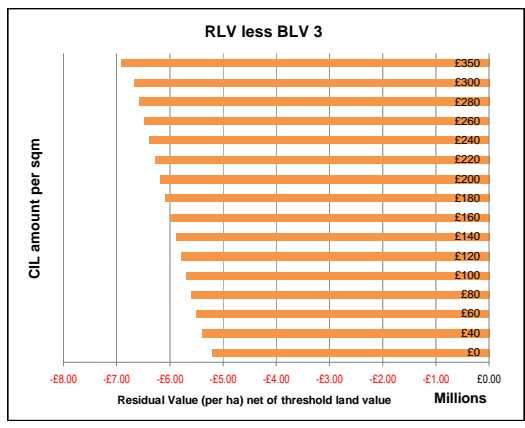
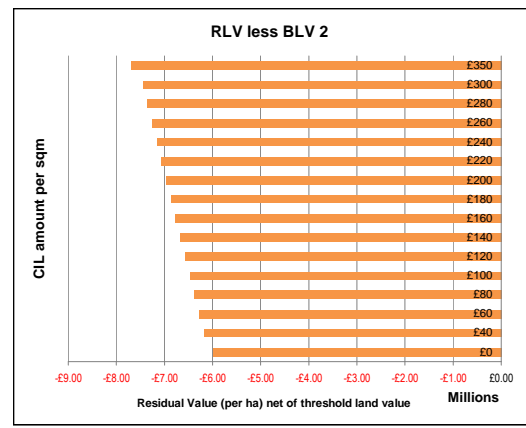
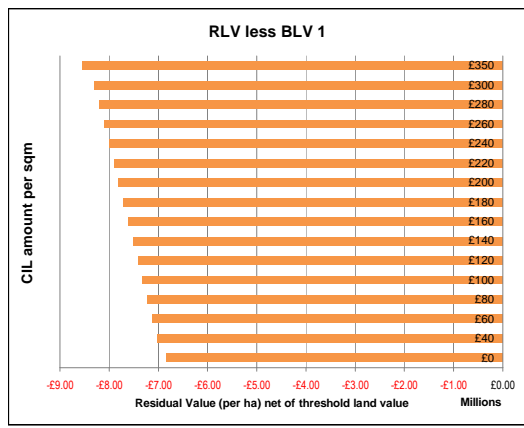
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	270,150	2,161,200	358,800	481,200	1,261,200	1,661,200
40	245,716	1,965,730	554,270	285,730	1,065,730	1,465,730
60	233,499	1,867,994	652,006	187,994	967,994	1,367,994
80	221,282	1,770,259	749,741	90,259	870,259	1,270,259
100	209,065	1,672,523	847,477	7,477	772,523	1,172,523
120	196,848	1,574,788	945,212	-105,212	674,788	1,074,788
140	184,632	1,477,053	1,042,947	-202,947	577,053	977,053
160	172,415	1,379,317	1,140,683	-300,683	479,317	879,317
180	160,198	1,281,582	1,238,418	-398,418	381,582	781,582
200	147,981	1,183,846	1,336,154	-496,154	283,846	683,846
220	135,764	1,086,111	1,433,889	-593,889	186,111	586,111
240	123,547	988,376	1,531,624	-691,624	88,376	488,376
260	111,330	890,640	1,629,360	-789,360	-9,360	390,640
280	99,113	792,905	1,727,095	-887,095	-107,095	292,905
300	86,896	695,169	1,824,831	-984,831	-204,831	195,169
350	56,354	450,831	2,069,169	-1,229,169	-449,169	-49,169



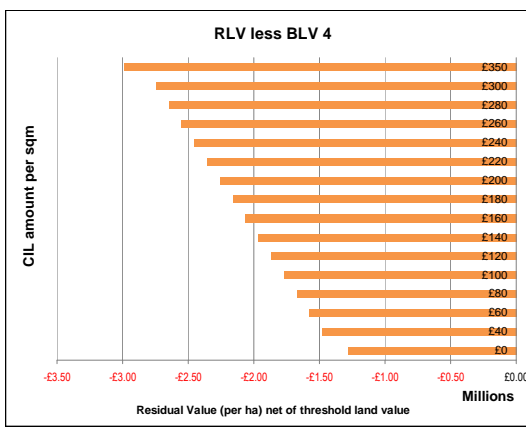
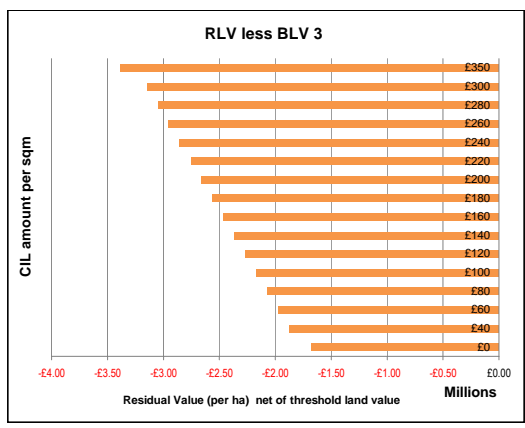
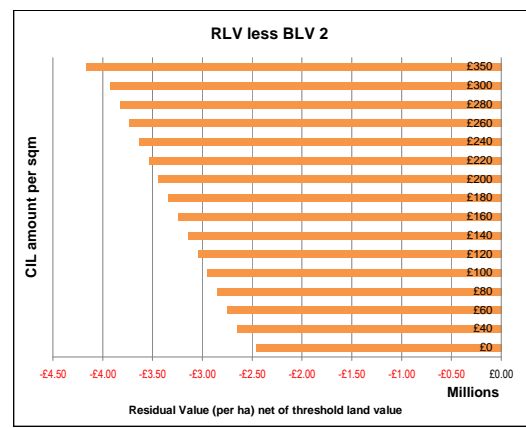
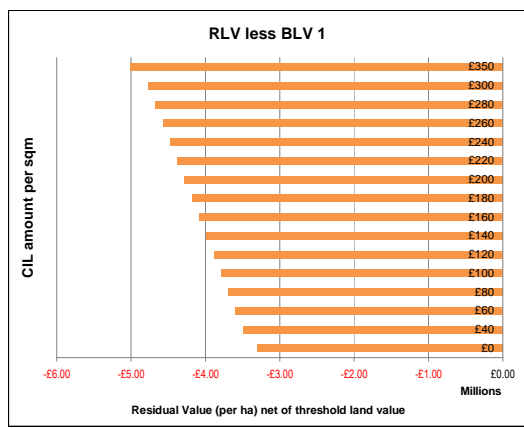
Site type 3	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-70,713	-565,704	-3,085,704	-2,245,704	-1,465,704	-1,065,704
40	-95,147	-761,175	-3,281,175	-2,441,175	-1,661,175	-1,261,175
60	-107,364	-858,910	-3,378,910	-2,538,910	-1,758,910	-1,358,910
80	-119,581	-956,645	-3,476,645	-2,636,645	-1,856,645	-1,456,645
100	-131,798	-1,054,381	-3,574,381	-2,734,381	-1,954,381	-1,554,381
120	-144,015	-1,152,116	-3,672,116	-2,832,116	-2,052,116	-1,652,116
140	-156,231	-1,249,852	-3,769,852	-2,929,852	-2,149,852	-1,749,852
160	-168,448	-1,347,587	-3,867,587	-3,027,587	-2,247,587	-1,847,587
180	-180,665	-1,445,323	-3,965,323	-3,125,323	-2,345,323	-1,945,323
200	-192,882	-1,543,058	-4,063,058	-3,223,058	-2,443,058	-2,043,058
220	-205,099	-1,640,793	-4,160,793	-3,320,793	-2,540,793	-2,140,793
240	-217,316	-1,738,529	-4,258,529	-3,418,529	-2,638,529	-2,238,529
260	-229,533	-1,836,264	-4,356,264	-3,516,264	-2,736,264	-2,336,264
280	-241,750	-1,934,000	-4,454,000	-3,614,000	-2,834,000	-2,434,000
300	-253,967	-2,031,735	-4,551,735	-3,711,735	-2,931,735	-2,531,735
350	-284,509	-2,276,074	-4,796,074	-3,956,074	-3,176,074	-2,776,074



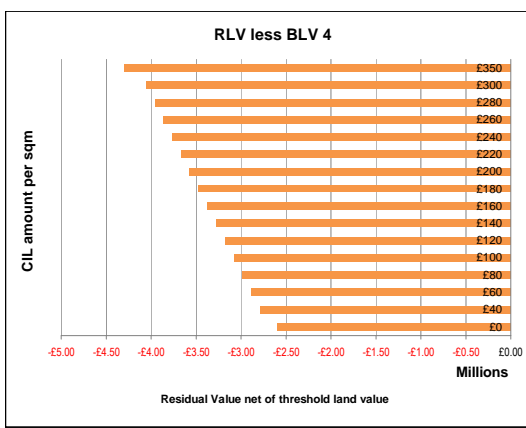
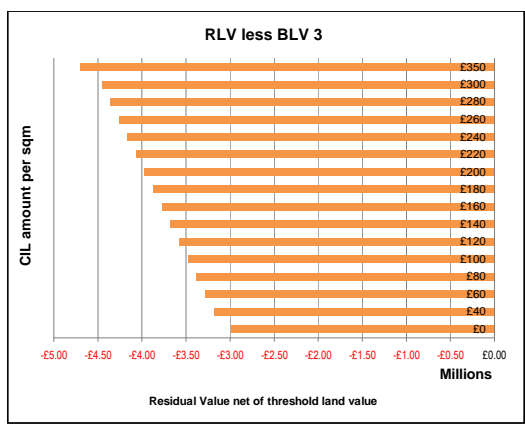
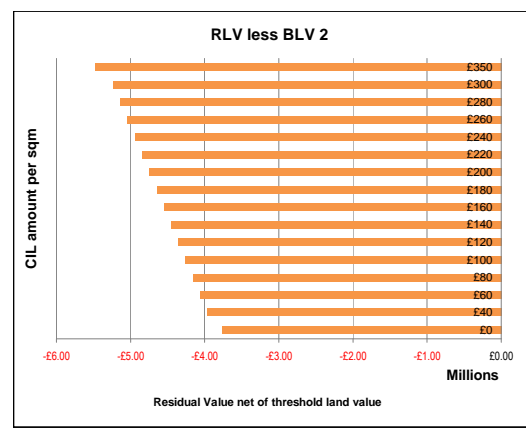
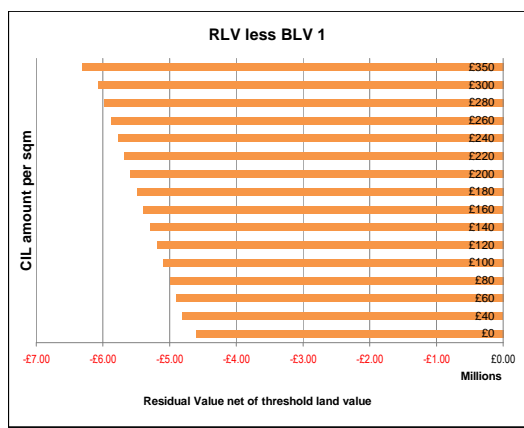
Site type 3	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-538,364	-4,306,910	-6,826,910	-5,986,910	-5,206,910	-4,806,910
40	-562,798	-4,502,381	-7,022,381	-6,182,381	-5,402,381	-5,002,381
60	-575,015	-4,600,116	-7,120,116	-6,280,116	-5,500,116	-5,100,116
80	-587,231	-4,697,852	-7,217,852	-6,377,852	-5,597,852	-5,197,852
100	-599,448	-4,795,587	-7,315,587	-6,475,587	-5,695,587	-5,295,587
120	-611,665	-4,893,323	-7,413,323	-6,573,323	-5,793,323	-5,393,323
140	-623,882	-4,991,058	-7,511,058	-6,671,058	-5,891,058	-5,491,058
160	-636,099	-5,088,793	-7,608,793	-6,768,793	-5,988,793	-5,588,793
180	-648,316	-5,186,529	-7,706,529	-6,866,529	-6,086,529	-5,686,529
200	-660,533	-5,284,264	-7,804,264	-6,964,264	-6,184,264	-5,784,264
220	-672,750	-5,382,000	-7,902,000	-7,062,000	-6,282,000	-5,882,000
240	-684,967	-5,479,735	-7,999,735	-7,159,735	-6,379,735	-5,979,735
260	-697,184	-5,577,471	-8,097,471	-7,257,471	-6,477,471	-6,077,471
280	-709,401	-5,675,206	-8,195,206	-7,355,206	-6,575,206	-6,175,206
300	-721,618	-5,772,941	-8,292,941	-7,452,941	-6,672,941	-6,272,941
350	-752,160	-6,017,280	-8,537,280	-7,697,280	-6,917,280	-6,517,280



Site type 3	Description:	Area 6	£2428 psm Keynsham	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,702	-781,614	-3,301,614	-2,461,614	-1,681,614	-1,281,614
40	-122,136	-977,084	-3,497,084	-2,657,084	-1,877,084	-1,477,084
60	-134,352	-1,074,820	-3,594,820	-2,754,820	-1,974,820	-1,574,820
80	-146,569	-1,172,555	-3,692,555	-2,852,555	-2,072,555	-1,672,555
100	-158,786	-1,270,291	-3,790,291	-2,950,291	-2,170,291	-1,770,291
120	-171,003	-1,368,026	-3,888,026	-3,048,026	-2,268,026	-1,868,026
140	-183,220	-1,465,761	-3,985,761	-3,145,761	-2,365,761	-1,965,761
160	-195,437	-1,563,497	-4,083,497	-3,243,497	-2,463,497	-2,063,497
180	-207,654	-1,661,232	-4,181,232	-3,341,232	-2,561,232	-2,161,232
200	-219,871	-1,758,968	-4,278,968	-3,438,968	-2,658,968	-2,258,968
220	-232,088	-1,856,703	-4,376,703	-3,536,703	-2,756,703	-2,356,703
240	-244,305	-1,954,438	-4,474,438	-3,634,438	-2,854,438	-2,454,438
260	-256,522	-2,052,174	-4,572,174	-3,732,174	-2,952,174	-2,552,174
280	-268,739	-2,149,909	-4,669,909	-3,829,909	-3,049,909	-2,649,909
300	-280,956	-2,247,645	-4,767,645	-3,927,645	-3,147,645	-2,747,645
350	-311,498	-2,491,983	-5,011,983	-4,171,983	-3,391,983	-2,991,983



Site type 3	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	261,329	2,090,634	4,610,634	3,770,634	2,990,634	2,590,634
40	285,763	2,286,105	4,806,105	3,966,105	3,186,105	2,786,105
60	297,980	2,383,840	4,903,840	4,063,840	3,283,840	2,883,840
80	310,197	2,481,575	5,001,575	4,161,575	3,381,575	2,981,575
100	322,414	2,579,311	5,099,311	4,259,311	3,479,311	3,079,311
120	334,631	2,677,046	5,197,046	4,357,046	3,577,046	3,177,046
140	346,848	2,774,782	5,294,782	4,454,782	3,674,782	3,274,782
160	359,065	2,872,517	5,392,517	4,552,517	3,772,517	3,372,517
180	371,282	2,970,253	5,490,253	4,650,253	3,870,253	3,470,253
200	383,498	3,067,988	5,587,988	4,747,988	3,967,988	3,567,988
220	395,715	3,165,723	5,685,723	4,845,723	4,065,723	3,665,723
240	407,932	3,263,459	5,783,459	4,943,459	4,163,459	3,763,459
260	420,149	3,361,194	5,881,194	5,041,194	4,261,194	3,861,194
280	432,366	3,458,930	5,978,930	5,138,930	4,358,930	3,958,930
300	444,583	3,556,665	6,076,665	5,236,665	4,456,665	4,056,665
350	475,125	3,801,004	6,321,004	5,481,004	4,701,004	4,301,004



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 3
15 UNITS
FLATS
120 UPH

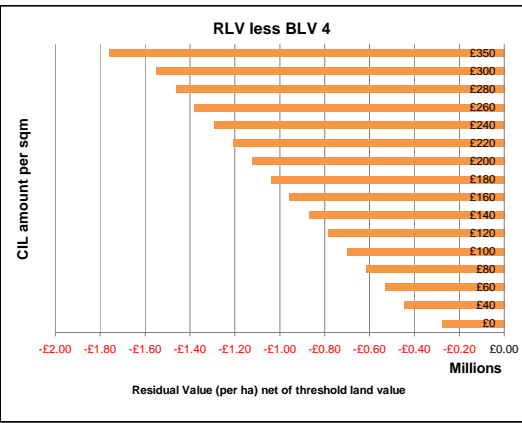
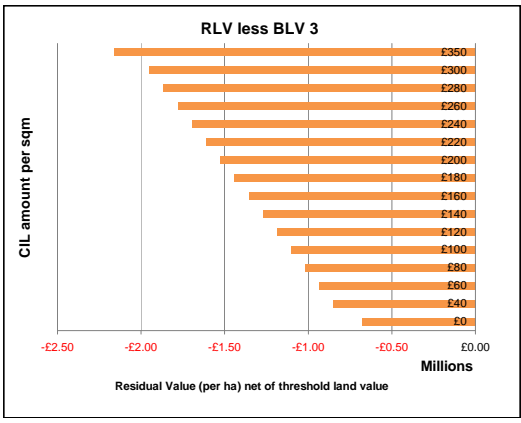
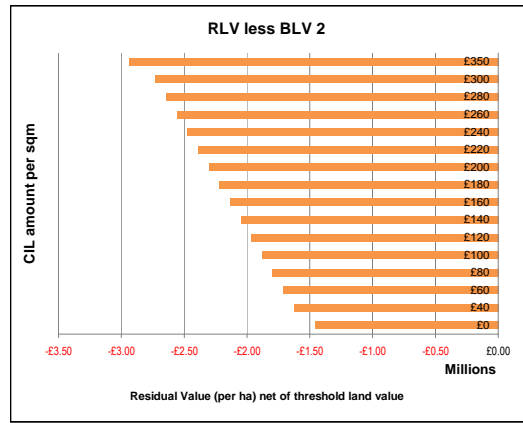
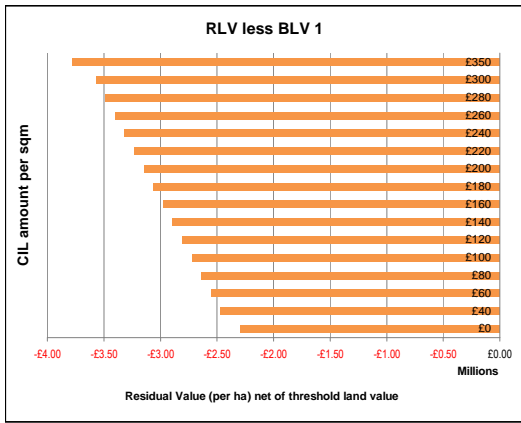
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

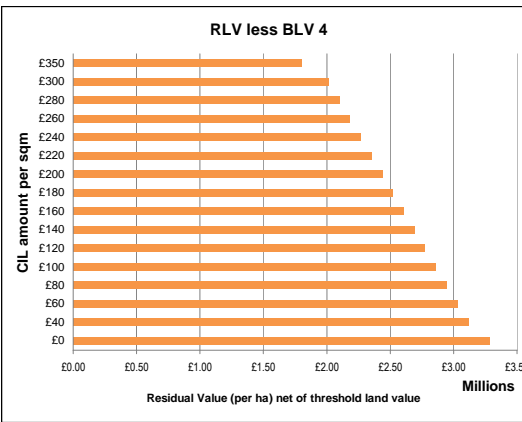
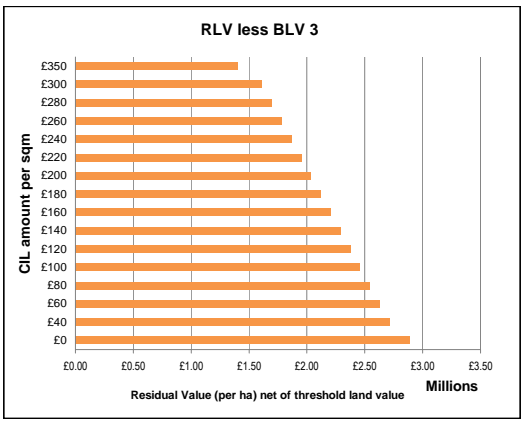
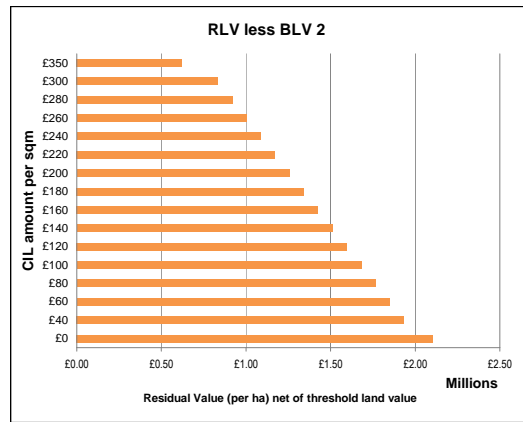
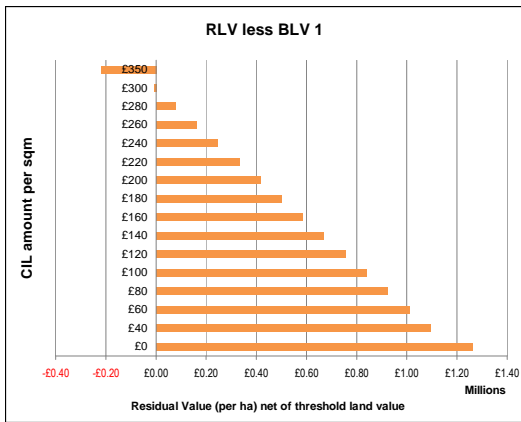
Site type 3 Description: **Area 1 £5554 psm Bath CC** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,708	221,661	2,298,339	1,458,339	678,339	278,339
40	6,532	52,253	2,467,747	1,627,747	847,747	447,747
60	-4,056	32,451	2,552,451	1,712,451	932,451	532,451
80	-14,644	117,155	2,637,155	1,797,155	1,017,155	617,155
100	-25,232	201,859	2,721,859	1,881,859	1,101,859	701,859
120	-35,820	286,563	2,806,563	1,966,563	1,186,563	786,563
140	-46,408	371,267	2,891,267	2,051,267	1,271,267	871,267
160	-56,996	455,971	2,975,971	2,135,971	1,355,971	955,971
180	-67,584	540,675	3,060,675	2,220,675	1,440,675	1,040,675
200	-78,172	625,379	3,145,379	2,305,379	1,525,379	1,125,379
220	-88,760	710,083	3,230,083	2,390,083	1,610,083	1,210,083
240	-99,348	794,787	3,314,787	2,474,787	1,694,787	1,294,787
260	-109,936	879,491	3,399,491	2,559,491	1,779,491	1,379,491
280	-120,524	964,195	3,484,195	2,644,195	1,864,195	1,464,195
300	-131,112	1,048,899	3,568,899	2,728,899	1,948,899	1,548,899
350	-157,582	1,260,659	3,780,659	2,940,659	2,160,659	1,760,659



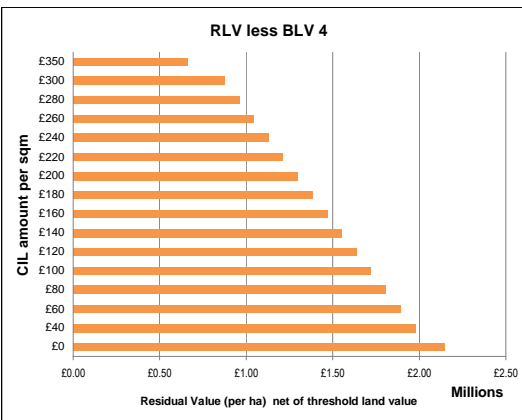
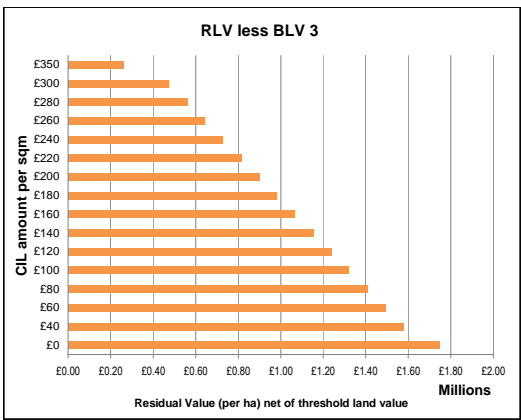
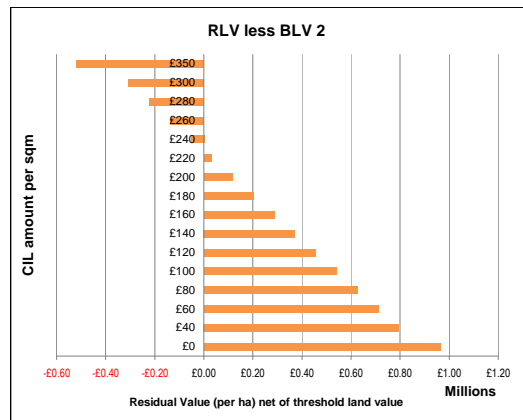
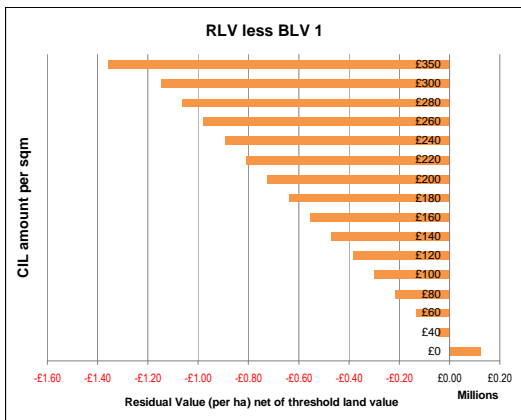
Site type 3 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	472,808	3,782,460	1,262,460	2,102,460	2,882,460	3,282,460
40	451,632	3,613,052	1,093,052	1,933,052	2,713,052	3,113,052
60	441,043	3,528,348	1,008,348	1,848,348	2,628,348	3,028,348
80	430,455	3,443,644	923,644	1,763,644	2,543,644	2,943,644
100	419,867	3,358,940	838,940	1,678,940	2,458,940	2,858,940
120	409,279	3,274,236	754,236	1,594,236	2,374,236	2,774,236
140	398,691	3,189,532	669,532	1,509,532	2,289,532	2,689,532
160	388,103	3,104,828	584,828	1,424,828	2,204,828	2,604,828
180	377,515	3,020,124	500,124	1,340,124	2,120,124	2,520,124
200	366,927	2,935,420	415,420	1,255,420	2,035,420	2,435,420
220	356,339	2,850,716	330,716	1,170,716	1,950,716	2,350,716
240	345,751	2,766,012	246,012	1,086,012	1,866,012	2,266,012
260	335,163	2,681,308	161,308	1,001,308	1,781,308	2,181,308
280	324,575	2,596,604	76,604	916,604	1,696,604	2,096,604
300	313,987	2,511,900	-8,100	831,900	1,611,900	2,011,900
350	287,517	2,300,140	-219,860	620,140	1,400,140	1,800,140

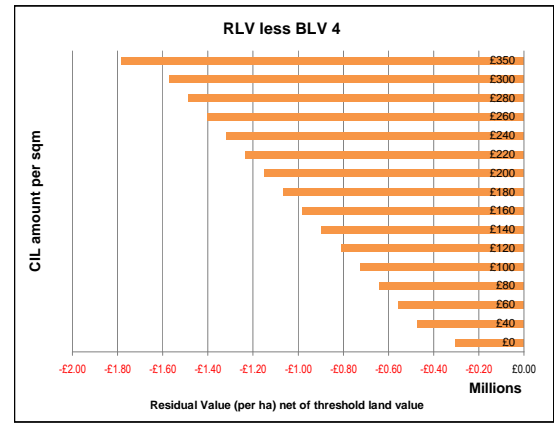
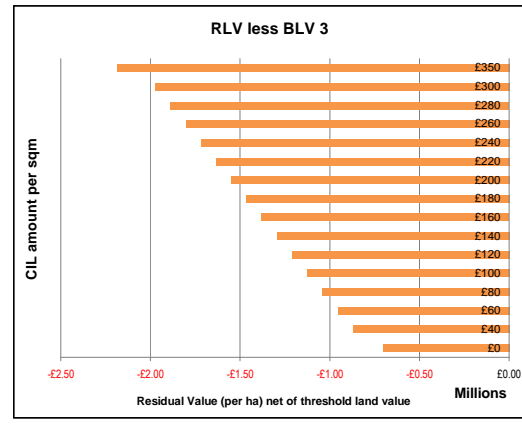
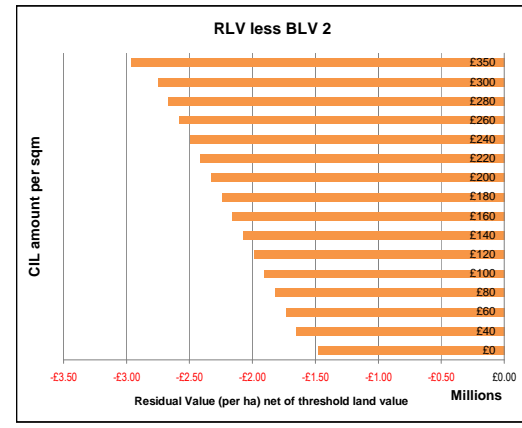
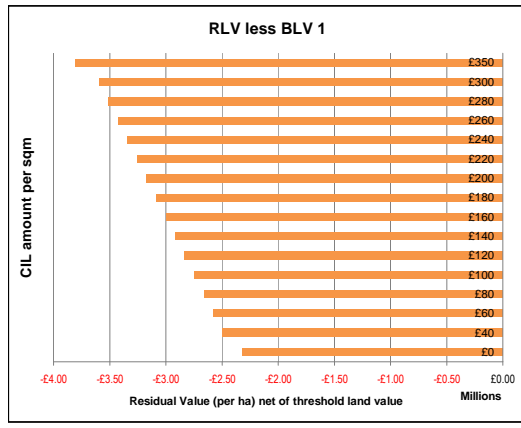


Site type 3 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.13 ha

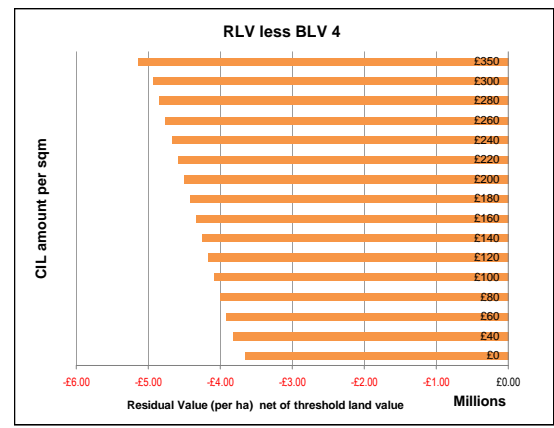
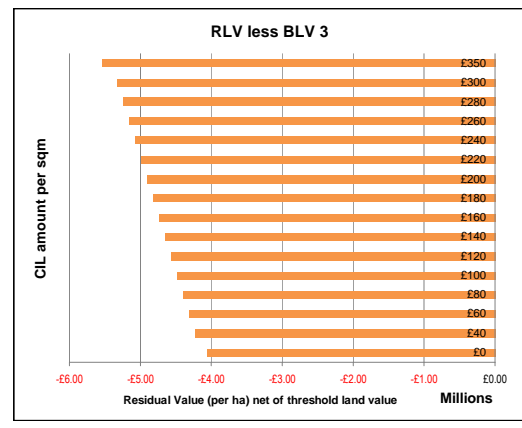
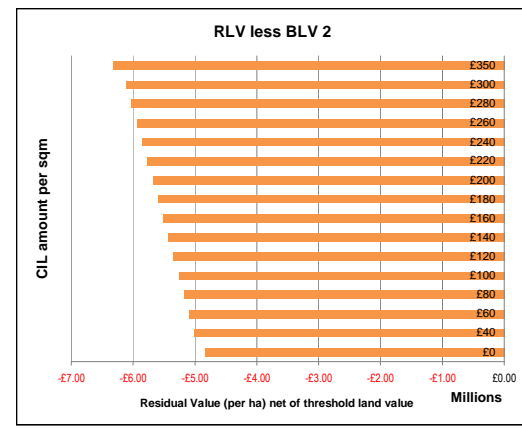
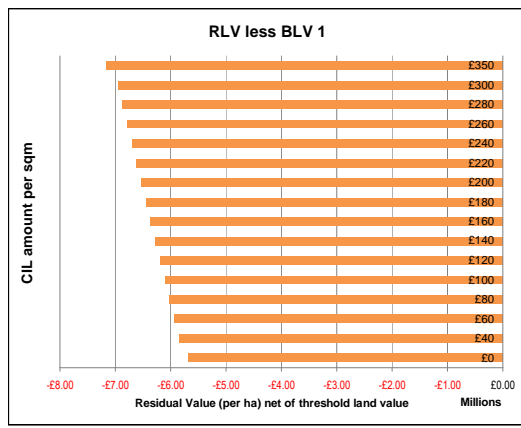
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	330,456	2,643,646	123,646	963,646	1,743,646	2,143,646
40	309,280	2,474,238	45,762	794,238	1,574,238	1,974,238
60	298,692	2,389,534	-130,466	709,534	1,489,534	1,889,534
80	288,104	2,304,830	-215,170	624,830	1,404,830	1,804,830
100	277,516	2,220,126	-299,874	540,126	1,320,126	1,720,126
120	266,928	2,135,422	-384,578	455,422	1,235,422	1,635,422
140	256,340	2,050,718	-469,282	370,718	1,150,718	1,550,718
160	245,752	1,966,014	-553,986	286,014	1,066,014	1,466,014
180	235,164	1,881,310	-638,690	201,310	981,310	1,381,310
200	224,576	1,796,606	-723,394	116,606	896,606	1,296,606
220	213,988	1,711,902	-808,098	31,902	811,902	1,211,902
240	203,400	1,627,198	-892,802	-52,802	727,198	1,127,198
260	192,812	1,542,494	-977,506	-137,506	642,494	1,042,494
280	182,224	1,457,790	-1,062,210	-222,210	557,790	957,790
300	171,636	1,373,086	-1,146,914	-306,914	473,086	873,086
350	145,166	1,161,326	-1,358,674	-518,674	261,326	661,326



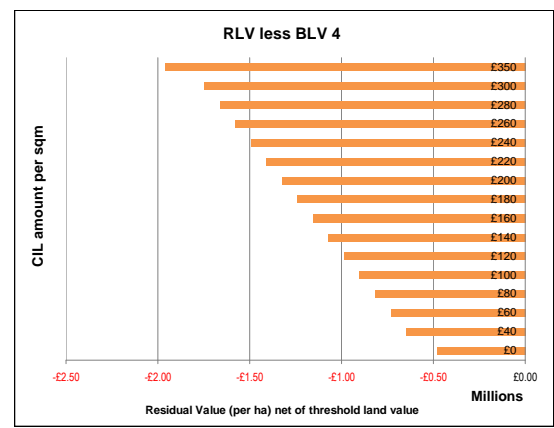
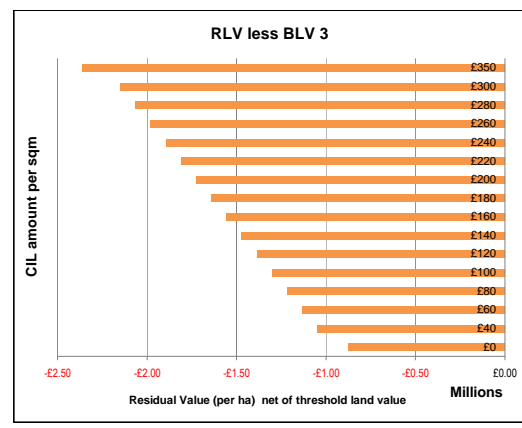
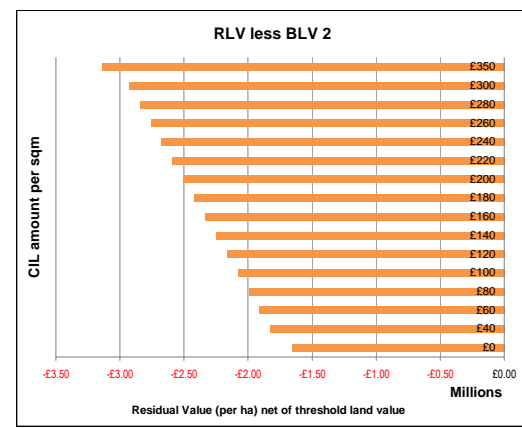
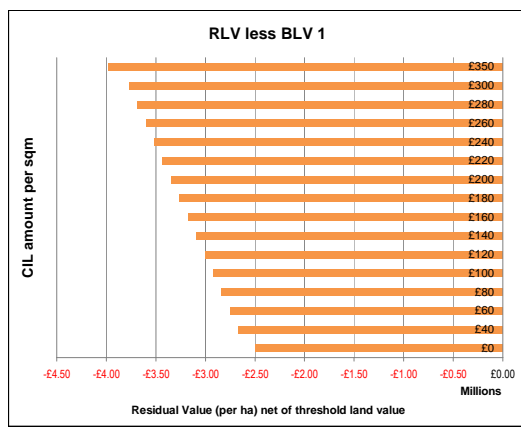
Site type 3	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,648	197,188	- 2,322,812	- 1,482,812	- 702,812	- 302,812
40	3,472	27,780	- 2,492,220	- 1,652,220	- 872,220	- 472,220
60	7,116	56,924	- 2,576,924	- 1,736,924	- 956,924	- 556,924
80	17,704	141,628	- 2,661,628	- 1,821,628	- 1,041,628	- 641,628
100	28,292	226,332	- 2,746,332	- 1,906,332	- 1,126,332	- 726,332
120	38,880	311,036	- 2,831,036	- 1,991,036	- 1,211,036	- 811,036
140	49,468	395,740	- 2,915,740	- 2,075,740	- 1,295,740	- 895,740
160	60,056	480,444	- 3,000,444	- 2,160,444	- 1,380,444	- 980,444
180	70,644	565,148	- 3,085,148	- 2,245,148	- 1,465,148	- 1,065,148
200	81,232	649,852	- 3,169,852	- 2,329,852	- 1,549,852	- 1,149,852
220	91,820	734,556	- 3,254,556	- 2,414,556	- 1,634,556	- 1,234,556
240	102,408	819,260	- 3,339,260	- 2,499,260	- 1,719,260	- 1,319,260
260	112,996	903,964	- 3,423,964	- 2,583,964	- 1,803,964	- 1,403,964
280	123,584	988,668	- 3,508,668	- 2,668,668	- 1,888,668	- 1,488,668
300	134,172	1,073,372	- 3,593,372	- 2,753,372	- 1,973,372	- 1,573,372
350	160,642	1,285,133	- 3,805,133	- 2,965,133	- 2,185,133	- 1,785,133



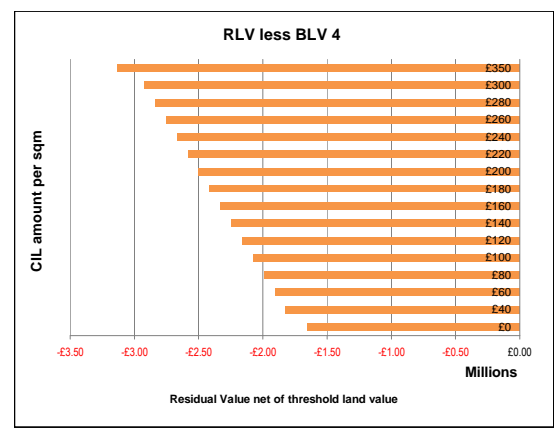
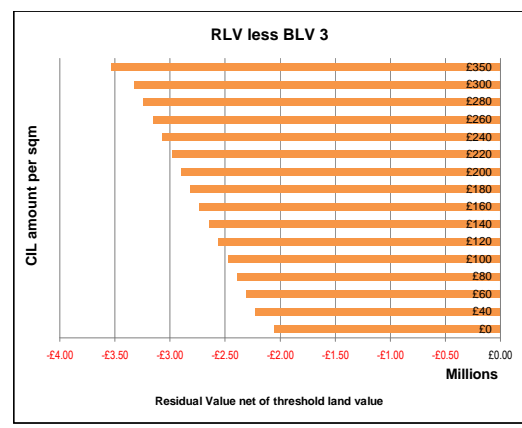
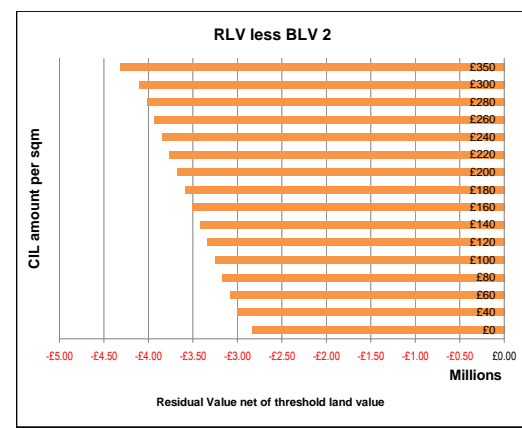
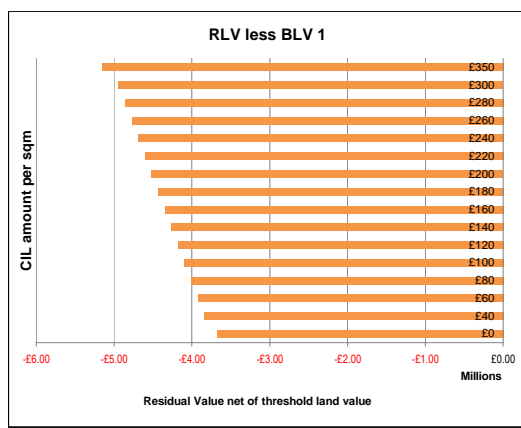
Site type 3	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-394,907	3,159,258	- 5,679,258	- 4,839,258	- 4,059,258	- 3,659,258
40	-416,083	3,328,666	- 5,848,666	- 5,008,666	- 4,228,666	- 3,828,666
60	-426,671	3,413,370	- 5,933,370	- 5,093,370	- 4,313,370	- 3,913,370
80	-437,259	3,498,074	- 6,018,074	- 5,178,074	- 4,398,074	- 3,998,074
100	-447,847	3,582,778	- 6,102,778	- 5,262,778	- 4,482,778	- 4,082,778
120	-458,435	3,667,482	- 6,187,482	- 5,347,482	- 4,567,482	- 4,167,482
140	-469,023	3,752,186	- 6,272,186	- 5,432,186	- 4,652,186	- 4,252,186
160	-479,611	3,836,890	- 6,356,890	- 5,516,890	- 4,736,890	- 4,336,890
180	-490,199	3,921,594	- 6,441,594	- 5,601,594	- 4,821,594	- 4,421,594
200	-500,787	4,006,298	- 6,526,298	- 5,686,298	- 4,906,298	- 4,506,298
220	-511,375	4,091,002	- 6,611,002	- 5,771,002	- 4,991,002	- 4,591,002
240	-521,963	4,175,706	- 6,695,706	- 5,855,706	- 5,075,706	- 4,675,706
260	-532,551	4,260,410	- 6,780,410	- 5,940,410	- 5,160,410	- 4,760,410
280	-543,139	4,345,114	- 6,865,114	- 6,025,114	- 5,245,114	- 4,845,114
300	-553,727	4,429,818	- 6,949,818	- 6,109,818	- 5,329,818	- 4,929,818
350	-580,197	4,641,579	- 7,161,579	- 6,321,579	- 5,541,579	- 5,141,579



Site type 3	Description:	Area 6	£2428 psm Keynsham	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,713	21,705	- 2,498,295	- 1,658,295	- 878,295	- 478,295
40	-18,463	147,703	- 2,667,703	- 1,827,703	- 1,047,703	- 647,703
60	-29,051	232,407	- 2,752,407	- 1,912,407	- 1,132,407	- 732,407
80	-39,639	317,111	- 2,837,111	- 1,997,111	- 1,217,111	- 817,111
100	-50,227	401,815	- 2,921,815	- 2,081,815	- 1,301,815	- 901,815
120	-60,815	486,519	- 3,006,519	- 2,166,519	- 1,386,519	- 986,519
140	-71,403	571,223	- 3,091,223	- 2,251,223	- 1,471,223	- 1,071,223
160	-81,991	655,927	- 3,175,927	- 2,335,927	- 1,555,927	- 1,155,927
180	-92,579	740,631	- 3,260,631	- 2,420,631	- 1,640,631	- 1,240,631
200	-103,167	825,335	- 3,345,335	- 2,505,335	- 1,725,335	- 1,325,335
220	-113,755	910,040	- 3,430,040	- 2,590,040	- 1,810,040	- 1,410,040
240	-124,343	994,744	- 3,514,744	- 2,674,744	- 1,894,744	- 1,494,744
260	-134,931	1,079,448	- 3,599,448	- 2,759,448	- 1,979,448	- 1,579,448
280	-145,519	1,164,152	- 3,684,152	- 2,844,152	- 2,064,152	- 1,664,152
300	-156,107	1,248,856	- 3,768,856	- 2,928,856	- 2,148,856	- 1,748,856
350	-182,577	1,460,616	- 3,980,616	- 3,140,616	- 2,360,616	- 1,960,616



Site type 3	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	144,086	1,152,691	- 3,672,691	- 2,832,691	- 2,052,691	- 1,652,691
40	165,262	1,322,099	- 3,842,099	- 3,002,099	- 2,222,099	- 1,822,099
60	175,850	1,406,803	- 3,926,803	- 3,086,803	- 2,306,803	- 1,906,803
80	186,438	1,491,507	- 4,011,507	- 3,171,507	- 2,391,507	- 1,991,507
100	197,026	1,576,211	- 4,096,211	- 3,256,211	- 2,476,211	- 2,076,211
120	207,614	1,660,915	- 4,180,915	- 3,340,915	- 2,560,915	- 2,160,915
140	218,202	1,745,619	- 4,265,619	- 3,425,619	- 2,645,619	- 2,245,619
160	228,790	1,830,323	- 4,350,323	- 3,510,323	- 2,730,323	- 2,330,323
180	239,378	1,915,027	- 4,435,027	- 3,595,027	- 2,815,027	- 2,415,027
200	249,966	1,999,731	- 4,519,731	- 3,679,731	- 2,899,731	- 2,499,731
220	260,554	2,084,435	- 4,604,435	- 3,764,435	- 2,984,435	- 2,584,435
240	271,142	2,169,139	- 4,689,139	- 3,849,139	- 3,069,139	- 2,669,139
260	281,730	2,253,843	- 4,773,843	- 3,933,843	- 3,153,843	- 2,753,843
280	292,318	2,338,547	- 4,858,547	- 4,018,547	- 3,238,547	- 2,838,547
300	302,906	2,423,251	- 4,943,251	- 4,103,251	- 3,323,251	- 2,923,251
350	329,376	2,635,011	- 5,155,011	- 4,315,011	- 3,535,011	- 3,135,011



SITE TYPE 3
15 UNITS
FLATS
120 UPH

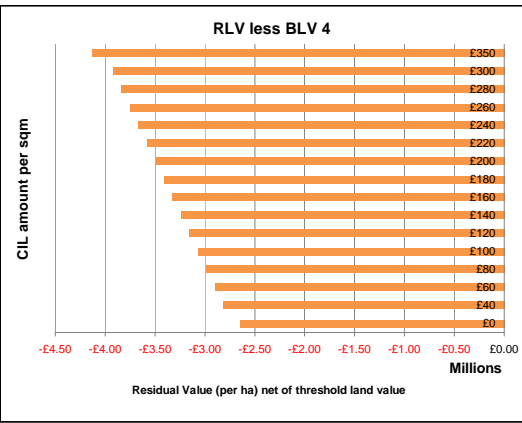
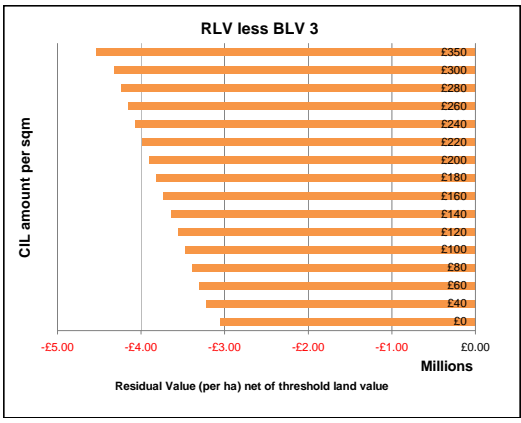
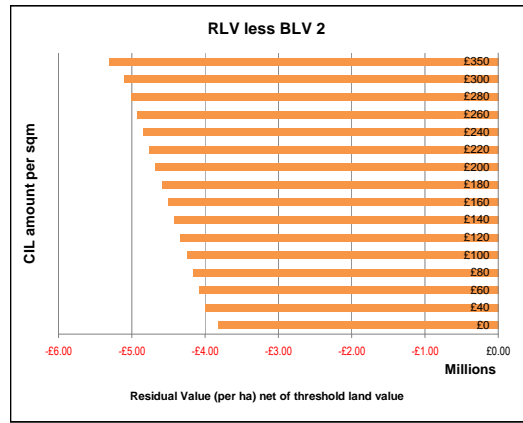
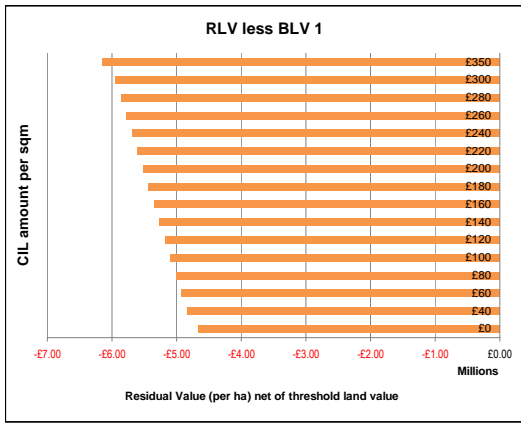
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

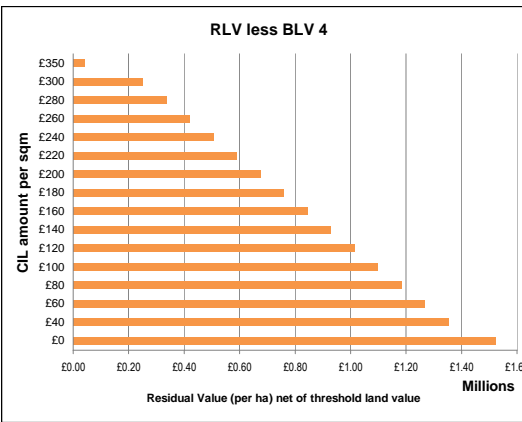
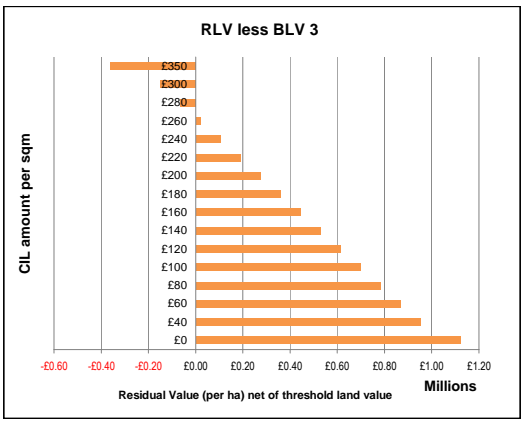
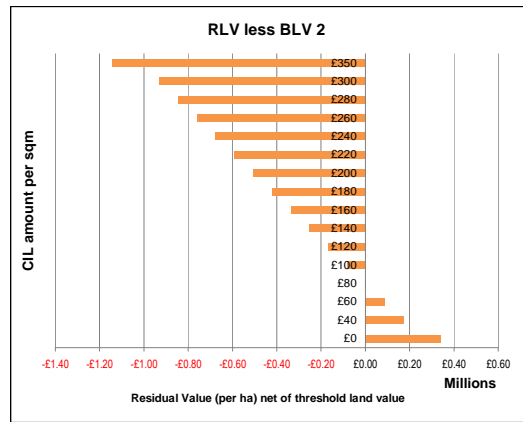
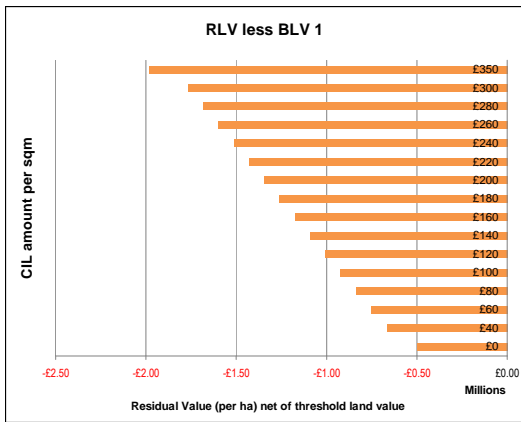
Site type 3 Description: **Area 1** £5554 psm Bath CC Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-268,743	2,149,940	4,669,940	3,829,940	3,049,940	2,649,940
40	-289,919	2,319,348	4,839,348	3,999,348	3,219,348	2,819,348
60	-300,507	2,404,053	4,924,053	4,084,053	3,304,053	2,904,053
80	-311,095	2,488,757	5,008,757	4,168,757	3,388,757	2,988,757
100	-321,683	2,573,461	5,093,461	4,253,461	3,473,461	3,073,461
120	-332,271	2,658,165	5,178,165	4,338,165	3,558,165	3,158,165
140	-342,859	2,742,869	5,262,869	4,422,869	3,642,869	3,242,869
160	-353,447	2,827,573	5,347,573	4,507,573	3,727,573	3,327,573
180	-364,035	2,912,277	5,432,277	4,592,277	3,812,277	3,412,277
200	-374,623	2,996,981	5,516,981	4,676,981	3,896,981	3,496,981
220	-385,211	3,081,685	5,601,685	4,761,685	3,981,685	3,581,685
240	-395,799	3,166,389	5,686,389	4,846,389	4,066,389	3,666,389
260	-406,387	3,251,093	5,771,093	4,931,093	4,151,093	3,751,093
280	-416,975	3,335,797	5,855,797	5,015,797	4,235,797	3,835,797
300	-427,563	3,420,501	5,940,501	5,100,501	4,320,501	3,920,501
350	-454,033	3,632,261	6,152,261	5,312,261	4,532,261	4,132,261



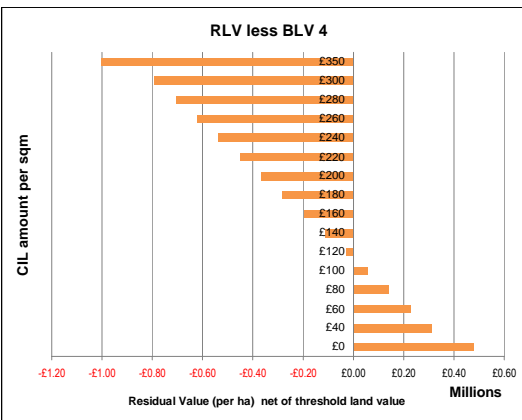
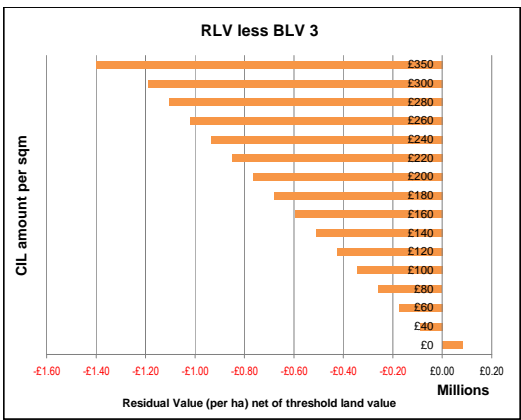
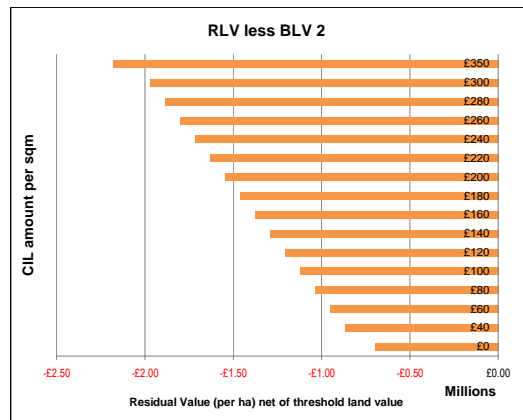
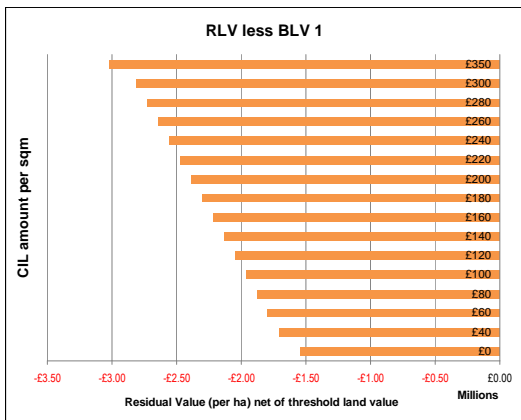
Site type 3 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,622	2,020,980	499,020	340,980	1,120,980	1,520,980
40	231,446	1,851,572	668,428	171,572	951,572	1,351,572
60	220,858	1,766,868	753,132	86,868	866,868	1,266,868
80	210,270	1,682,164	837,836	2,164	782,164	1,182,164
100	199,682	1,597,460	922,540	82,540	697,460	1,097,460
120	189,094	1,512,756	1,007,244	167,244	612,756	1,012,756
140	178,506	1,428,052	1,091,948	251,948	528,052	928,052
160	167,918	1,343,348	1,176,652	336,652	443,348	843,348
180	157,330	1,258,644	1,261,356	421,356	358,644	758,644
200	146,742	1,173,940	1,346,060	506,060	273,940	673,940
220	136,154	1,089,236	1,430,764	590,764	189,236	589,236
240	125,566	1,004,532	1,515,468	675,468	104,532	504,532
260	114,978	919,827	1,600,173	760,173	19,827	419,827
280	104,390	835,123	1,684,877	844,877	64,877	335,123
300	93,802	750,419	1,769,581	929,581	149,581	250,419
350	67,332	538,659	1,981,341	1,141,341	361,341	38,659



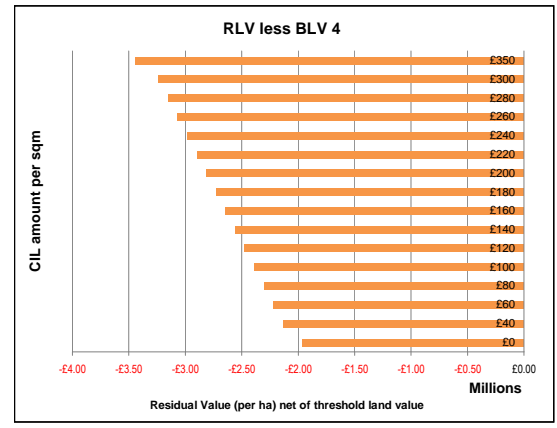
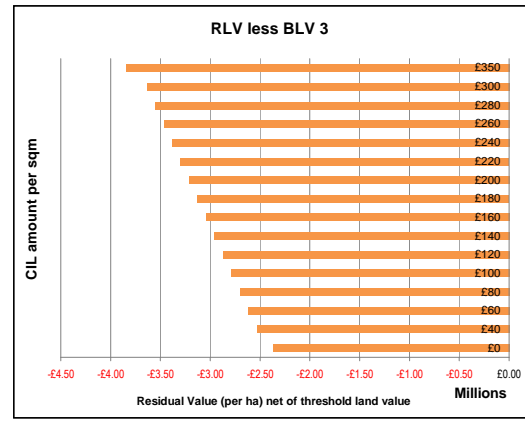
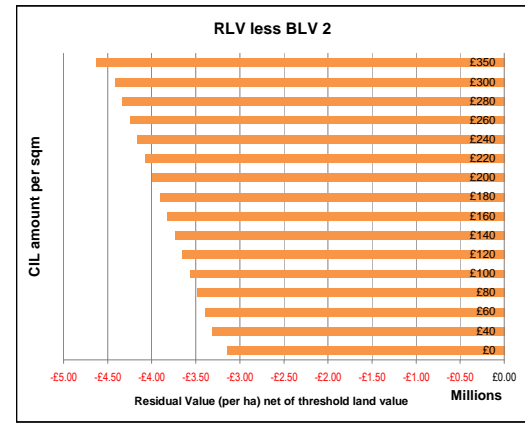
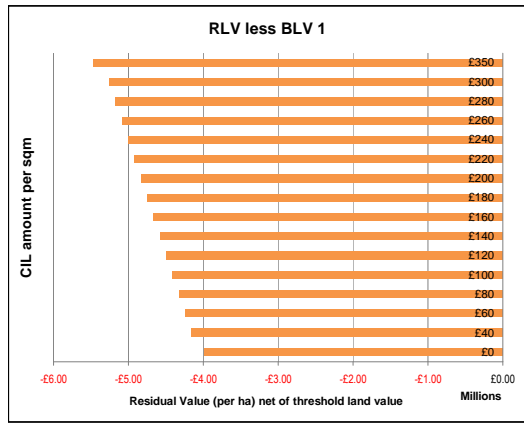
Site type 3 Description: **Area 3** £4414 psm Bath N & E Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	122,572	980,573	1,539,427	699,427	80,573	480,573
40	101,396	811,165	1,708,835	868,835	88,835	311,165
60	90,808	726,461	1,793,539	953,539	173,539	226,461
80	80,220	641,757	1,878,243	1,038,243	258,243	141,757
100	69,632	557,053	1,962,947	1,122,947	342,947	57,053
120	59,044	472,349	2,047,651	1,207,651	427,651	27,651
140	48,456	387,645	2,132,355	1,292,355	512,355	12,355
160	37,868	302,941	2,217,059	1,377,059	597,059	197,059
180	27,280	218,237	2,301,763	1,461,763	681,763	281,763
200	16,692	133,533	2,386,467	1,546,467	766,467	366,467
220	6,104	48,829	2,471,171	1,631,171	851,171	451,171
240	4,484	35,875	2,555,875	1,715,875	935,875	535,875
260	15,072	120,579	2,640,579	1,800,579	1,020,579	620,579
280	25,660	205,283	2,725,283	1,885,283	1,105,283	705,283
300	36,248	289,987	2,809,987	1,969,987	1,189,987	789,987
350	62,718	501,748	3,021,748	2,181,748	1,401,748	1,001,748



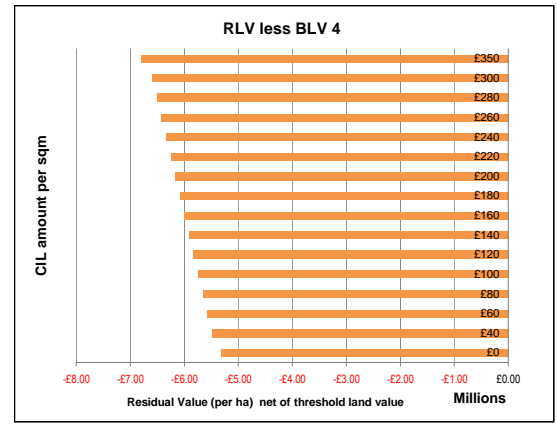
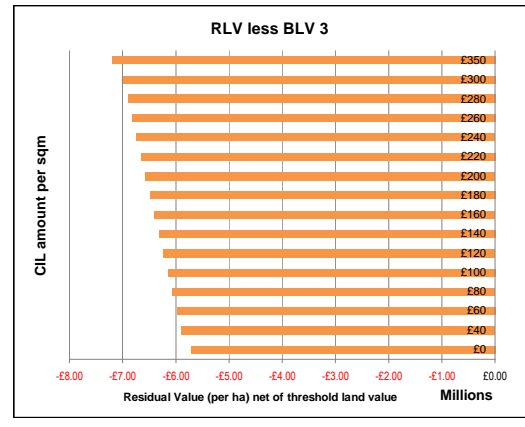
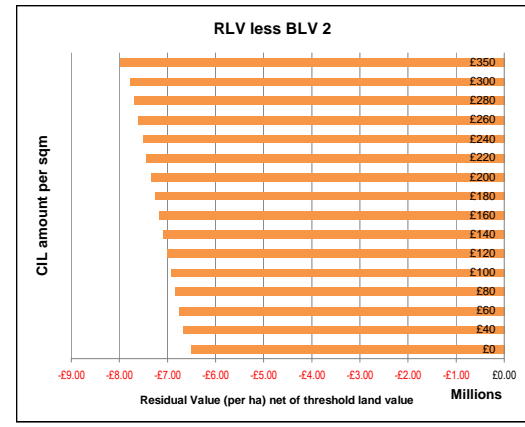
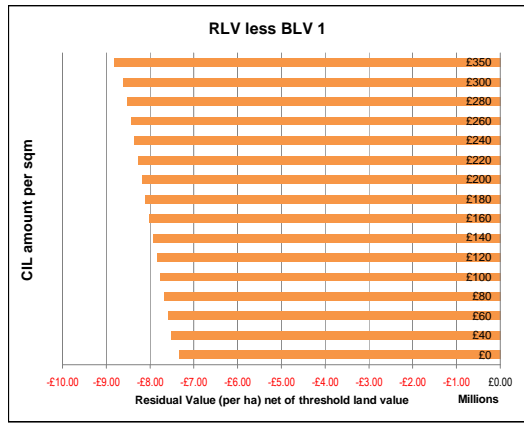
Site type 3 Description: **Area 4** £3721 psm Chew Valley (West) Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	183,236	-1,465,886	-3,985,886	-3,145,886	-2,365,886	-1,965,886
40	204,412	-1,635,294	-4,155,294	-3,315,294	-2,535,294	-2,135,294
60	215,000	-1,719,998	-4,239,998	-3,399,998	-2,619,998	-2,219,998
80	225,588	-1,804,702	-4,324,702	-3,484,702	-2,704,702	-2,304,702
100	236,176	-1,889,406	-4,409,406	-3,569,406	-2,789,406	-2,389,406
120	246,764	-1,974,110	-4,494,110	-3,654,110	-2,874,110	-2,474,110
140	257,352	-2,058,814	-4,578,814	-3,738,814	-2,958,814	-2,558,814
160	267,940	-2,143,518	-4,663,518	-3,823,518	-3,043,518	-2,643,518
180	278,528	-2,228,222	-4,748,222	-3,908,222	-3,128,222	-2,728,222
200	289,116	-2,312,926	-4,832,926	-3,992,926	-3,212,926	-2,812,926
220	299,704	-2,397,630	-4,917,630	-4,077,630	-3,297,630	-2,897,630
240	310,292	-2,482,334	-5,002,334	-4,162,334	-3,382,334	-2,982,334
260	320,880	-2,567,038	-5,087,038	-4,247,038	-3,467,038	-3,067,038
280	331,468	-2,651,742	-5,171,742	-4,331,742	-3,551,742	-3,151,742
300	342,056	-2,736,446	-5,256,446	-4,416,446	-3,636,446	-3,236,446
350	368,526	-2,948,206	-5,468,206	-4,628,206	-3,848,206	-3,448,206



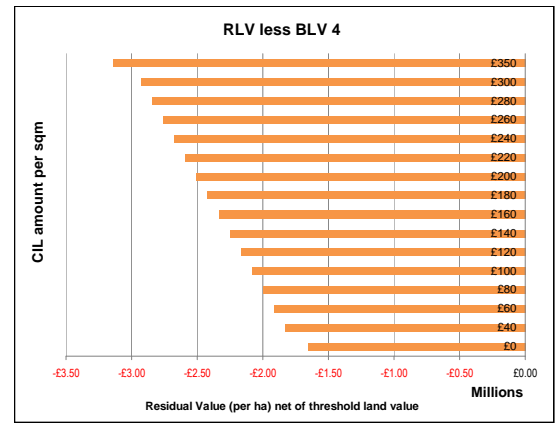
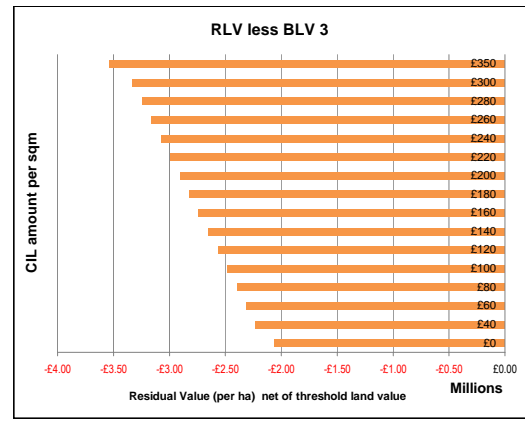
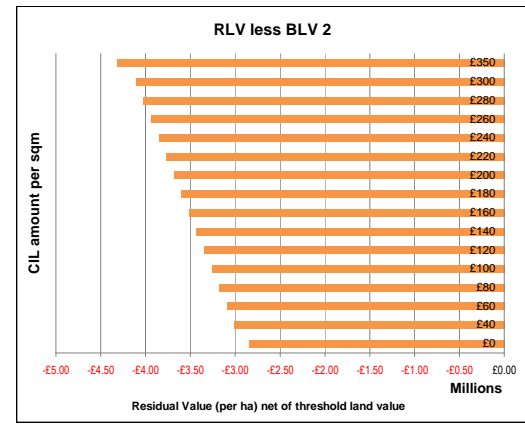
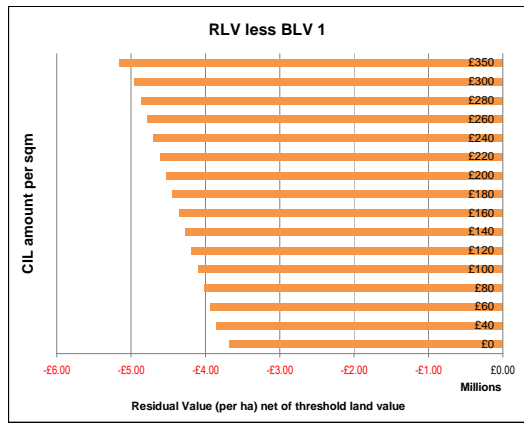
Site type 3 Description: **Area 5** £2769 psm Bath N/W/S & CV [E] Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-602,791	-4,822,332	-7,342,332	-6,502,332	-5,722,332	-5,322,332
40	-623,967	-4,991,740	-7,511,740	-6,671,740	-5,891,740	-5,491,740
60	-634,555	-5,076,444	-7,596,444	-6,756,444	-5,976,444	-5,576,444
80	-645,143	-5,161,148	-7,681,148	-6,841,148	-6,061,148	-5,661,148
100	-655,731	-5,245,852	-7,765,852	-6,925,852	-6,145,852	-5,745,852
120	-666,319	-5,330,556	-7,850,556	-7,010,556	-6,230,556	-5,830,556
140	-676,907	-5,415,260	-7,935,260	-7,095,260	-6,315,260	-5,915,260
160	-687,495	-5,499,964	-8,019,964	-7,179,964	-6,399,964	-5,999,964
180	-698,083	-5,584,668	-8,104,668	-7,264,668	-6,484,668	-6,084,668
200	-708,671	-5,669,372	-8,189,372	-7,349,372	-6,569,372	-6,169,372
220	-719,259	-5,754,076	-8,274,076	-7,434,076	-6,654,076	-6,254,076
240	-729,847	-5,838,780	-8,358,780	-7,518,780	-6,738,780	-6,338,780
260	-740,435	-5,923,484	-8,443,484	-7,603,484	-6,823,484	-6,423,484
280	-751,023	-6,008,188	-8,528,188	-7,688,188	-6,908,188	-6,508,188
300	-761,611	-6,092,892	-8,612,892	-7,772,892	-6,992,892	-6,592,892
350	-788,082	-6,304,652	-8,824,652	-7,984,652	-7,204,652	-6,804,652



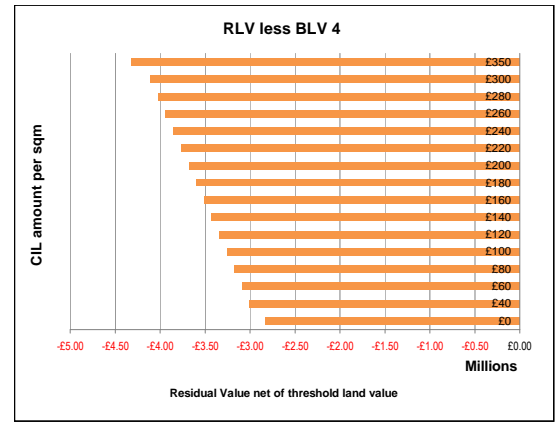
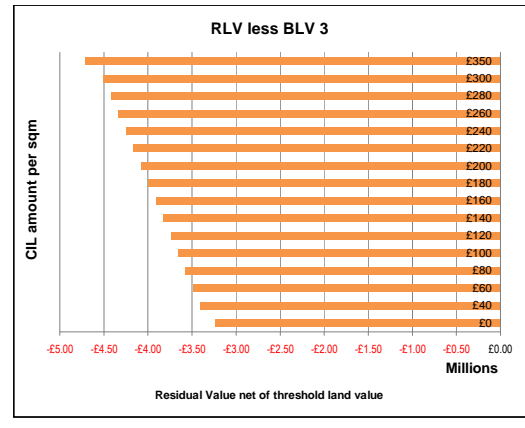
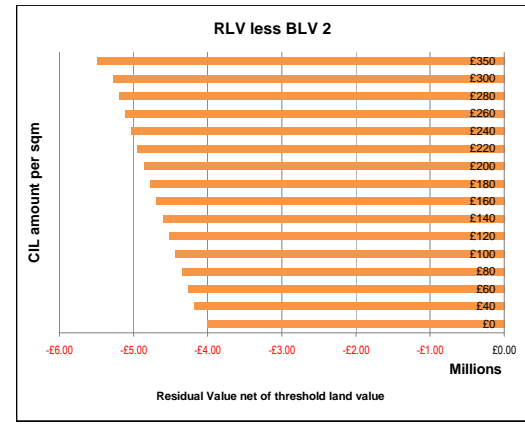
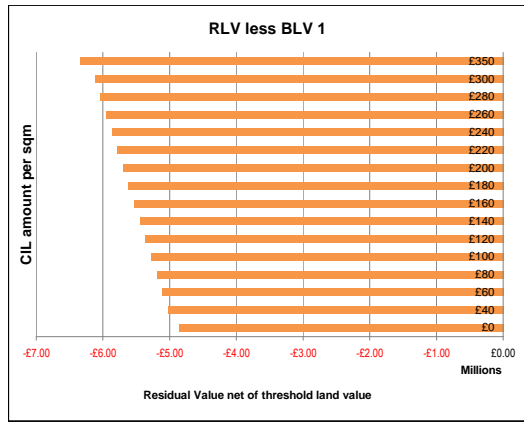
Site type 3 Description: **Area 6** £2428 psm Keynsham Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-144,897	-1,159,176	-3,679,176	-2,839,176	-2,059,176	-1,659,176
40	-166,073	-1,328,584	-3,848,584	-3,008,584	-2,228,584	-1,828,584
60	-176,661	-1,413,288	-3,933,288	-3,093,288	-2,313,288	-1,913,288
80	-187,249	-1,497,992	-4,017,992	-3,177,992	-2,397,992	-1,997,992
100	-197,837	-1,582,696	-4,102,696	-3,262,696	-2,482,696	-2,082,696
120	-208,425	-1,667,400	-4,187,400	-3,347,400	-2,567,400	-2,167,400
140	-219,013	-1,752,104	-4,272,104	-3,432,104	-2,652,104	-2,252,104
160	-229,601	-1,836,808	-4,356,808	-3,516,808	-2,736,808	-2,336,808
180	-240,189	-1,921,512	-4,441,512	-3,601,512	-2,821,512	-2,421,512
200	-250,777	-2,006,216	-4,526,216	-3,686,216	-2,906,216	-2,506,216
220	-261,365	-2,090,920	-4,610,920	-3,770,920	-2,990,920	-2,590,920
240	-271,953	-2,175,624	-4,695,624	-3,855,624	-3,075,624	-2,675,624
260	-282,541	-2,260,328	-4,780,328	-3,940,328	-3,160,328	-2,760,328
280	-293,129	-2,345,032	-4,865,032	-4,025,032	-3,245,032	-2,845,032
300	-303,717	-2,429,736	-4,949,736	-4,109,736	-3,329,736	-2,929,736
350	-330,187	-2,641,496	-5,161,496	-4,321,496	-3,541,496	-3,141,496



Site type 3 Description: **Area 7** £2095 psm Norton Radstock Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	291,696	-2,333,571	-4,853,571	-4,013,571	-3,233,571	-2,833,571
40	312,872	-2,502,979	-5,022,979	-4,182,979	-3,402,979	-3,002,979
60	323,460	-2,587,683	-5,107,683	-4,267,683	-3,487,683	-3,087,683
80	334,048	-2,672,387	-5,192,387	-4,352,387	-3,572,387	-3,172,387
100	344,636	-2,757,091	-5,277,091	-4,437,091	-3,657,091	-3,257,091
120	355,224	-2,841,795	-5,361,795	-4,521,795	-3,741,795	-3,341,795
140	365,812	-2,926,499	-5,446,499	-4,606,499	-3,826,499	-3,426,499
160	376,400	-3,011,203	-5,531,203	-4,691,203	-3,911,203	-3,511,203
180	386,988	-3,095,907	-5,615,907	-4,775,907	-3,995,907	-3,595,907
200	397,576	-3,180,611	-5,700,611	-4,860,611	-4,080,611	-3,680,611
220	408,164	-3,265,315	-5,785,315	-4,945,315	-4,165,315	-3,765,315
240	418,752	-3,350,019	-5,870,019	-5,030,019	-4,250,019	-3,850,019
260	429,340	-3,434,723	-5,954,723	-5,114,723	-4,334,723	-3,934,723
280	439,928	-3,519,427	-6,039,427	-5,199,427	-4,419,427	-4,019,427
300	450,516	-3,604,131	-6,124,131	-5,284,131	-4,504,131	-4,104,131
350	476,986	-3,815,891	-6,335,891	-5,495,891	-4,715,891	-4,315,891



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 3
15 UNITS
FLATS
120 UPH

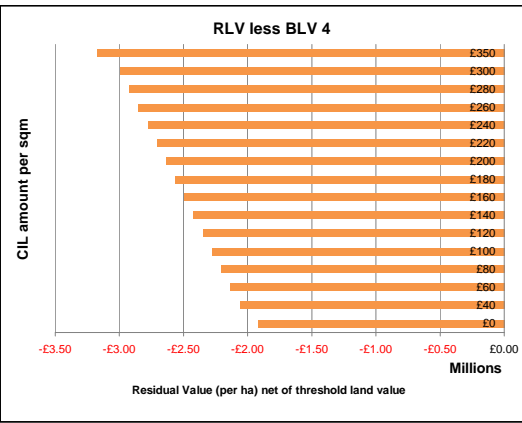
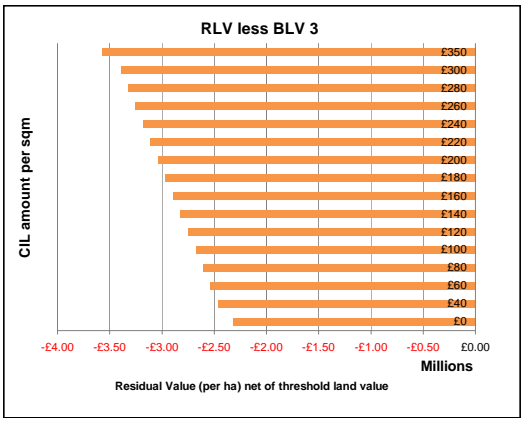
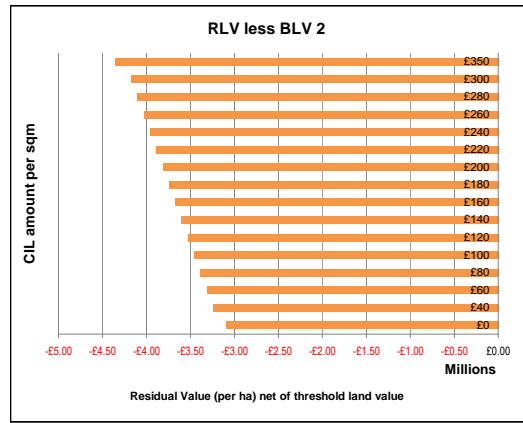
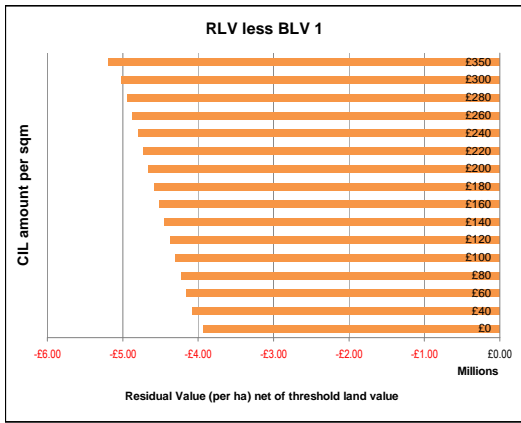
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	45%	Build cost inflation
		Profit

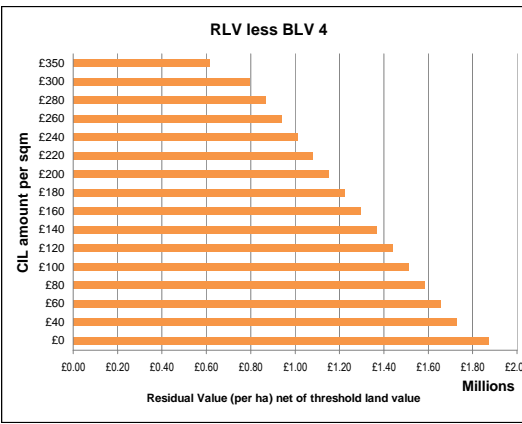
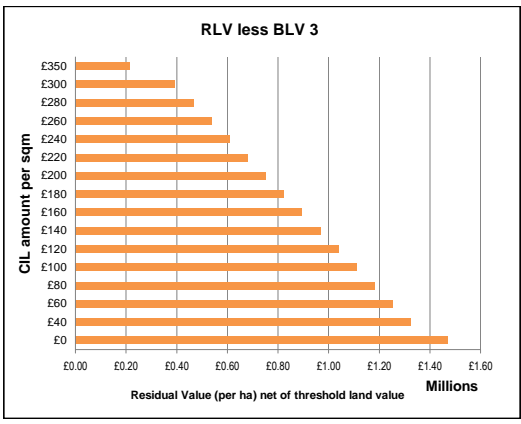
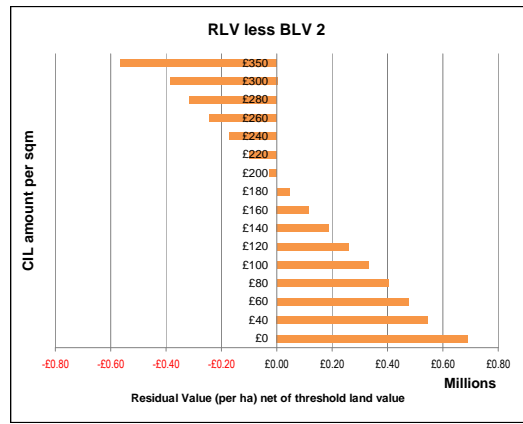
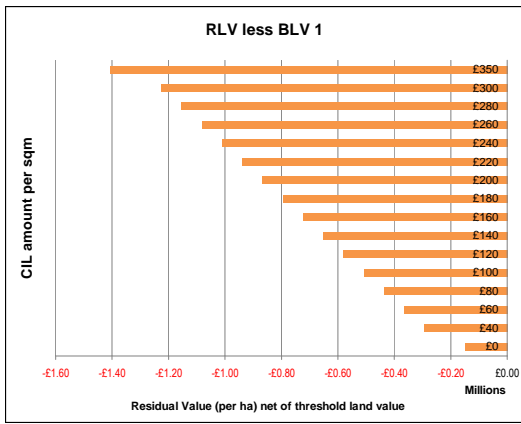
Site type 3 Description: **Area 1 £5554 psm Bath CC** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-177,462	1,419,698	3,939,698	3,099,698	2,319,698	1,919,698
40	-195,380	1,563,043	4,083,043	3,243,043	2,463,043	2,063,043
60	-204,340	1,634,716	4,154,716	3,314,716	2,534,716	2,134,716
80	-213,299	1,706,389	4,226,389	3,386,389	2,606,389	2,206,389
100	-222,258	1,778,061	4,298,061	3,458,061	2,678,061	2,278,061
120	-231,217	1,849,734	4,369,734	3,529,734	2,749,734	2,349,734
140	-240,176	1,921,407	4,441,407	3,601,407	2,821,407	2,421,407
160	-249,135	1,993,079	4,513,079	3,673,079	2,893,079	2,493,079
180	-258,094	2,064,752	4,584,752	3,744,752	2,964,752	2,564,752
200	-267,053	2,136,425	4,656,425	3,816,425	3,036,425	2,636,425
220	-276,012	2,208,097	4,728,097	3,888,097	3,108,097	2,708,097
240	-284,971	2,279,770	4,799,770	3,959,770	3,179,770	2,779,770
260	-293,930	2,351,442	4,871,442	4,031,442	3,251,442	2,851,442
280	-302,889	2,423,115	4,943,115	4,103,115	3,323,115	2,923,115
300	-311,848	2,494,788	5,014,788	4,174,788	3,394,788	2,994,788
350	-334,246	2,673,969	5,193,969	4,353,969	3,573,969	3,173,969



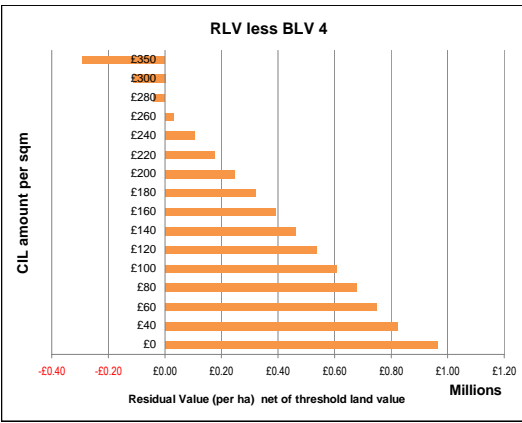
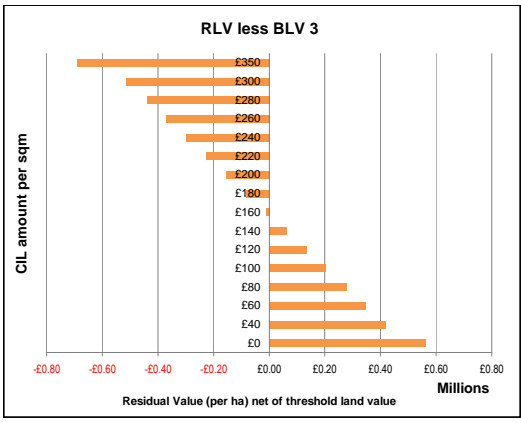
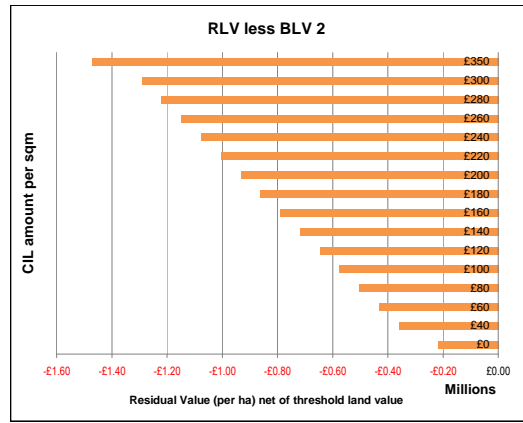
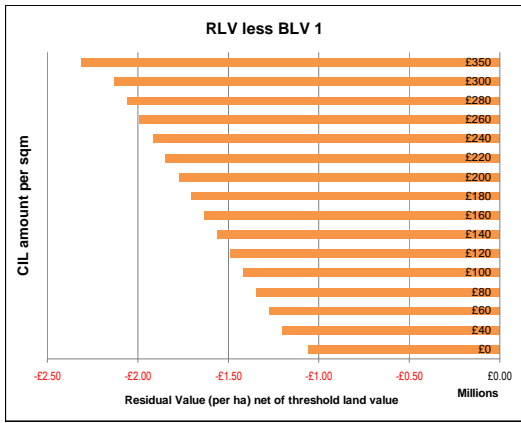
Site type 3 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	296,092	2,368,735	151,265	688,735	1,468,735	1,868,735
40	278,174	2,225,390	294,610	545,390	1,325,390	1,725,390
60	269,215	2,153,717	366,283	473,717	1,253,717	1,653,717
80	260,256	2,082,044	437,956	402,044	1,182,044	1,582,044
100	251,296	2,010,372	509,628	330,372	1,110,372	1,510,372
120	242,337	1,938,699	581,301	258,699	1,038,699	1,438,699
140	233,378	1,867,026	652,974	187,026	967,026	1,367,026
160	224,419	1,795,354	724,646	115,354	895,354	1,295,354
180	215,460	1,723,681	796,319	43,681	823,681	1,223,681
200	206,501	1,652,008	867,992	27,992	752,008	1,152,008
220	197,542	1,580,336	939,664	99,664	680,336	1,080,336
240	188,583	1,508,663	1,011,337	171,337	608,663	1,008,663
260	179,624	1,436,991	1,083,009	243,009	536,991	936,991
280	170,665	1,365,318	1,154,682	314,682	465,318	865,318
300	161,706	1,293,645	1,226,355	386,355	393,645	793,645
350	139,308	1,114,464	1,405,536	565,536	214,464	614,464

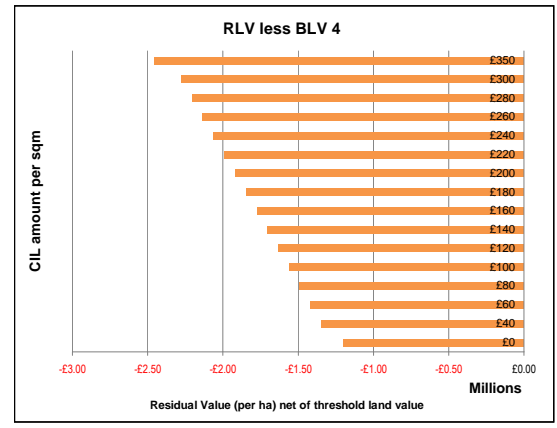
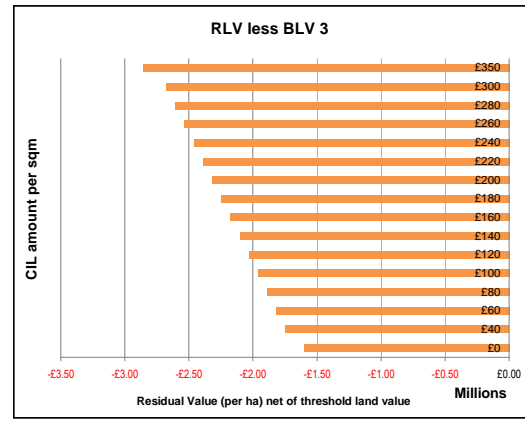
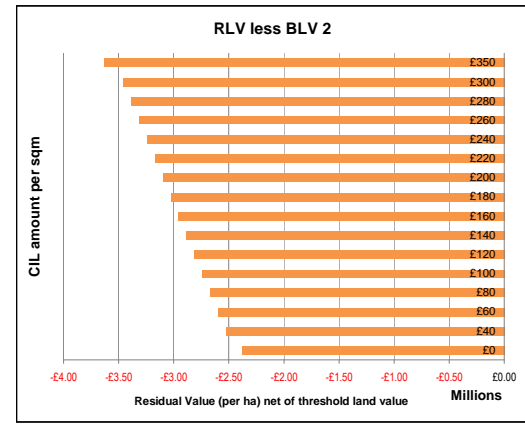
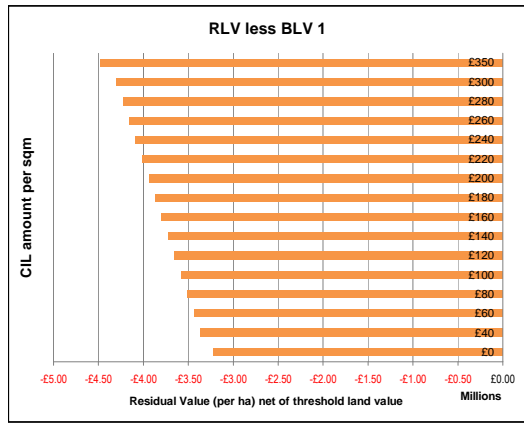


Site type 3 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.13 ha

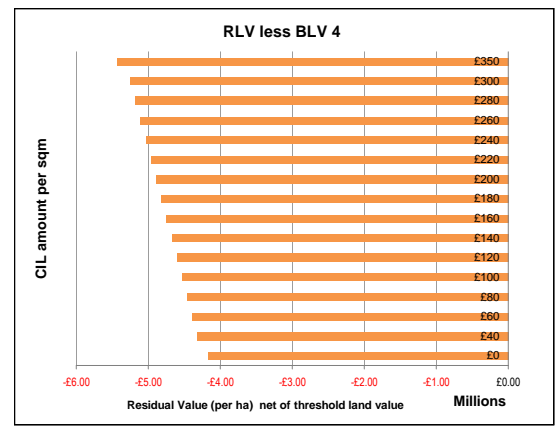
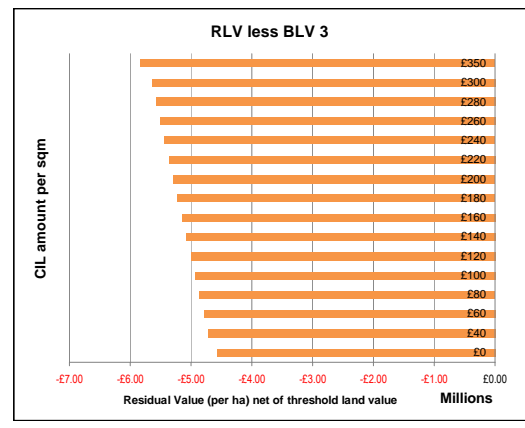
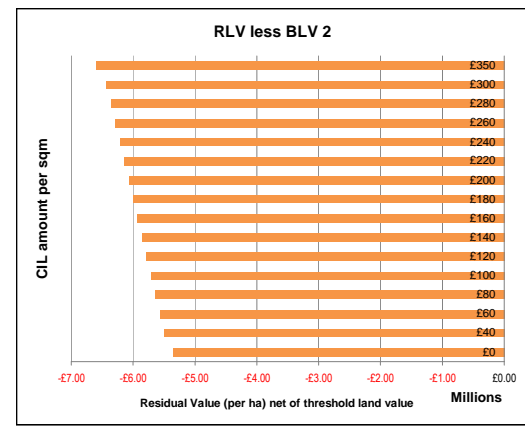
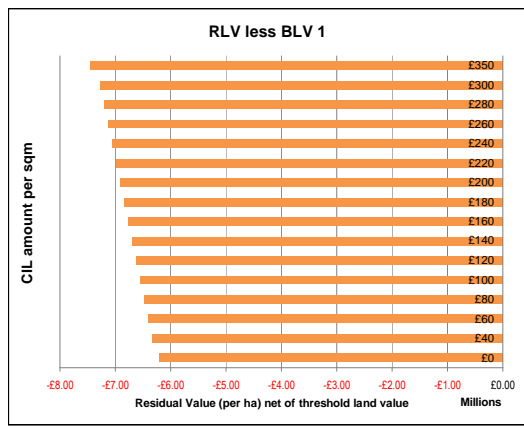
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	182,877	1,463,019	1,056,981	216,981	563,019	963,019
40	164,959	1,319,674	1,200,326	360,326	419,674	819,674
60	156,000	1,248,001	1,271,999	431,999	348,001	748,001
80	147,041	1,176,328	1,343,672	503,672	276,328	676,328
100	138,082	1,104,656	1,415,344	575,344	204,656	604,656
120	129,123	1,032,983	1,487,017	647,017	132,983	532,983
140	120,164	961,310	1,558,690	718,690	61,310	461,310
160	111,205	889,638	1,630,362	790,362	10,362	389,638
180	102,246	817,965	1,702,035	862,035	82,035	317,965
200	93,287	746,293	1,773,707	933,707	153,707	246,293
220	84,327	674,620	1,845,380	1,005,380	225,380	174,620
240	75,368	602,947	1,917,053	1,077,053	297,053	102,947
260	66,409	531,275	1,988,725	1,148,725	368,725	31,275
280	57,450	459,602	2,060,398	1,220,398	440,398	40,398
300	48,491	387,929	2,132,071	1,292,071	512,071	112,071
350	26,093	208,748	2,311,252	1,471,252	691,252	291,252



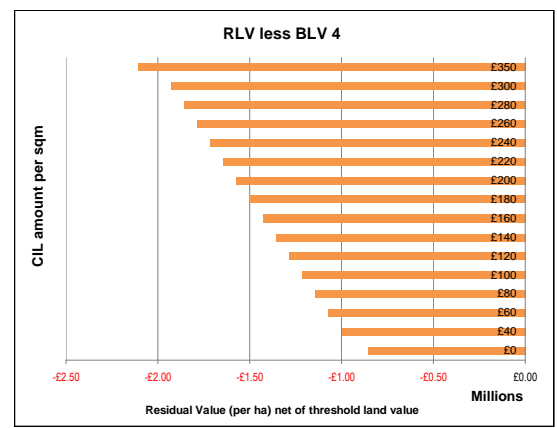
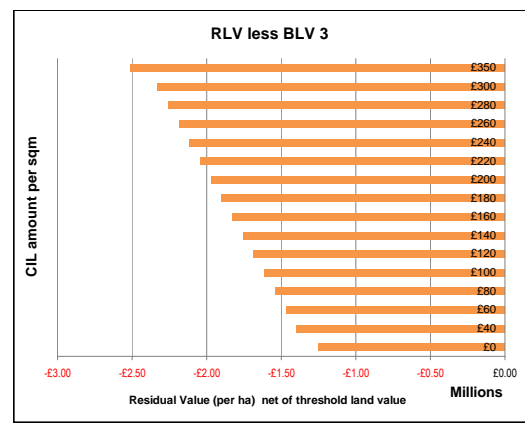
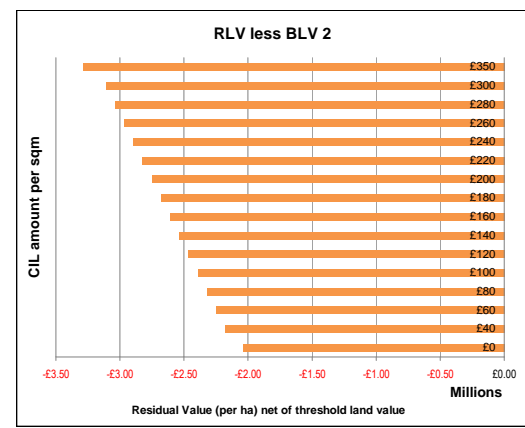
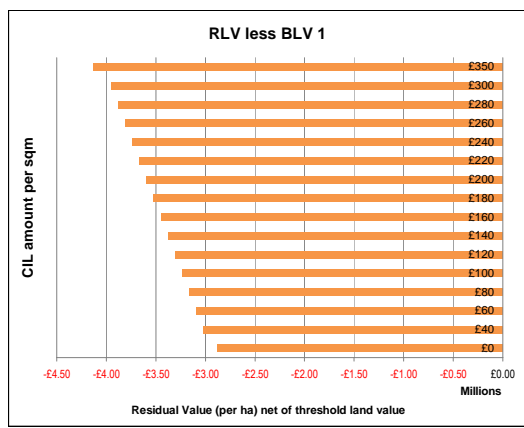
Site type 3	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	87,874	702,994	3,222,994	2,382,994	1,602,994	1,202,994
40	105,792	846,339	3,366,339	2,526,339	1,746,339	1,346,339
60	114,751	918,012	3,438,012	2,598,012	1,818,012	1,418,012
80	123,711	989,685	3,509,685	2,669,685	1,889,685	1,489,685
100	132,670	1,061,357	3,581,357	2,741,357	1,961,357	1,561,357
120	141,629	1,133,030	3,653,030	2,813,030	2,033,030	1,633,030
140	150,588	1,204,703	3,724,703	2,884,703	2,104,703	1,704,703
160	159,547	1,276,375	3,796,375	2,956,375	2,176,375	1,776,375
180	168,506	1,348,048	3,868,048	3,028,048	2,248,048	1,848,048
200	177,465	1,419,720	3,939,720	3,099,720	2,319,720	1,919,720
220	186,424	1,491,393	4,011,393	3,171,393	2,391,393	1,991,393
240	195,383	1,563,066	4,083,066	3,243,066	2,463,066	2,063,066
260	204,342	1,634,738	4,154,738	3,314,738	2,534,738	2,134,738
280	213,301	1,706,411	4,226,411	3,386,411	2,606,411	2,206,411
300	222,260	1,778,084	4,298,084	3,458,084	2,678,084	2,278,084
350	244,658	1,957,265	4,477,265	3,637,265	2,857,265	2,457,265



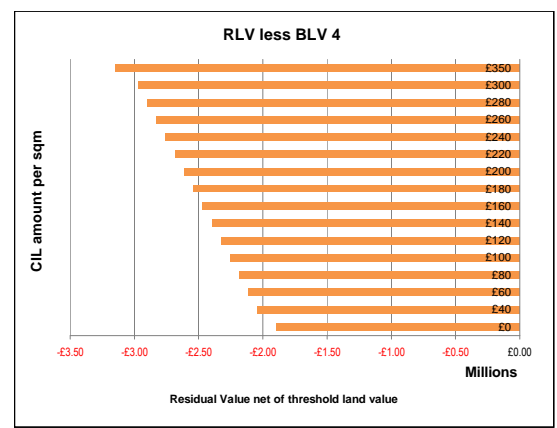
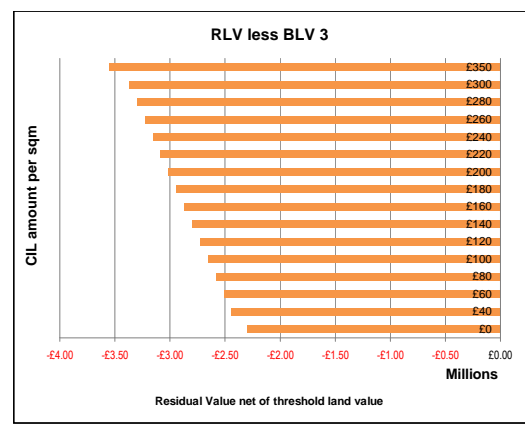
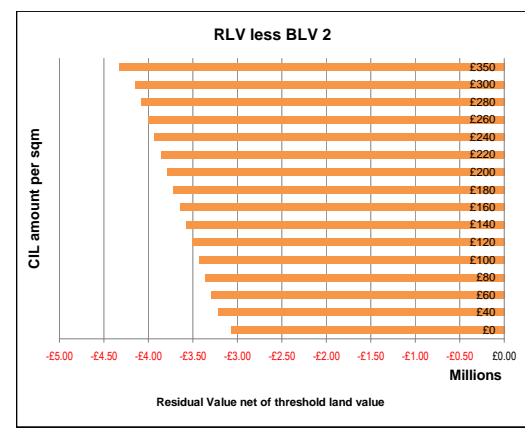
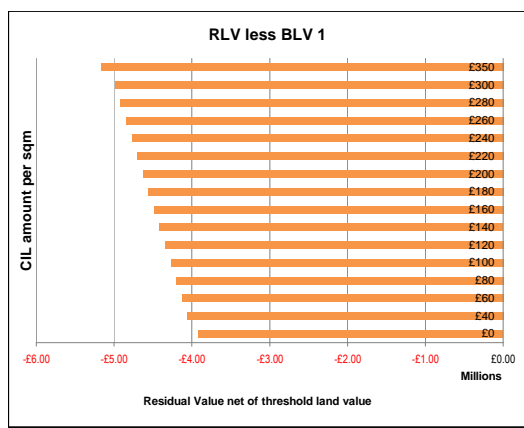
Site type 3	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-459,335	3,674,679	6,194,679	5,354,679	4,574,679	4,174,679
40	-477,253	3,818,025	6,338,025	5,498,025	4,718,025	4,318,025
60	-486,212	3,889,697	6,409,697	5,569,697	4,789,697	4,389,697
80	-495,171	3,961,370	6,481,370	5,641,370	4,861,370	4,461,370
100	-504,130	4,033,043	6,553,043	5,713,043	4,933,043	4,533,043
120	-513,089	4,104,715	6,624,715	5,784,715	5,004,715	4,604,715
140	-522,048	4,176,388	6,696,388	5,856,388	5,076,388	4,676,388
160	-531,008	4,248,061	6,768,061	5,928,061	5,148,061	4,748,061
180	-539,967	4,319,733	6,839,733	5,999,733	5,219,733	4,819,733
200	-548,926	4,391,406	6,911,406	6,071,406	5,291,406	4,891,406
220	-557,885	4,463,078	6,983,078	6,143,078	5,363,078	4,963,078
240	-566,844	4,534,751	7,054,751	6,214,751	5,434,751	5,034,751
260	-575,803	4,606,424	7,126,424	6,286,424	5,506,424	5,106,424
280	-584,762	4,678,096	7,198,096	6,358,096	5,578,096	5,178,096
300	-593,721	4,749,769	7,269,769	6,429,769	5,649,769	5,249,769
350	-616,119	4,928,951	7,448,951	6,608,951	5,828,951	5,428,951



Site type 3	Description:	Area 6	£2428 psm Keynsham	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-44,482	355,858	2,875,858	2,035,858	1,255,858	855,858
40	-62,400	499,203	3,019,203	2,179,203	1,399,203	999,203
60	-71,359	570,876	3,090,876	2,250,876	1,470,876	1,070,876
80	-80,319	642,548	3,162,548	2,322,548	1,542,548	1,142,548
100	-89,278	714,221	3,234,221	2,394,221	1,614,221	1,214,221
120	-98,237	785,893	3,305,893	2,465,893	1,685,893	1,285,893
140	-107,196	857,566	3,377,566	2,537,566	1,757,566	1,357,566
160	-116,155	929,239	3,449,239	2,609,239	1,829,239	1,429,239
180	-125,114	1,000,911	3,520,911	2,680,911	1,900,911	1,500,911
200	-134,073	1,072,584	3,592,584	2,752,584	1,972,584	1,572,584
220	-143,032	1,144,257	3,664,257	2,824,257	2,044,257	1,644,257
240	-151,991	1,215,929	3,735,929	2,895,929	2,115,929	1,715,929
260	-160,950	1,287,602	3,807,602	2,967,602	2,187,602	1,787,602
280	-169,909	1,359,275	3,879,275	3,039,275	2,259,275	1,859,275
300	-178,868	1,430,947	3,950,947	3,110,947	2,330,947	1,930,947
350	-201,266	1,610,129	4,130,129	3,290,129	2,510,129	2,110,129



Site type 3	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	174,454	1,395,628	3,915,628	3,075,628	2,295,628	1,895,628
40	192,372	1,538,973	4,058,973	3,218,973	2,438,973	2,038,973
60	201,331	1,610,646	4,130,646	3,290,646	2,510,646	2,110,646
80	210,290	1,682,319	4,202,319	3,362,319	2,582,319	2,182,319
100	219,249	1,753,991	4,273,991	3,433,991	2,653,991	2,253,991
120	228,208	1,825,664	4,345,664	3,505,664	2,725,664	2,325,664
140	237,167	1,897,337	4,417,337	3,577,337	2,797,337	2,397,337
160	246,126	1,969,009	4,489,009	3,649,009	2,869,009	2,469,009
180	255,085	2,040,682	4,560,682	3,720,682	2,940,682	2,540,682
200	264,044	2,112,355	4,632,355	3,792,355	3,012,355	2,612,355
220	273,003	2,184,027	4,704,027	3,864,027	3,084,027	2,684,027
240	281,962	2,255,700	4,775,700	3,935,700	3,155,700	2,755,700
260	290,922	2,327,372	4,847,372	4,007,372	3,227,372	2,827,372
280	299,881	2,399,045	4,919,045	4,079,045	3,299,045	2,899,045
300	308,840	2,470,718	4,990,718	4,150,718	3,370,718	2,970,718
350	331,237	2,649,899	5,169,899	4,329,899	3,549,899	3,149,899



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 3

15 UNITS

FLATS

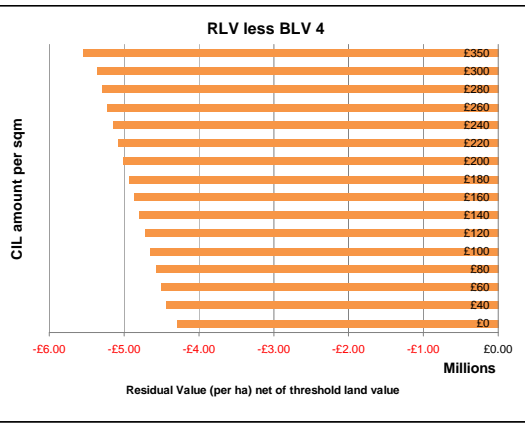
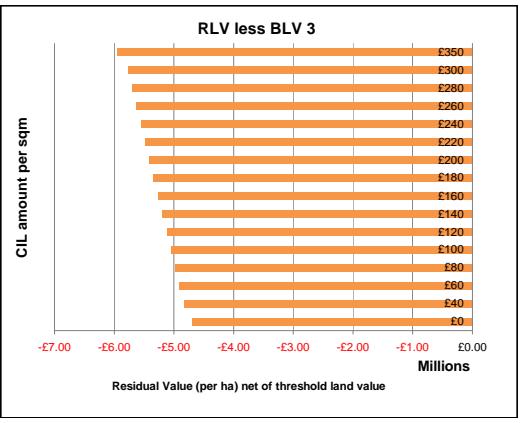
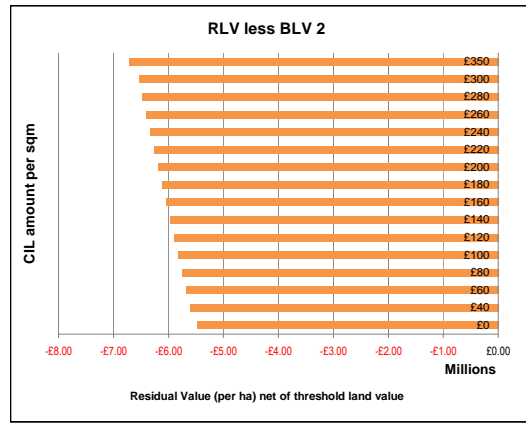
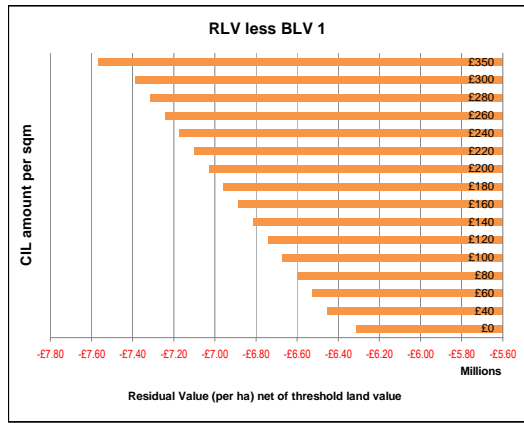
120 UPH

CSH level:	4
Aff Hsg:	45%

Sales value inflation	
Build cost inflation	
Profit	

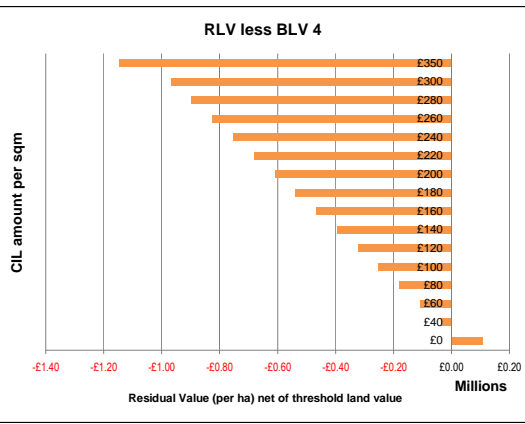
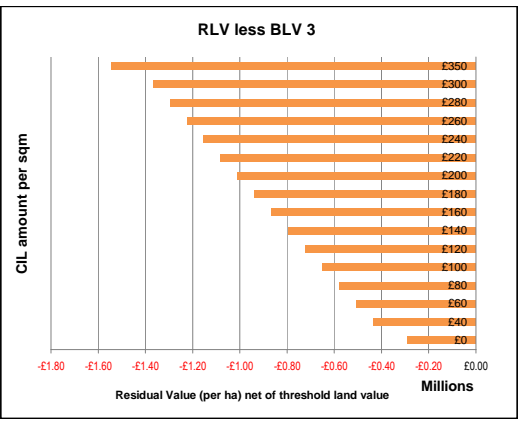
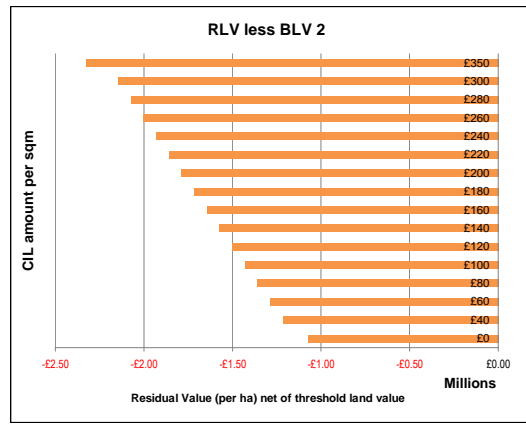
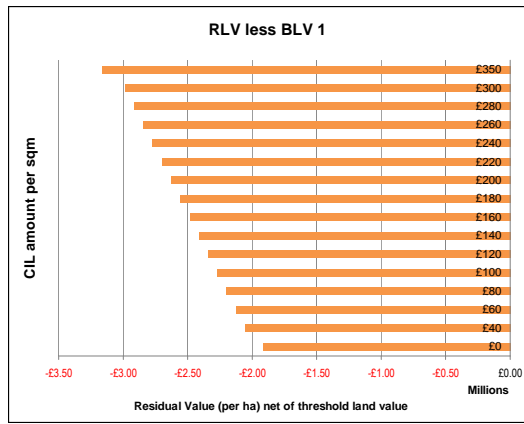
Site type 3 Description: **Area 1 £5554 psm Bath CC** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-473,913	3,791,300	6,311,300	5,471,300	4,691,300	4,291,300
40	-491,831	3,934,645	6,454,645	5,614,645	4,834,645	4,434,645
60	-500,790	4,006,318	6,526,318	5,686,318	4,906,318	4,506,318
80	-509,749	4,077,991	6,597,991	5,757,991	4,977,991	4,577,991
100	-518,708	4,149,663	6,669,663	5,829,663	5,049,663	4,649,663
120	-527,667	4,221,336	6,741,336	5,901,336	5,121,336	4,721,336
140	-536,626	4,293,009	6,813,009	5,973,009	5,193,009	4,793,009
160	-545,585	4,364,681	6,884,681	6,044,681	5,264,681	4,864,681
180	-554,544	4,436,354	6,956,354	6,116,354	5,336,354	4,936,354
200	-563,503	4,508,026	7,028,026	6,188,026	5,408,026	5,008,026
220	-572,462	4,579,699	7,099,699	6,259,699	5,479,699	5,079,699
240	-581,421	4,651,372	7,171,372	6,331,372	5,551,372	5,151,372
260	-590,381	4,723,044	7,243,044	6,403,044	5,623,044	5,223,044
280	-599,340	4,794,717	7,314,717	6,474,717	5,694,717	5,294,717
300	-608,299	4,866,390	7,386,390	6,546,390	5,766,390	5,366,390
350	-630,696	5,045,571	7,565,571	6,725,571	5,945,571	5,545,571



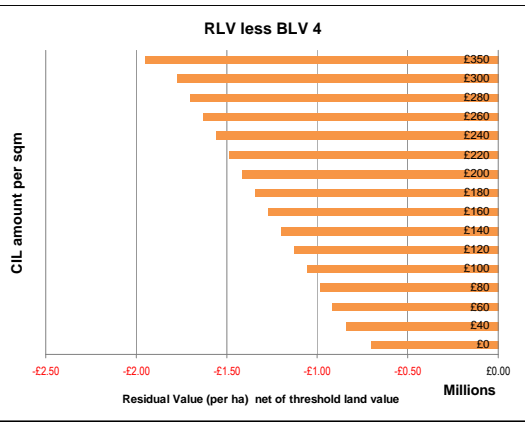
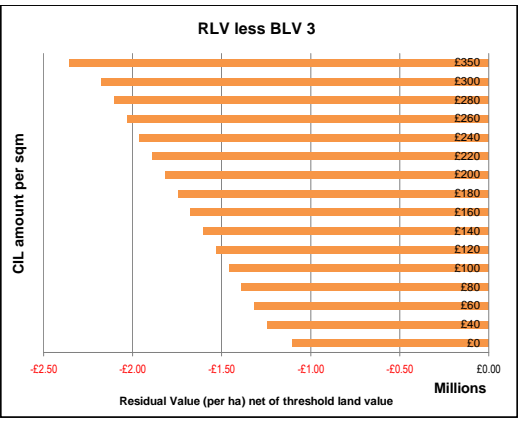
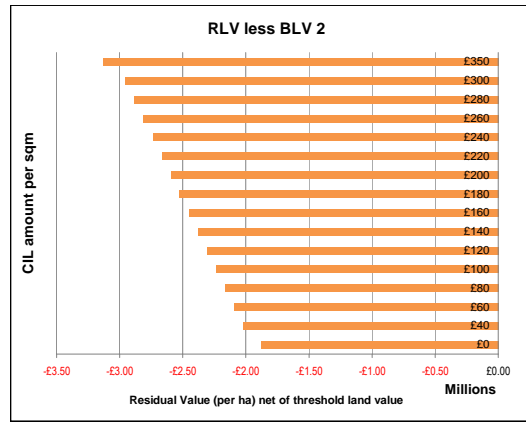
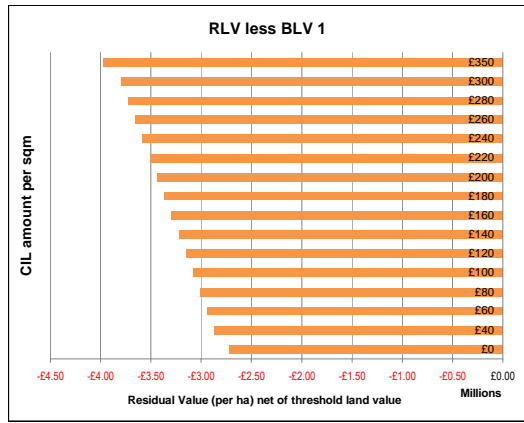
Site type 3 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	75,907	607,255	-1,912,745	-1,072,745	-292,745	107,255
40	57,989	463,909	-2,056,091	-1,216,091	-436,091	-36,091
60	49,030	392,237	-2,127,763	-1,287,763	-507,763	-107,763
80	40,071	320,564	-2,199,436	-1,359,436	-579,436	-179,436
100	31,111	248,891	-2,271,109	-1,431,109	-651,109	-251,109
120	22,152	177,219	-2,342,781	-1,502,781	-722,781	-322,781
140	13,193	105,546	-2,414,454	-1,574,454	-794,454	-394,454
160	4,234	33,873	-2,486,127	-1,646,127	-866,127	-466,127
180	-4,725	-37,799	-2,557,799	-1,717,799	-937,799	-537,799
200	-13,684	-109,472	-2,629,472	-1,789,472	-1,009,472	-609,472
220	-22,643	-181,144	-2,701,144	-1,861,144	-1,081,144	-681,144
240	-31,602	-252,817	-2,772,817	-1,932,817	-1,152,817	-752,817
260	-40,561	-324,490	-2,844,490	-2,004,490	-1,224,490	-824,490
280	-49,520	-396,162	-2,916,162	-2,076,162	-1,296,162	-896,162
300	-58,479	-467,835	-2,987,835	-2,147,835	-1,367,835	-967,835
350	-80,877	-647,017	-3,167,017	-2,327,017	-1,547,017	-1,147,017

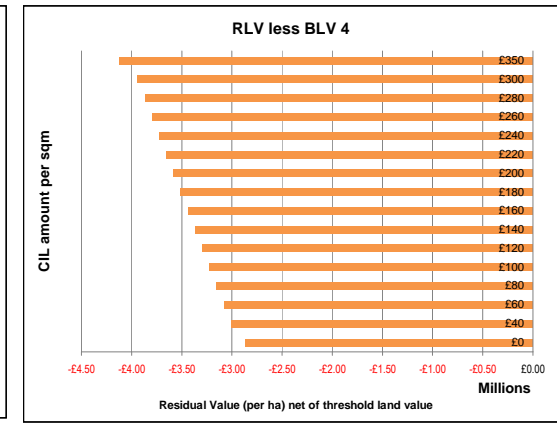
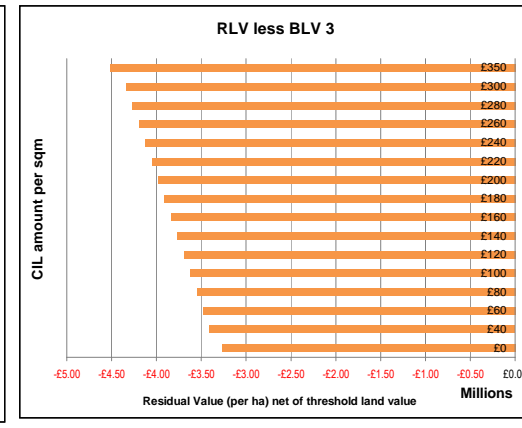
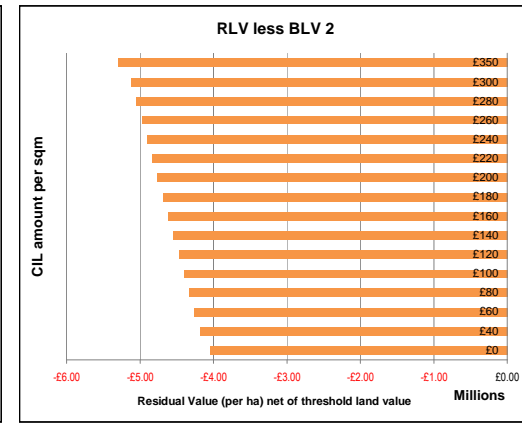
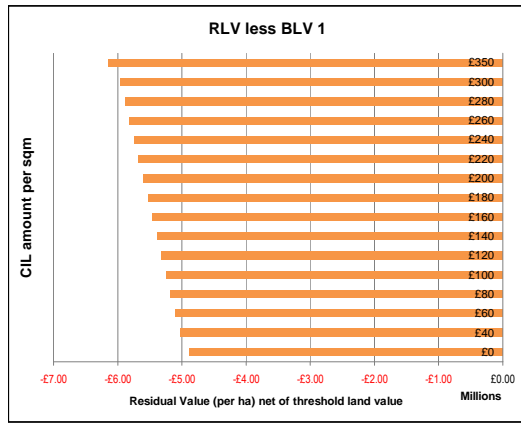


Site type 3 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.13 ha

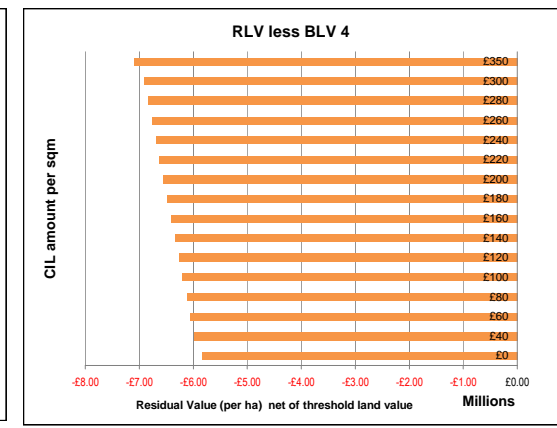
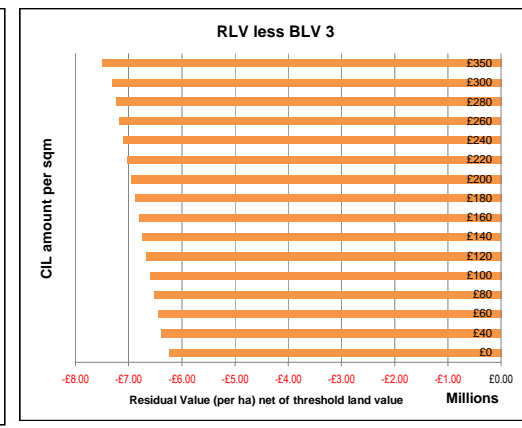
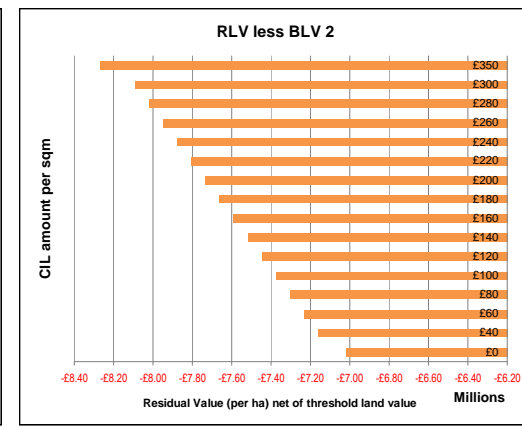
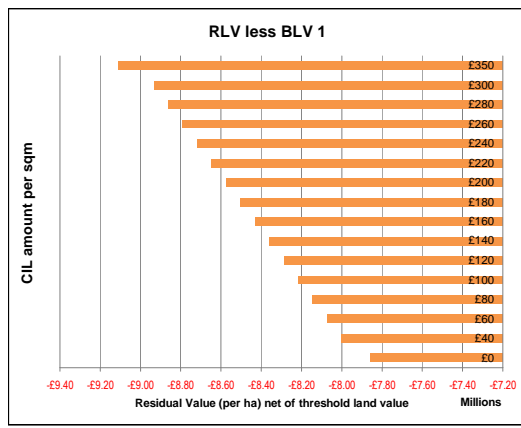
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,007	200,055	-2,720,055	-1,880,055	-1,100,055	700,055
40	42,925	343,400	-2,863,400	-2,023,400	-1,243,400	843,400
60	51,884	415,073	-2,935,073	-2,095,073	-1,315,073	915,073
80	60,843	486,745	-3,006,745	-2,166,745	-1,386,745	986,745
100	69,802	558,418	-3,078,418	-2,238,418	-1,458,418	1,058,418
120	78,761	630,090	-3,150,090	-2,310,090	-1,530,090	1,130,090
140	87,720	701,763	-3,221,763	-2,381,763	-1,601,763	1,201,763
160	96,679	773,436	-3,293,436	-2,453,436	-1,673,436	1,273,436
180	105,639	845,108	-3,365,108	-2,525,108	-1,745,108	1,345,108
200	114,598	916,781	-3,436,781	-2,596,781	-1,816,781	1,416,781
220	123,557	988,454	-3,508,454	-2,668,454	-1,888,454	1,488,454
240	132,516	1,060,126	-3,580,126	-2,740,126	-1,960,126	1,560,126
260	141,475	1,131,799	-3,651,799	-2,811,799	-2,031,799	1,631,799
280	150,434	1,203,472	-3,723,472	-2,883,472	-2,103,472	1,703,472
300	159,393	1,275,144	-3,795,144	-2,955,144	-2,175,144	1,775,144
350	181,791	1,454,326	-3,974,326	-3,134,326	-2,354,326	1,954,326



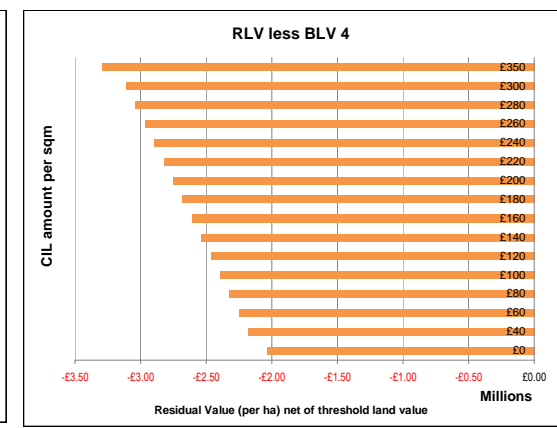
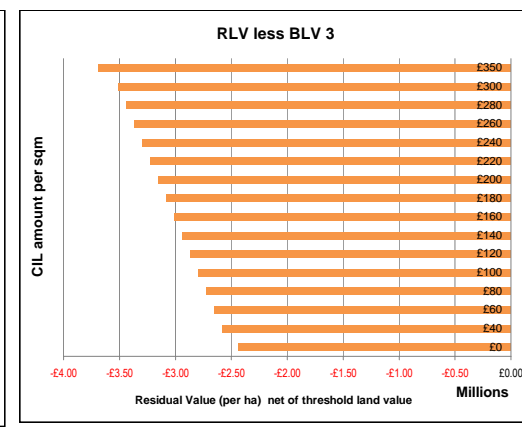
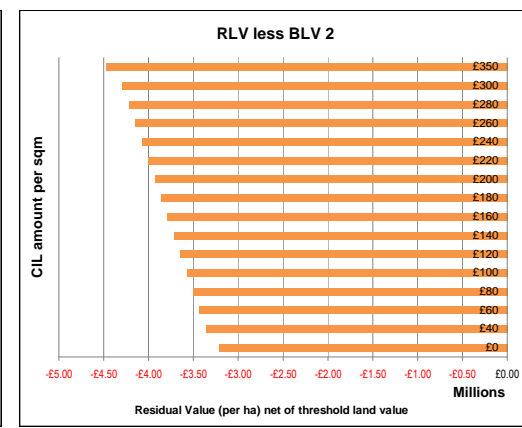
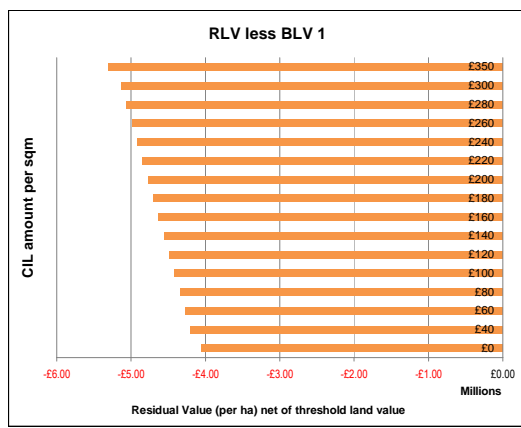
Site type 3	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-295,758	-2,366,068	-4,886,068	-4,046,068	-3,266,068	-2,866,068
40	-313,677	-2,509,413	-5,029,413	-4,189,413	-3,409,413	-3,009,413
60	-322,636	-2,581,086	-5,101,086	-4,261,086	-3,481,086	-3,081,086
80	-331,595	-2,652,758	-5,172,758	-4,332,758	-3,552,758	-3,152,758
100	-340,554	-2,724,431	-5,244,431	-4,404,431	-3,624,431	-3,224,431
120	-349,513	-2,796,103	-5,316,103	-4,476,103	-3,696,103	-3,296,103
140	-358,472	-2,867,776	-5,387,776	-4,547,776	-3,767,776	-3,367,776
160	-367,431	-2,939,449	-5,459,449	-4,619,449	-3,839,449	-3,439,449
180	-376,390	-3,011,121	-5,531,121	-4,691,121	-3,911,121	-3,511,121
200	-385,349	-3,082,794	-5,602,794	-4,762,794	-3,982,794	-3,582,794
220	-394,308	-3,154,467	-5,674,467	-4,834,467	-4,054,467	-3,654,467
240	-403,267	-3,226,139	-5,746,139	-4,906,139	-4,126,139	-3,726,139
260	-412,226	-3,297,812	-5,817,812	-4,977,812	-4,197,812	-3,797,812
280	-421,186	-3,369,485	-5,889,485	-5,049,485	-4,269,485	-3,869,485
300	-430,145	-3,441,157	-5,961,157	-5,121,157	-4,341,157	-3,941,157
350	-452,542	-3,620,339	-6,140,339	-5,300,339	-4,520,339	-4,120,339



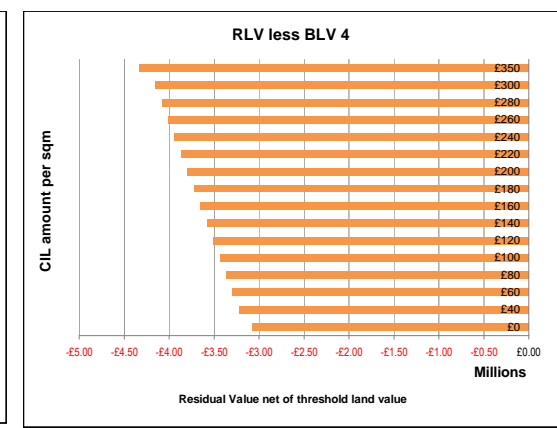
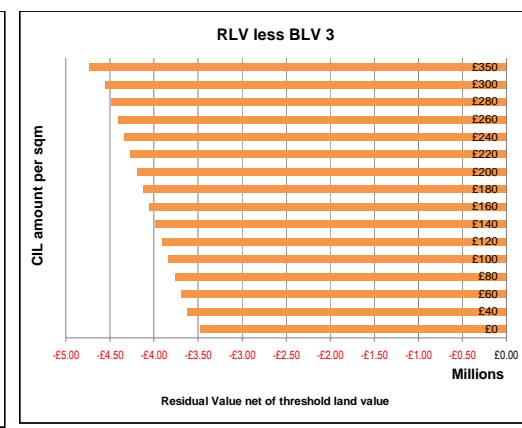
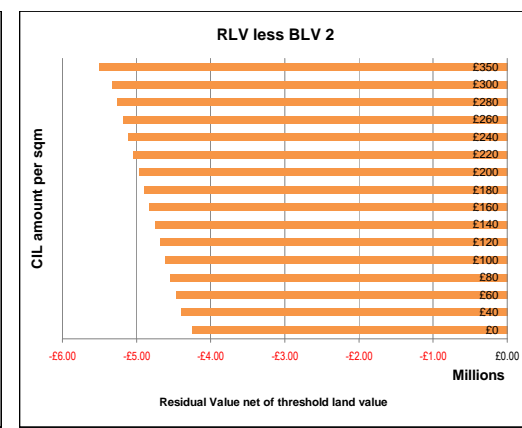
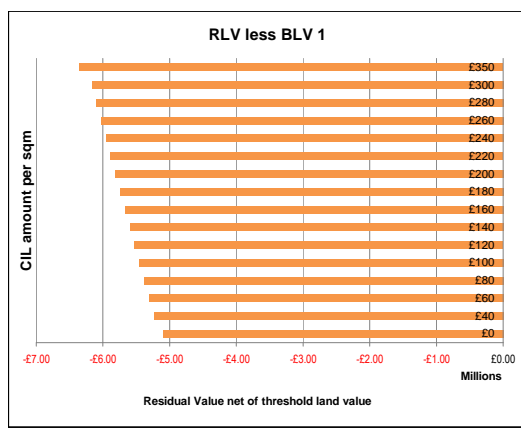
Site type 3	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-667,219	-5,337,753	-7,857,753	-7,017,753	-6,237,753	-5,837,753
40	-685,137	-5,481,098	-8,001,098	-7,161,098	-6,381,098	-5,981,098
60	-694,096	-5,552,771	-8,072,771	-7,232,771	-6,452,771	-6,052,771
80	-703,055	-5,624,444	-8,144,444	-7,304,444	-6,524,444	-6,124,444
100	-712,015	-5,696,116	-8,216,116	-7,376,116	-6,596,116	-6,196,116
120	-720,974	-5,767,789	-8,287,789	-7,447,789	-6,667,789	-6,267,789
140	-729,933	-5,839,461	-8,359,461	-7,519,461	-6,739,461	-6,339,461
160	-738,892	-5,911,134	-8,431,134	-7,591,134	-6,811,134	-6,411,134
180	-747,851	-5,982,807	-8,502,807	-7,662,807	-6,882,807	-6,482,807
200	-756,810	-6,054,479	-8,574,479	-7,734,479	-6,954,479	-6,554,479
220	-765,769	-6,126,152	-8,646,152	-7,806,152	-7,026,152	-6,626,152
240	-774,728	-6,197,825	-8,717,825	-7,877,825	-7,097,825	-6,697,825
260	-783,687	-6,269,497	-8,789,497	-7,949,497	-7,169,497	-6,769,497
280	-792,646	-6,341,170	-8,861,170	-8,021,170	-7,241,170	-6,841,170
300	-801,605	-6,412,843	-8,932,843	-8,092,843	-7,312,843	-6,912,843
350	-824,003	-6,592,024	-9,112,024	-8,272,024	-7,492,024	-7,092,024



Site type 3	Description:	Area 6	£2428 psm Keynsham	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-192,092	-1,536,738	-4,056,738	-3,216,738	-2,436,738	-2,036,738
40	-210,010	-1,680,083	-4,200,083	-3,360,083	-2,580,083	-2,180,083
60	-218,970	-1,751,756	-4,271,756	-3,431,756	-2,651,756	-2,251,756
80	-227,929	-1,823,429	-4,343,429	-3,503,429	-2,723,429	-2,323,429
100	-236,888	-1,895,101	-4,415,101	-3,575,101	-2,795,101	-2,395,101
120	-245,847	-1,966,774	-4,486,774	-3,646,774	-2,866,774	-2,466,774
140	-254,806	-2,038,447	-4,558,447	-3,718,447	-2,938,447	-2,538,447
160	-263,765	-2,110,119	-4,630,119	-3,790,119	-3,010,119	-2,610,119
180	-272,724	-2,181,792	-4,701,792	-3,861,792	-3,081,792	-2,681,792
200	-281,683	-2,253,465	-4,773,465	-3,933,465	-3,153,465	-2,753,465
220	-290,642	-2,325,137	-4,845,137	-4,005,137	-3,225,137	-2,825,137
240	-299,601	-2,396,810	-4,916,810	-4,076,810	-3,296,810	-2,896,810
260	-308,560	-2,468,482	-4,988,482	-4,148,482	-3,368,482	-2,968,482
280	-317,519	-2,540,155	-5,060,155	-4,220,155	-3,440,155	-3,040,155
300	-326,478	-2,611,828	-5,131,828	-4,291,828	-3,511,828	-3,111,828
350	-348,876	-2,791,009	-5,311,009	-4,471,009	-3,691,009	-3,291,009



Site type 3	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-322,064	-2,576,509	-5,096,509	-4,256,509	-3,476,509	-3,076,509
40	-339,982	-2,719,854	-5,239,854	-4,399,854	-3,619,854	-3,219,854
60	-348,941	-2,791,527	-5,311,527	-4,471,527	-3,691,527	-3,291,527
80	-357,900	-2,863,199	-5,383,199	-4,543,199	-3,763,199	-3,363,199
100	-366,859	-2,934,872	-5,454,872	-4,614,872	-3,834,872	-3,434,872
120	-375,818	-3,006,545	-5,526,545	-4,686,545	-3,906,545	-3,506,545
140	-384,777	-3,078,217	-5,598,217	-4,758,217	-3,978,217	-3,578,217
160	-393,736	-3,149,890	-5,669,890	-4,829,890	-4,049,890	-3,649,890
180	-402,695	-3,221,563	-5,741,563	-4,901,563	-4,121,563	-3,721,563
200	-411,654	-3,293,235	-5,813,235	-4,973,235	-4,193,235	-3,793,235
220	-420,613	-3,364,908	-5,884,908	-5,044,908	-4,264,908	-3,864,908
240	-429,573	-3,436,580	-5,956,580	-5,116,580	-4,336,580	-3,936,580
260	-438,532	-3,508,253	-6,028,253	-5,188,253	-4,408,253	-4,008,253
280	-447,491	-3,579,926	-6,099,926	-5,259,926	-4,479,926	-4,079,926
300	-456,450	-3,651,598	-6,171,598	-5,331,598	-4,551,598	-4,151,598
350	-478,847	-3,830,780	-6,350,780	-5,510,780	-4,730,780	-4,330,780



SITE TYPE 3
15 UNITS
FLATS
120 UPH

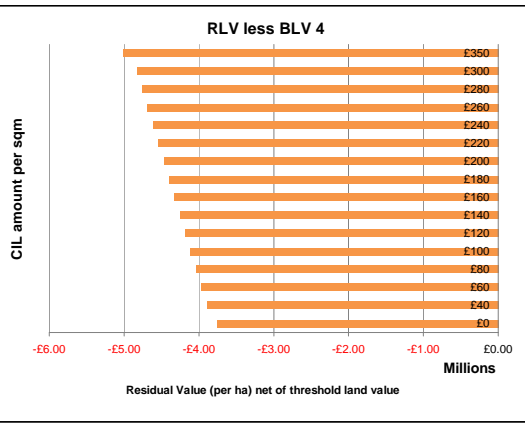
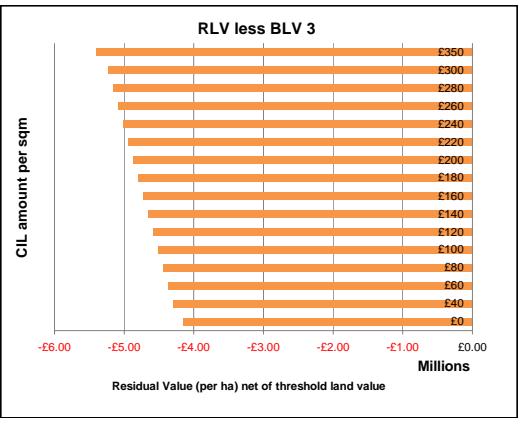
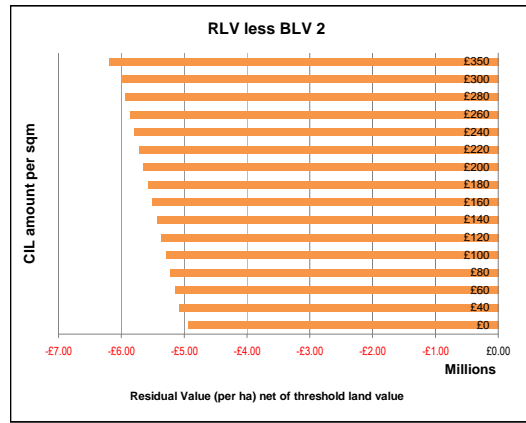
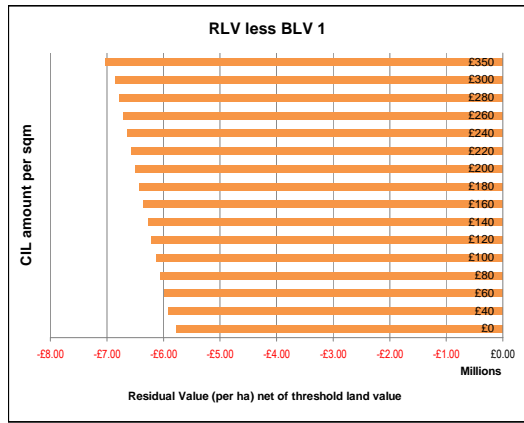
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	10%	Sales value inflation
Aff Hsg:	45%	5%	Build cost inflation
			Profit

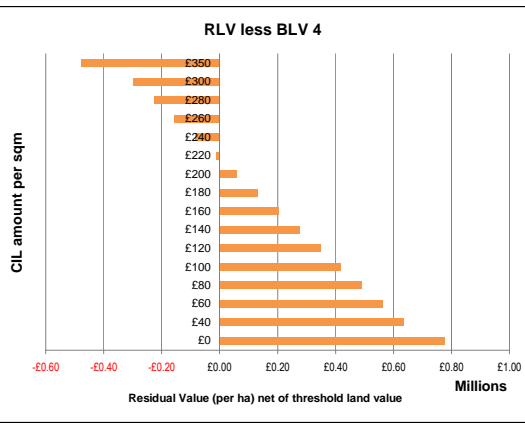
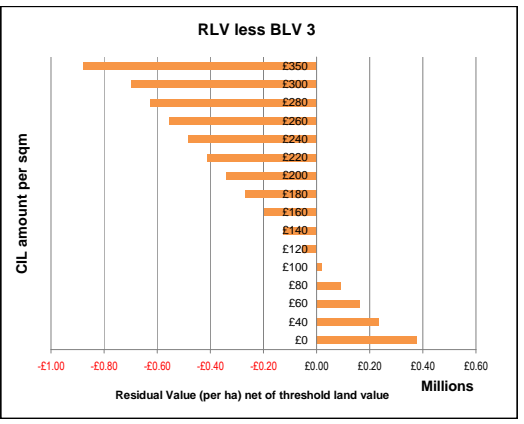
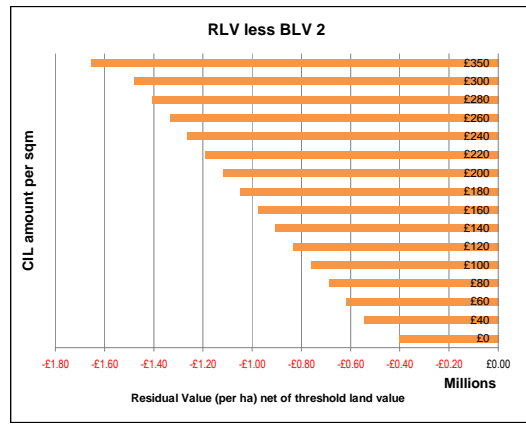
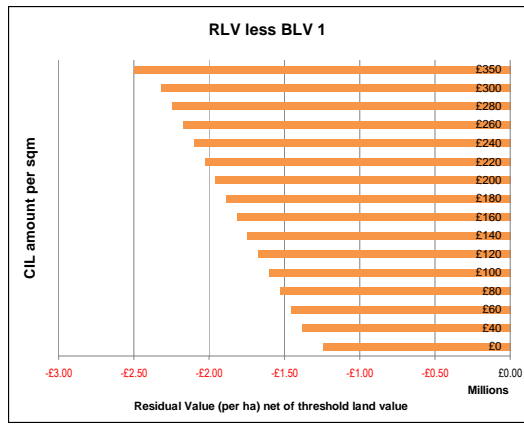
Site type 3 Description: **Area 1** £5554 psm Bath CC Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-406,708	3,253,664	- 5,773,664	- 4,933,664	- 4,153,664	- 3,753,664
40	-424,626	3,397,009	- 5,917,009	- 5,077,009	- 4,297,009	- 3,897,009
60	-433,585	3,468,682	- 5,988,682	- 5,148,682	- 4,368,682	- 3,968,682
80	-442,544	3,540,355	- 6,060,355	- 5,220,355	- 4,440,355	- 4,040,355
100	-451,503	3,612,027	- 6,132,027	- 5,292,027	- 4,512,027	- 4,112,027
120	-460,463	3,683,700	- 6,203,700	- 5,363,700	- 4,583,700	- 4,183,700
140	-469,422	3,755,373	- 6,275,373	- 5,435,373	- 4,655,373	- 4,255,373
160	-478,381	3,827,045	- 6,347,045	- 5,507,045	- 4,727,045	- 4,327,045
180	-487,340	3,898,718	- 6,418,718	- 5,578,718	- 4,798,718	- 4,398,718
200	-496,299	3,970,391	- 6,490,391	- 5,650,391	- 4,870,391	- 4,470,391
220	-505,258	4,042,063	- 6,562,063	- 5,722,063	- 4,942,063	- 4,542,063
240	-514,217	4,113,736	- 6,633,736	- 5,793,736	- 5,013,736	- 4,613,736
260	-523,176	4,185,408	- 6,705,408	- 5,865,408	- 5,085,408	- 4,685,408
280	-532,135	4,257,081	- 6,777,081	- 5,937,081	- 5,157,081	- 4,757,081
300	-541,094	4,328,754	- 6,848,754	- 6,008,754	- 5,228,754	- 4,828,754
350	-563,492	4,507,935	- 7,027,935	- 6,187,935	- 5,407,935	- 5,007,935



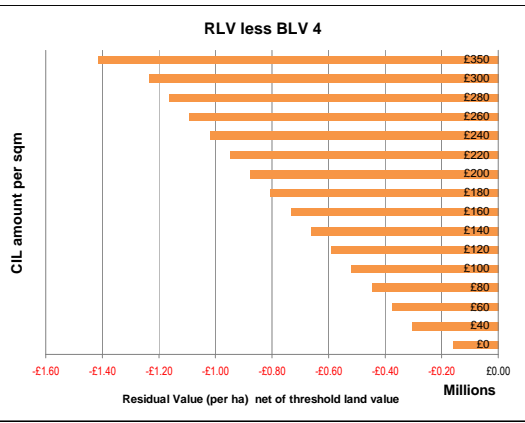
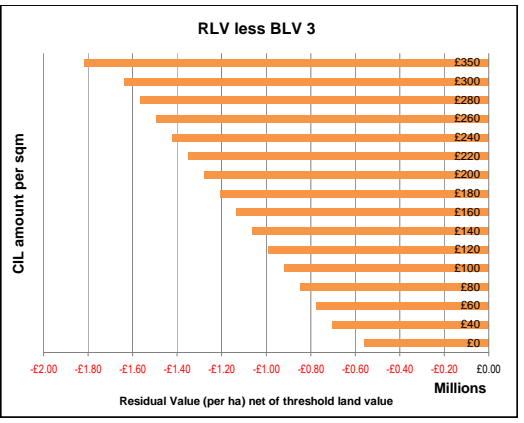
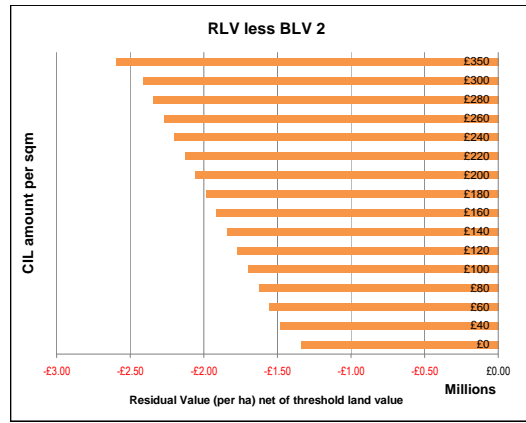
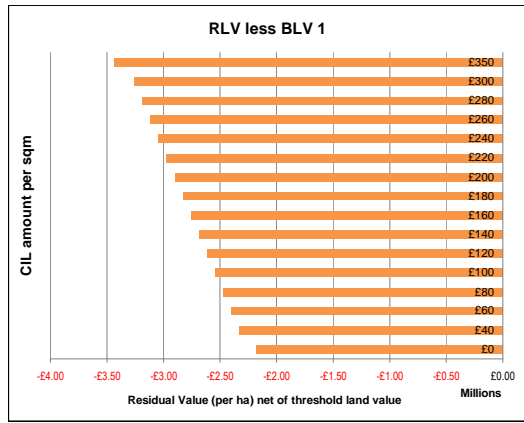
Site type 3 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	159,614	1,276,912	- 1,243,088	- 403,088	376,912	776,912
40	141,696	1,133,567	- 1,386,433	- 546,433	233,567	633,567
60	132,737	1,061,894	- 1,458,106	- 618,106	161,894	561,894
80	123,778	990,221	- 1,529,779	- 689,779	90,221	490,221
100	114,819	918,549	- 1,601,451	- 761,451	18,549	418,549
120	105,860	846,876	- 1,673,124	- 833,124	53,124	346,876
140	96,900	775,203	- 1,744,797	- 904,797	- 124,797	275,203
160	87,941	703,531	- 1,816,469	- 976,469	- 196,469	203,531
180	78,982	631,858	- 1,888,142	- 1,048,142	- 268,142	131,858
200	70,023	560,185	- 1,959,815	- 1,119,815	- 339,815	60,185
220	61,064	488,513	- 2,031,487	- 1,191,487	- 411,487	- 11,487
240	52,105	416,840	- 2,103,160	- 1,263,160	- 483,160	- 83,160
260	43,146	345,168	- 2,174,832	- 1,334,832	- 554,832	- 154,832
280	34,187	273,495	- 2,246,505	- 1,406,505	- 626,505	- 226,505
300	25,228	201,822	- 2,318,178	- 1,478,178	- 698,178	- 298,178
350	2,830	22,641	- 2,497,359	- 1,657,359	- 877,359	- 477,359

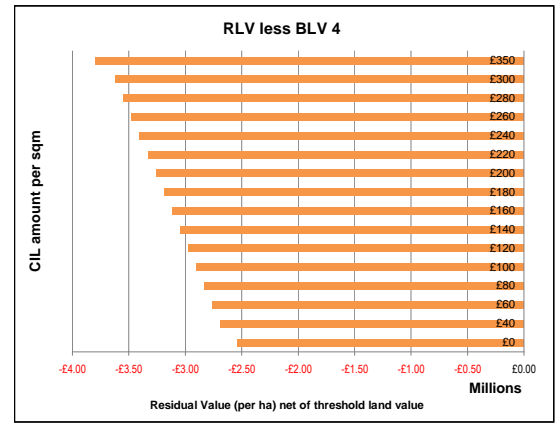
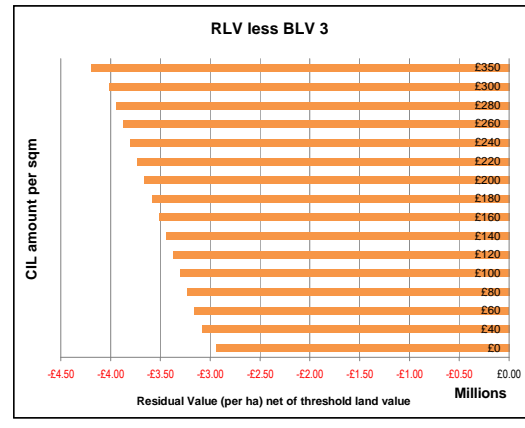
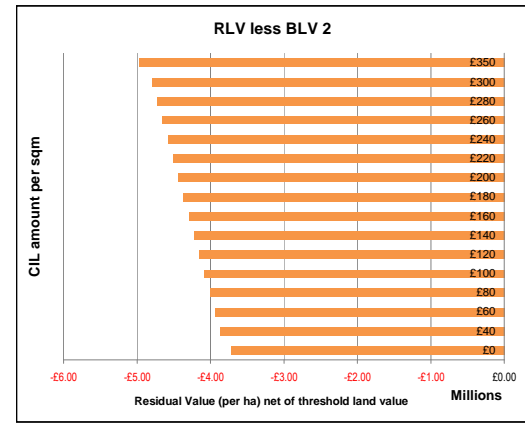
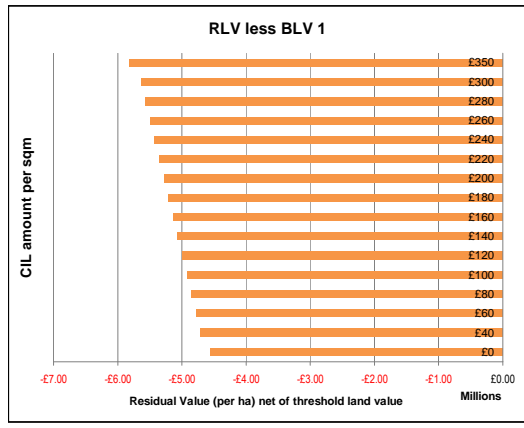


Site type 3 Description: **Area 3** £4414 psm Bath N & E Site area: 0.13 ha

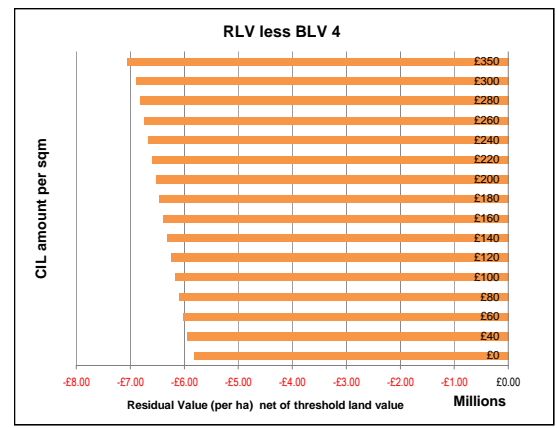
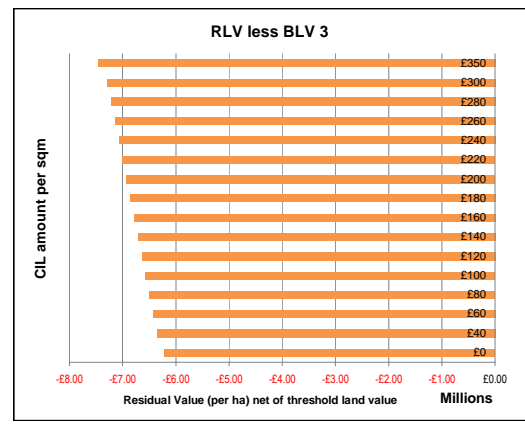
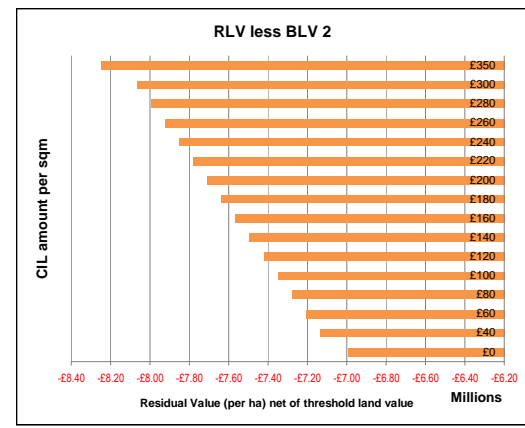
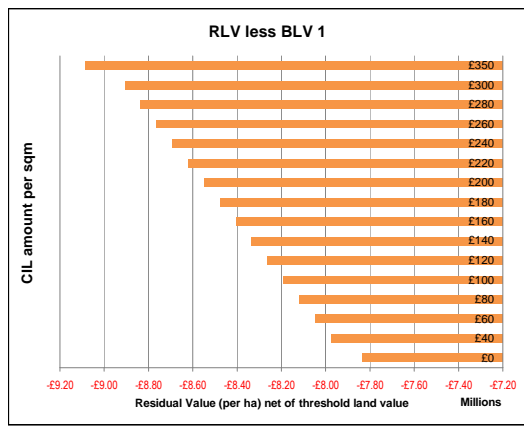
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,403	339,221	- 2,180,779	- 1,340,779	- 560,779	- 160,779
40	24,484	195,876	- 2,324,124	- 1,484,124	- 704,124	- 304,124
60	15,525	124,203	- 2,395,797	- 1,555,797	- 775,797	- 375,797
80	6,566	52,531	- 2,467,469	- 1,627,469	- 847,469	- 447,469
100	2,393	19,142	- 2,539,142	- 1,699,142	- 919,142	- 519,142
120	11,352	90,815	- 2,610,815	- 1,770,815	- 990,815	- 590,815
140	20,311	162,487	- 2,682,487	- 1,842,487	- 1,062,487	- 662,487
160	29,270	234,160	- 2,754,160	- 1,914,160	- 1,134,160	- 734,160
180	38,229	305,833	- 2,825,833	- 1,985,833	- 1,205,833	- 805,833
200	47,188	377,505	- 2,897,505	- 2,057,505	- 1,277,505	- 877,505
220	56,147	449,178	- 2,969,178	- 2,129,178	- 1,349,178	- 949,178
240	65,106	520,851	- 3,040,851	- 2,200,851	- 1,420,851	- 1,020,851
260	74,065	592,523	- 3,112,523	- 2,272,523	- 1,492,523	- 1,092,523
280	83,024	664,196	- 3,184,196	- 2,344,196	- 1,564,196	- 1,164,196
300	91,984	735,868	- 3,255,868	- 2,415,868	- 1,635,868	- 1,235,868
350	114,381	915,050	- 3,435,050	- 2,595,050	- 1,815,050	- 1,415,050



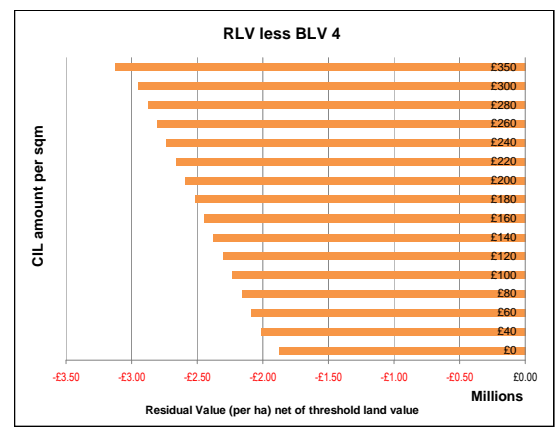
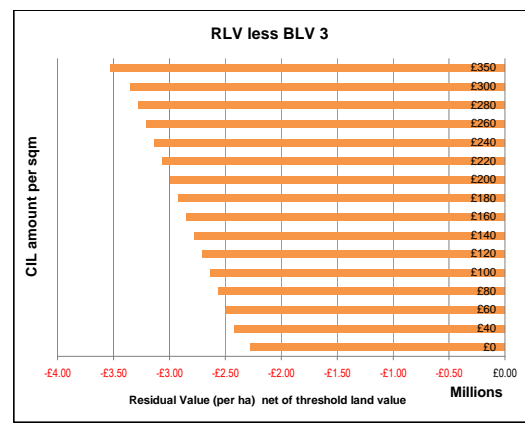
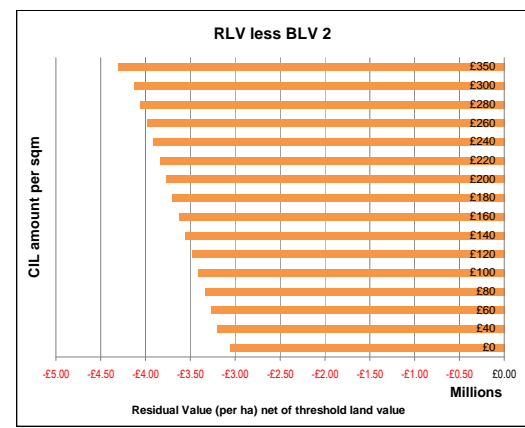
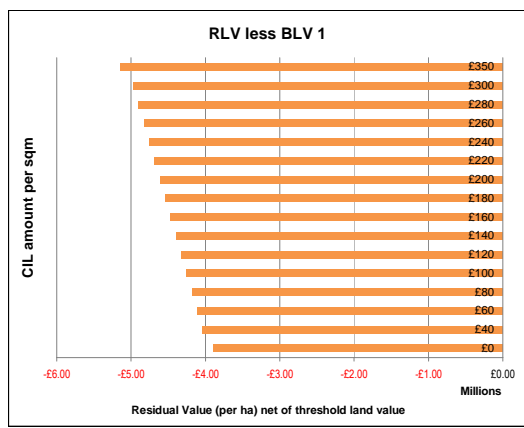
Site type 3	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	255,424	-2,043,393	-4,563,393	-3,723,393	-2,943,393	-2,543,393
40	273,342	-2,186,738	-4,706,738	-3,866,738	-3,086,738	-2,686,738
60	282,301	-2,258,411	-4,778,411	-3,938,411	-3,158,411	-2,758,411
80	291,260	-2,330,084	-4,850,084	-4,010,084	-3,230,084	-2,830,084
100	300,220	-2,401,756	-4,921,756	-4,081,756	-3,301,756	-2,901,756
120	309,179	-2,473,429	-4,993,429	-4,153,429	-3,373,429	-2,973,429
140	318,138	-2,545,102	-5,065,102	-4,225,102	-3,445,102	-3,045,102
160	327,097	-2,616,774	-5,136,774	-4,296,774	-3,516,774	-3,116,774
180	336,056	-2,688,447	-5,208,447	-4,368,447	-3,588,447	-3,188,447
200	345,015	-2,760,120	-5,280,120	-4,440,120	-3,660,120	-3,260,120
220	353,974	-2,831,792	-5,351,792	-4,511,792	-3,731,792	-3,331,792
240	362,933	-2,903,465	-5,423,465	-4,583,465	-3,803,465	-3,403,465
260	371,892	-2,975,137	-5,495,137	-4,655,137	-3,875,137	-3,475,137
280	380,851	-3,046,810	-5,566,810	-4,726,810	-3,946,810	-3,546,810
300	389,810	-3,118,483	-5,638,483	-4,798,483	-4,018,483	-3,618,483
350	412,208	-3,297,664	-5,817,664	-4,977,664	-4,197,664	-3,797,664



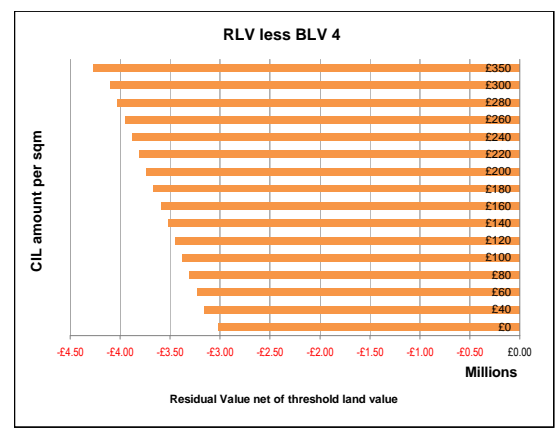
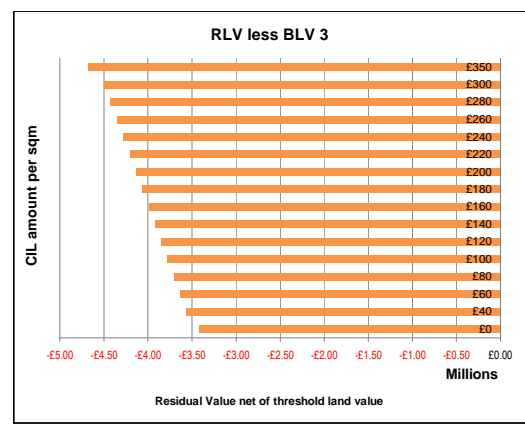
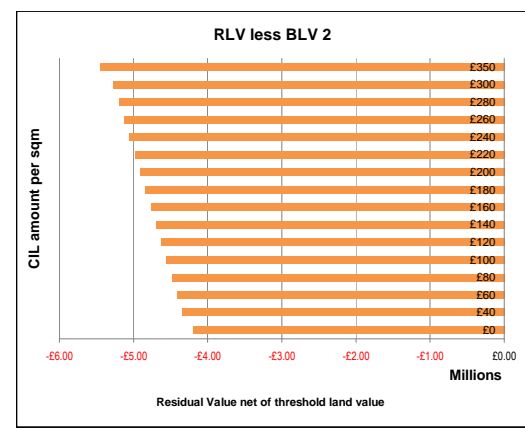
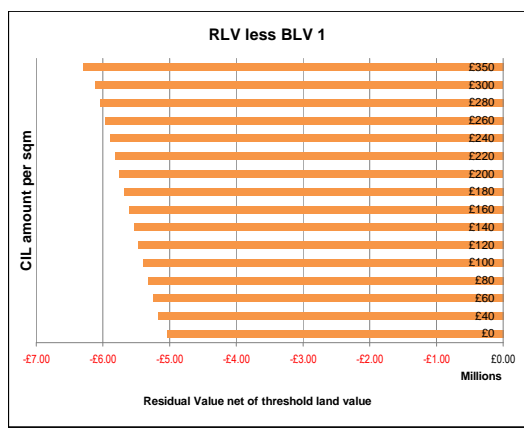
Site type 3	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-664,031	-5,312,247	-7,832,247	-6,992,247	-6,212,247	-5,812,247
40	-681,949	-5,455,592	-7,975,592	-7,135,592	-6,355,592	-5,955,592
60	-690,908	-5,527,265	-8,047,265	-7,207,265	-6,427,265	-6,027,265
80	-699,867	-5,598,938	-8,118,938	-7,278,938	-6,498,938	-6,098,938
100	-708,826	-5,670,610	-8,190,610	-7,350,610	-6,570,610	-6,170,610
120	-717,785	-5,742,283	-8,262,283	-7,422,283	-6,642,283	-6,242,283
140	-726,744	-5,813,956	-8,333,956	-7,493,956	-6,713,956	-6,313,956
160	-735,704	-5,885,628	-8,405,628	-7,565,628	-6,785,628	-6,385,628
180	-744,663	-5,957,301	-8,477,301	-7,637,301	-6,857,301	-6,457,301
200	-753,622	-6,028,974	-8,548,974	-7,708,974	-6,928,974	-6,528,974
220	-762,581	-6,100,646	-8,620,646	-7,780,646	-7,000,646	-6,600,646
240	-771,540	-6,172,319	-8,692,319	-7,852,319	-7,072,319	-6,672,319
260	-780,499	-6,243,991	-8,763,991	-7,923,991	-7,143,991	-6,743,991
280	-789,458	-6,315,664	-8,835,664	-7,995,664	-7,215,664	-6,815,664
300	-798,417	-6,387,337	-8,907,337	-8,067,337	-7,287,337	-6,887,337
350	-820,815	-6,566,518	-9,086,518	-8,246,518	-7,466,518	-7,066,518



Site type 3	Description:	Area 6	£2428 psm Keynsham	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-171,802	-1,374,419	-3,894,419	-3,054,419	-2,274,419	-1,874,419
40	-189,721	-1,517,764	-4,037,764	-3,197,764	-2,417,764	-2,017,764
60	-198,680	-1,589,437	-4,109,437	-3,269,437	-2,489,437	-2,089,437
80	-207,639	-1,661,110	-4,181,110	-3,341,110	-2,561,110	-2,161,110
100	-216,598	-1,732,782	-4,252,782	-3,412,782	-2,632,782	-2,232,782
120	-225,557	-1,804,455	-4,324,455	-3,484,455	-2,704,455	-2,304,455
140	-234,516	-1,876,128	-4,396,128	-3,556,128	-2,776,128	-2,376,128
160	-243,475	-1,947,800	-4,467,800	-3,627,800	-2,847,800	-2,447,800
180	-252,434	-2,019,473	-4,539,473	-3,699,473	-2,919,473	-2,519,473
200	-261,393	-2,091,145	-4,611,145	-3,771,145	-2,991,145	-2,591,145
220	-270,352	-2,162,818	-4,682,818	-3,842,818	-3,062,818	-2,662,818
240	-279,311	-2,234,491	-4,754,491	-3,914,491	-3,134,491	-2,734,491
260	-288,270	-2,306,163	-4,826,163	-3,986,163	-3,206,163	-2,806,163
280	-297,230	-2,377,836	-4,897,836	-4,057,836	-3,277,836	-2,877,836
300	-306,189	-2,449,509	-4,969,509	-4,129,509	-3,349,509	-2,949,509
350	-328,586	-2,628,690	-5,148,690	-4,308,690	-3,528,690	-3,128,690



Site type 3	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.13 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	314,771	-2,518,167	-5,038,167	-4,198,167	-3,418,167	-3,018,167
40	332,689	-2,661,512	-5,181,512	-4,341,512	-3,561,512	-3,161,512
60	341,648	-2,733,185	-5,253,185	-4,413,185	-3,633,185	-3,233,185
80	350,607	-2,804,857	-5,324,857	-4,484,857	-3,704,857	-3,304,857
100	359,566	-2,876,530	-5,396,530	-4,556,530	-3,776,530	-3,376,530
120	368,525	-2,948,203	-5,468,203	-4,628,203	-3,848,203	-3,448,203
140	377,484	-3,019,875	-5,539,875	-4,699,875	-3,919,875	-3,519,875
160	386,443	-3,091,548	-5,611,548	-4,771,548	-3,991,548	-3,591,548
180	395,403	-3,163,221	-5,683,221	-4,843,221	-4,063,221	-3,663,221
200	404,362	-3,234,893	-5,754,893	-4,914,893	-4,134,893	-3,734,893
220	413,321	-3,306,566	-5,826,566	-4,986,566	-4,206,566	-3,806,566
240	422,280	-3,378,238	-5,898,238	-5,058,238	-4,278,238	-3,878,238
260	431,239	-3,449,911	-5,969,911	-5,129,911	-4,349,911	-3,949,911
280	440,198	-3,521,584	-6,041,584	-5,201,584	-4,421,584	-4,021,584
300	449,157	-3,593,256	-6,113,256	-5,273,256	-4,493,256	-4,093,256
350	471,555	-3,772,438	-6,292,438	-5,452,438	-4,672,438	-4,272,438



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

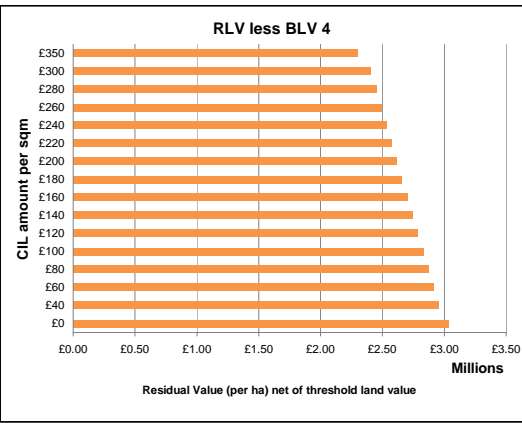
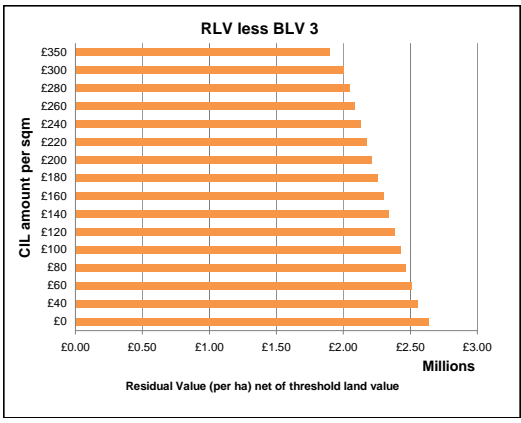
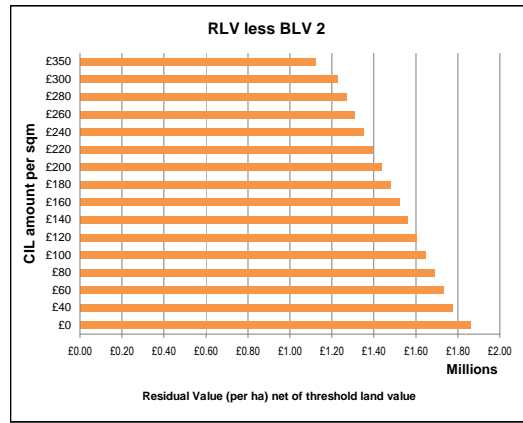
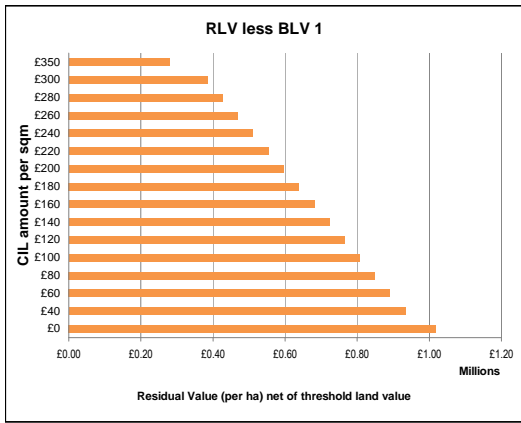
SITE TYPE 4
20 UNITS
HOUSES
40 UPH

CSH level:	3
Aff Hsg:	25%

	Sales value inflation
	Build cost inflation
	Profit

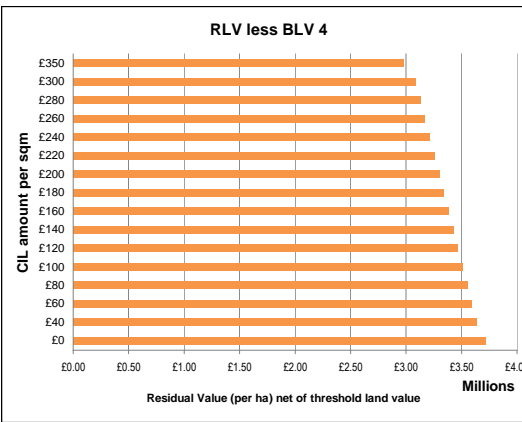
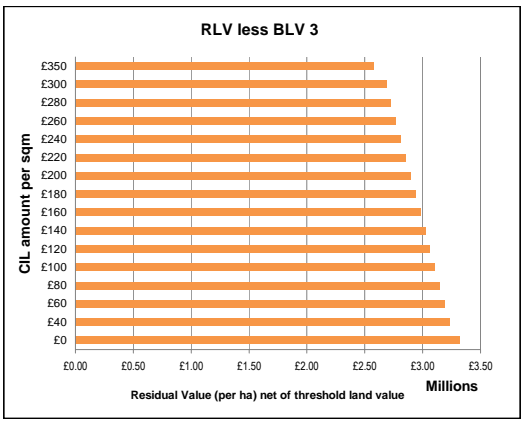
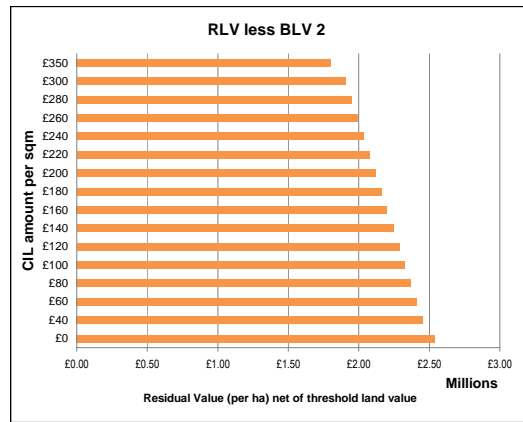
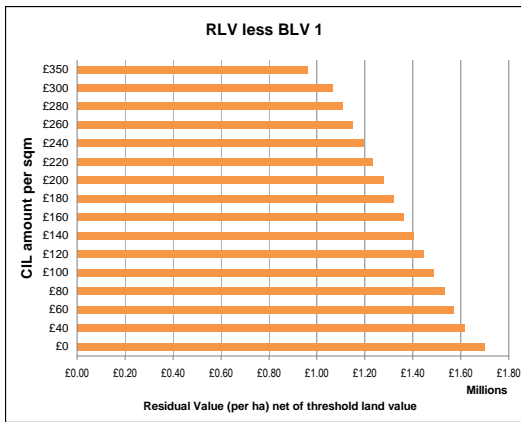
Site type 4 Description: **Area 1** £554 psm Bath CC Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,768,613	3,537,226	1,017,226	1,857,226	2,637,226	3,037,226
40	1,726,397	3,452,793	932,793	1,772,793	2,552,793	2,952,793
60	1,705,288	3,410,577	890,577	1,730,577	2,510,577	2,910,577
80	1,684,180	3,368,360	848,360	1,688,360	2,468,360	2,868,360
100	1,663,072	3,326,143	806,143	1,646,143	2,426,143	2,826,143
120	1,641,963	3,283,927	763,927	1,603,927	2,383,927	2,783,927
140	1,620,855	3,241,710	721,710	1,561,710	2,341,710	2,741,710
160	1,599,747	3,199,494	679,494	1,519,494	2,299,494	2,699,494
180	1,578,639	3,157,277	637,277	1,477,277	2,257,277	2,657,277
200	1,557,530	3,115,060	595,060	1,435,060	2,215,060	2,615,060
220	1,536,422	3,072,844	552,844	1,392,844	2,172,844	2,572,844
240	1,515,314	3,030,627	510,627	1,350,627	2,130,627	2,530,627
260	1,494,205	2,988,411	468,411	1,308,411	2,088,411	2,488,411
280	1,473,097	2,946,194	426,194	1,266,194	2,046,194	2,446,194
300	1,451,989	2,903,977	383,977	1,223,977	2,003,977	2,403,977
350	1,399,218	2,798,436	278,436	1,118,436	1,898,436	2,298,436



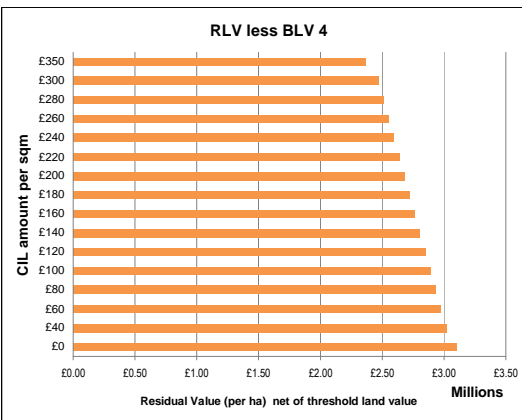
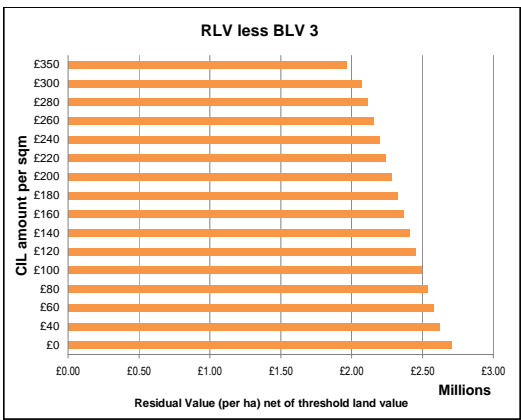
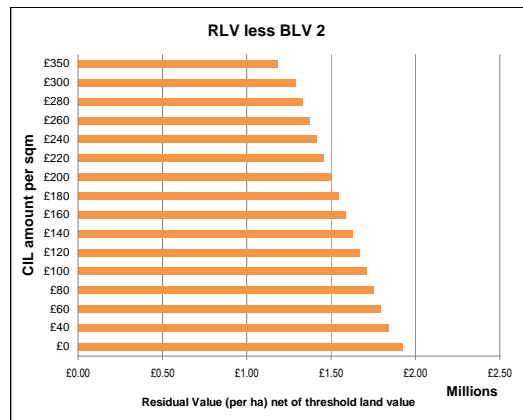
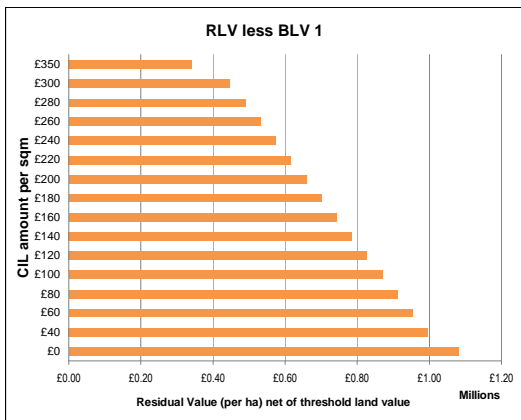
Site type 4 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,108,829	4,217,657	1,697,657	2,537,657	3,317,657	3,717,657
40	2,066,612	4,133,224	1,613,224	2,453,224	3,233,224	3,633,224
60	2,045,504	4,091,007	1,571,007	2,411,007	3,191,007	3,591,007
80	2,024,395	4,048,791	1,528,791	2,368,791	3,148,791	3,548,791
100	2,003,287	4,006,574	1,486,574	2,326,574	3,106,574	3,506,574
120	1,982,179	3,964,358	1,444,358	2,284,358	3,064,358	3,464,358
140	1,961,070	3,922,141	1,402,141	2,242,141	3,022,141	3,422,141
160	1,939,962	3,879,924	1,359,924	2,199,924	2,979,924	3,379,924
180	1,918,854	3,837,708	1,317,708	2,157,708	2,937,708	3,337,708
200	1,897,746	3,795,491	1,275,491	2,115,491	2,895,491	3,295,491
220	1,876,637	3,753,275	1,233,275	2,073,275	2,853,275	3,253,275
240	1,855,529	3,711,058	1,191,058	2,031,058	2,811,058	3,211,058
260	1,834,421	3,668,841	1,148,841	1,988,841	2,768,841	3,168,841
280	1,813,312	3,626,625	1,106,625	1,946,625	2,726,625	3,126,625
300	1,792,204	3,584,408	1,064,408	1,904,408	2,684,408	3,084,408
350	1,739,433	3,478,867	958,867	1,798,867	2,578,867	2,978,867

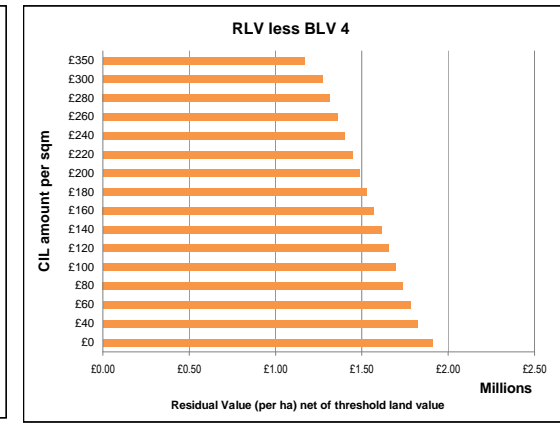
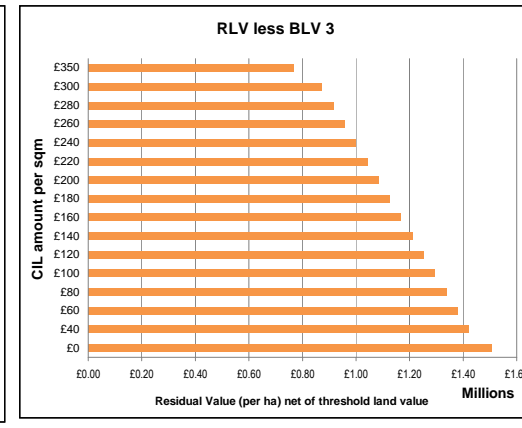
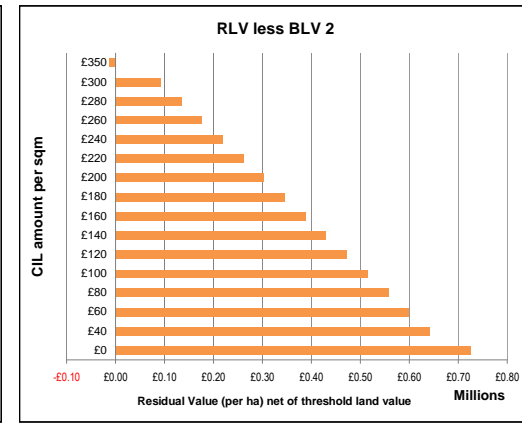
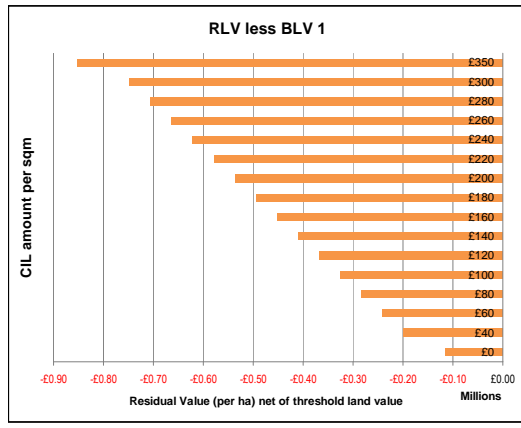


Site type 4 Description: **Area 3** £4414 psm Bath N & E Site area: 0.50 ha

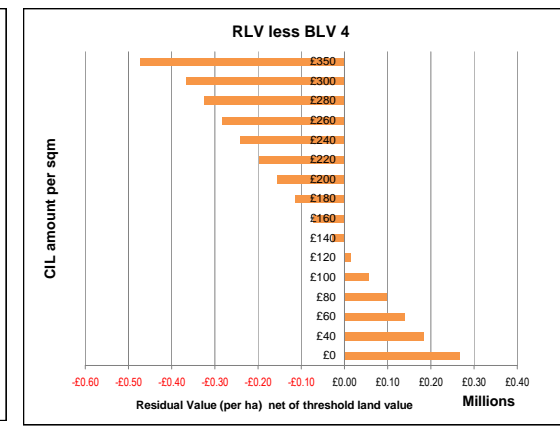
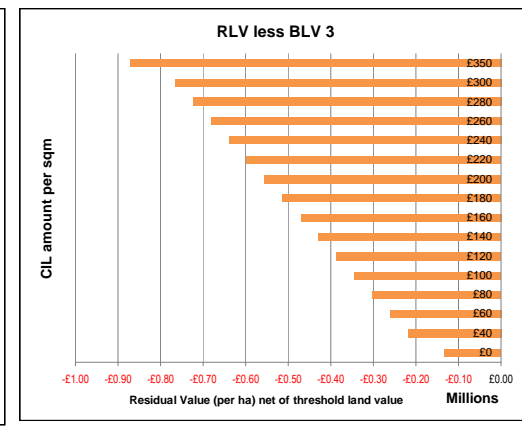
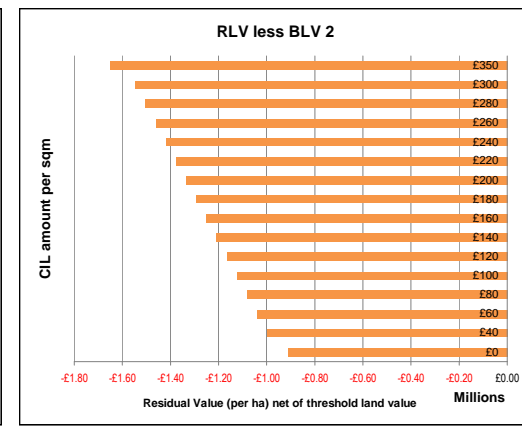
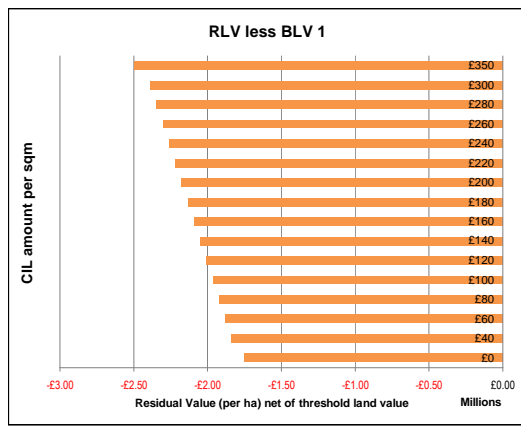
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,799,935	3,599,871	1,079,871	1,919,871	2,699,871	3,099,871
40	1,757,719	3,515,437	995,437	1,835,437	2,615,437	3,015,437
60	1,736,610	3,473,221	953,221	1,793,221	2,573,221	2,973,221
80	1,715,502	3,431,004	911,004	1,751,004	2,531,004	2,931,004
100	1,694,394	3,388,788	868,788	1,708,788	2,488,788	2,888,788
120	1,673,286	3,346,571	826,571	1,666,571	2,446,571	2,846,571
140	1,652,177	3,304,354	784,354	1,624,354	2,404,354	2,804,354
160	1,631,069	3,262,138	742,138	1,582,138	2,362,138	2,762,138
180	1,609,961	3,219,921	699,921	1,539,921	2,319,921	2,719,921
200	1,588,852	3,177,705	657,705	1,497,705	2,277,705	2,677,705
220	1,567,744	3,135,488	615,488	1,455,488	2,235,488	2,635,488
240	1,546,636	3,093,271	573,271	1,413,271	2,193,271	2,593,271
260	1,525,527	3,051,055	531,055	1,371,055	2,151,055	2,551,055
280	1,504,419	3,008,838	488,838	1,328,838	2,108,838	2,508,838
300	1,483,311	2,966,622	446,622	1,286,622	2,066,622	2,466,622
350	1,430,540	2,861,080	341,080	1,181,080	1,961,080	2,361,080



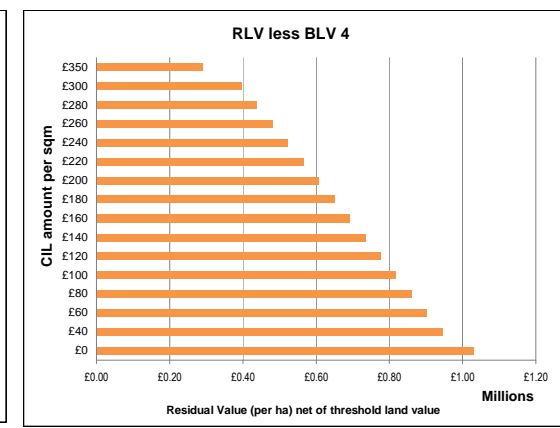
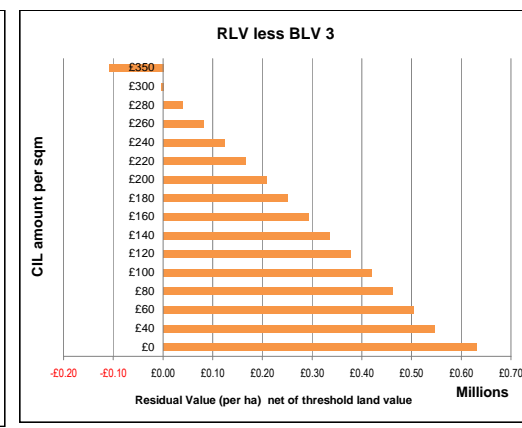
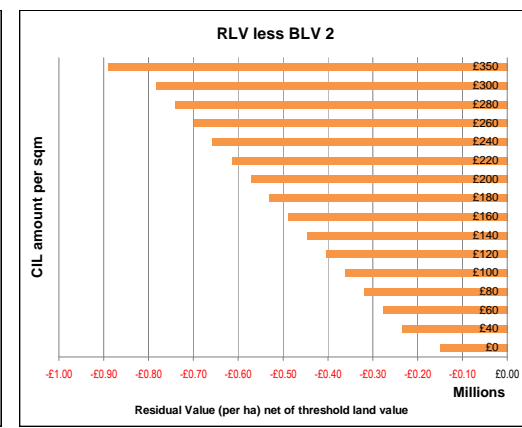
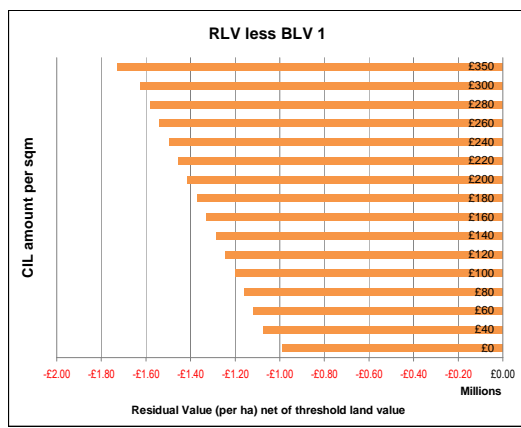
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,202,721	2,405,442	- 114,558	725,442	1,505,442	1,905,442
40	1,160,505	2,321,009	- 198,991	641,009	1,421,009	1,821,009
60	1,139,396	2,278,792	- 241,208	598,792	1,378,792	1,778,792
80	1,118,288	2,236,576	- 283,424	556,576	1,336,576	1,736,576
100	1,097,180	2,194,359	- 325,641	514,359	1,294,359	1,694,359
120	1,076,071	2,152,143	- 367,857	472,143	1,252,143	1,652,143
140	1,054,963	2,109,926	- 410,074	429,926	1,209,926	1,609,926
160	1,033,855	2,067,709	- 452,291	387,709	1,167,709	1,567,709
180	1,012,746	2,025,493	- 494,507	345,493	1,125,493	1,525,493
200	991,638	1,983,276	- 536,724	303,276	1,083,276	1,483,276
220	970,530	1,941,060	- 578,940	261,060	1,041,060	1,441,060
240	949,422	1,898,843	- 621,157	218,843	998,843	1,398,843
260	928,313	1,856,626	- 663,374	176,626	956,626	1,356,626
280	907,205	1,814,410	- 705,590	134,410	914,410	1,314,410
300	886,097	1,772,193	- 747,807	92,193	872,193	1,272,193
350	833,326	1,666,652	- 853,348	13,348	766,652	1,166,652



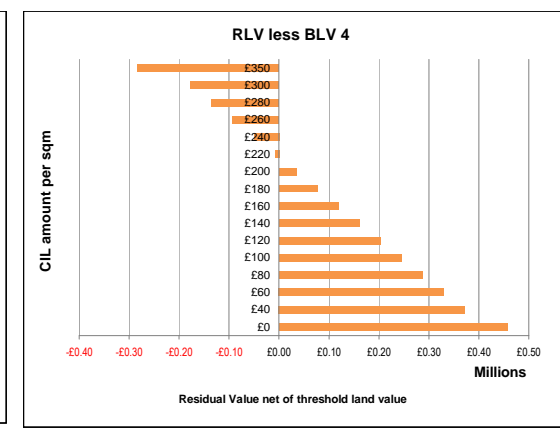
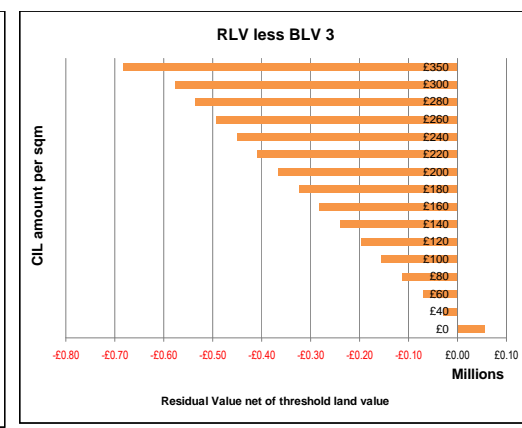
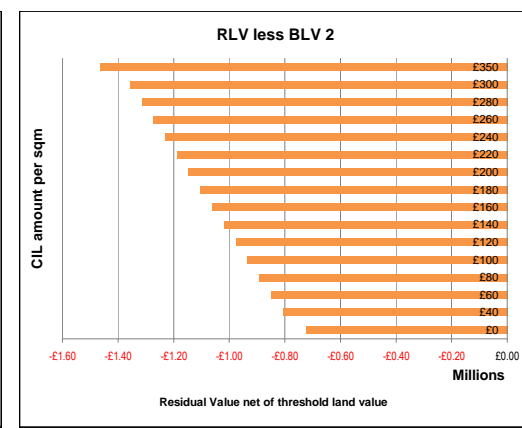
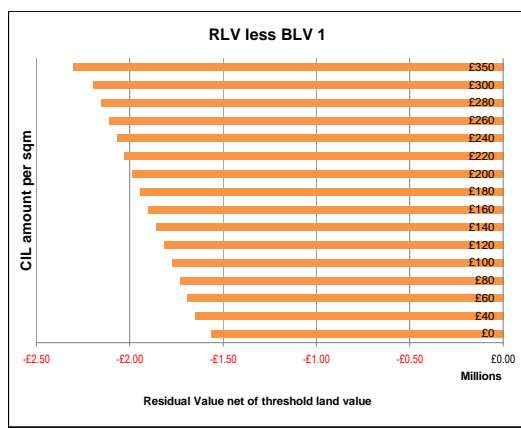
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	383,367	766,733	- 1,753,267	- 913,267	- 133,267	266,733
40	341,150	682,300	- 1,837,700	- 997,700	- 217,700	182,300
60	320,042	640,083	- 1,879,917	- 1,039,917	- 259,917	140,083
80	298,933	597,867	- 1,922,133	- 1,082,133	- 302,133	97,867
100	277,825	555,650	- 1,964,350	- 1,124,350	- 344,350	55,650
120	256,717	513,433	- 2,006,567	- 1,166,567	- 386,567	13,433
140	235,608	471,217	- 2,048,783	- 1,208,783	- 428,783	- 28,783
160	214,500	429,000	- 2,091,000	- 1,251,000	- 471,000	- 71,000
180	193,392	386,784	- 2,133,216	- 1,293,216	- 513,216	- 113,216
200	172,284	344,567	- 2,175,433	- 1,335,433	- 555,433	- 155,433
220	151,175	302,350	- 2,217,650	- 1,377,650	- 597,650	- 197,650
240	130,067	260,134	- 2,259,866	- 1,419,866	- 639,866	- 239,866
260	108,959	217,917	- 2,302,083	- 1,462,083	- 682,083	- 282,083
280	87,850	175,701	- 2,344,299	- 1,504,299	- 724,299	- 324,299
300	66,742	133,484	- 2,386,516	- 1,546,516	- 766,516	- 366,516
350	13,971	27,942	- 2,492,058	- 1,652,058	- 872,058	- 472,058



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	764,766	1,529,532	- 990,468	- 150,468	629,532	1,029,532
40	722,550	1,445,099	- 1,074,901	- 234,901	545,099	945,099
60	701,441	1,402,883	- 1,117,117	- 277,117	502,883	902,883
80	680,333	1,360,666	- 1,159,334	- 319,334	460,666	860,666
100	659,225	1,318,449	- 1,201,551	- 361,551	418,449	818,449
120	638,116	1,276,233	- 1,243,767	- 403,767	376,233	776,233
140	617,008	1,234,016	- 1,285,984	- 445,984	334,016	734,016
160	595,900	1,191,800	- 1,328,200	- 488,200	291,800	691,800
180	574,792	1,149,583	- 1,370,417	- 530,417	249,583	649,583
200	553,683	1,107,366	- 1,412,634	- 572,634	207,366	607,366
220	532,575	1,065,150	- 1,454,850	- 614,850	165,150	565,150
240	511,467	1,022,933	- 1,497,067	- 657,067	122,933	522,933
260	490,358	980,717	- 1,539,283	- 699,283	80,717	480,717
280	469,250	938,500	- 1,581,500	- 741,500	38,500	438,500
300	448,142	896,283	- 1,623,717	- 783,717	3,717	396,283
350	395,371	790,742	- 1,729,258	- 889,258	- 109,258	290,742



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	478,080	956,160	- 1,563,840	- 723,840	56,160	456,160
40	435,864	871,727	- 1,648,273	- 808,273	- 28,273	371,727
60	414,755	829,510	- 1,690,490	- 850,490	- 70,490	329,510
80	393,647	787,294	- 1,732,706	- 892,706	- 112,706	287,294
100	372,539	745,077	- 1,774,923	- 934,923	- 154,923	245,077
120	351,430	702,861	- 1,817,139	- 977,139	- 197,139	202,861
140	330,322	660,644	- 1,859,356	- 1,019,356	- 239,356	160,644
160	309,214	618,427	- 1,901,573	- 1,061,573	- 281,573	118,427
180	288,105	576,211	- 1,943,789	- 1,103,789	- 323,789	76,211
200	266,997	533,994	- 1,986,006	- 1,146,006	- 366,006	33,994
220	245,889	491,778	- 2,028,222	- 1,188,222	- 408,222	8,222
240	224,781	449,561	- 2,070,439	- 1,230,439	- 450,439	- 50,439
260	203,672	407,344	- 2,112,656	- 1,272,656	- 492,656	- 92,656
280	182,564	365,128	- 2,154,872	- 1,314,872	- 534,872	- 134,872
300	161,456	322,911	- 2,197,089	- 1,357,089	- 577,089	- 177,089
350	108,685	217,370	- 2,302,630	- 1,462,630	- 682,630	- 282,630



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 4

20 UNITS

HOUSES

40 UPH

CSH level: 4

Aff Hsg: 25%

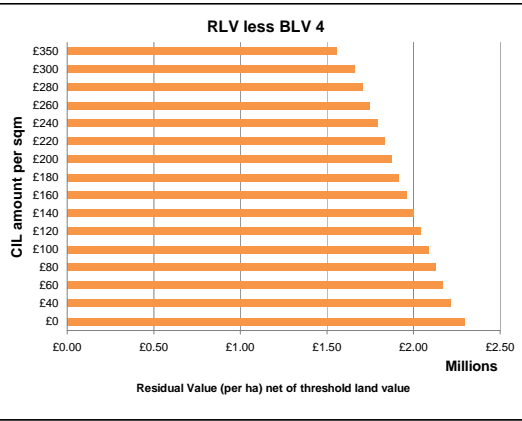
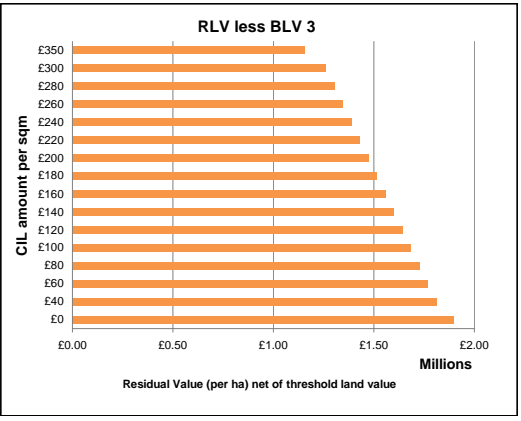
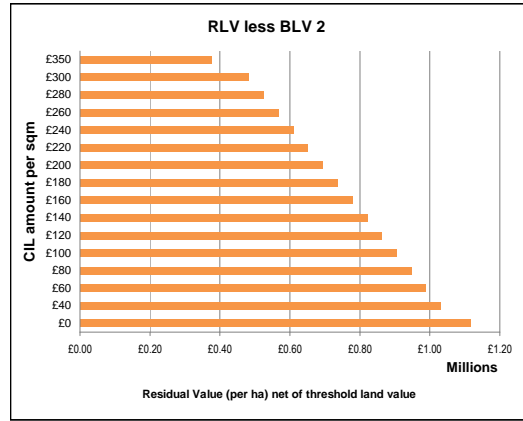
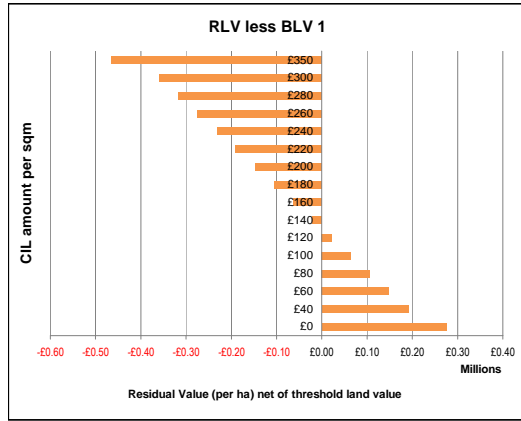
Sales value inflation

Build cost inflation

Profit

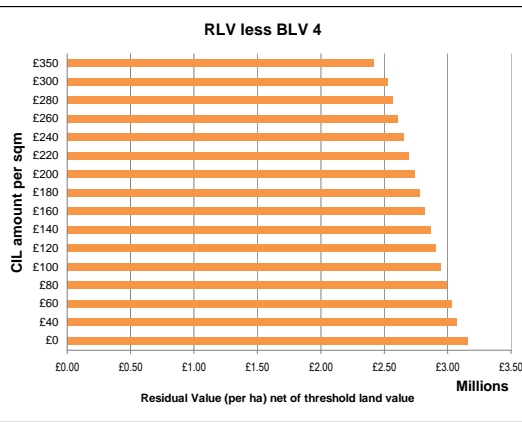
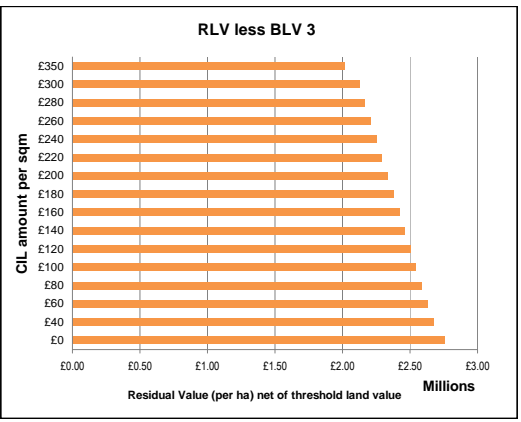
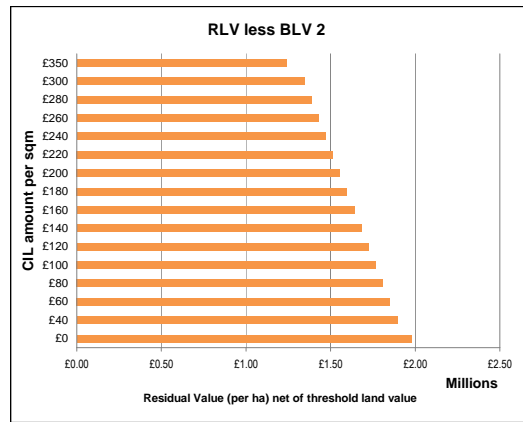
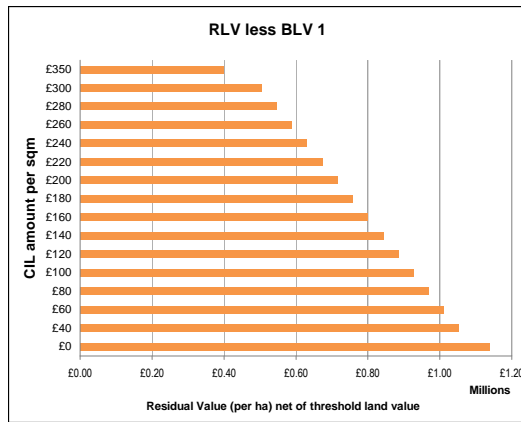
Site type 4 Description: **Area 1** £5554 psm Bath CC Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,397,378	2,794,756	274,756	1,114,756	1,894,756	2,294,756
40	1,355,161	2,710,323	190,323	1,030,323	1,810,323	2,210,323
60	1,334,053	2,668,106	148,106	988,106	1,768,106	2,168,106
80	1,312,945	2,625,890	105,890	945,890	1,725,890	2,125,890
100	1,291,836	2,583,673	63,673	903,673	1,683,673	2,083,673
120	1,270,728	2,541,456	21,456	861,456	1,641,456	2,041,456
140	1,249,620	2,499,240	-20,760	819,240	1,599,240	1,999,240
160	1,228,512	2,457,023	-62,977	777,023	1,557,023	1,957,023
180	1,207,403	2,414,807	-105,193	734,807	1,514,807	1,914,807
200	1,186,295	2,372,590	-147,410	692,590	1,472,590	1,872,590
220	1,165,187	2,330,373	-189,627	650,373	1,430,373	1,830,373
240	1,144,078	2,288,157	-231,843	608,157	1,388,157	1,788,157
260	1,122,970	2,245,940	-274,060	565,940	1,345,940	1,745,940
280	1,101,862	2,203,724	-316,276	523,724	1,303,724	1,703,724
300	1,080,753	2,161,507	-358,493	481,507	1,261,507	1,661,507
350	1,027,983	2,055,965	-464,035	375,965	1,155,965	1,555,965



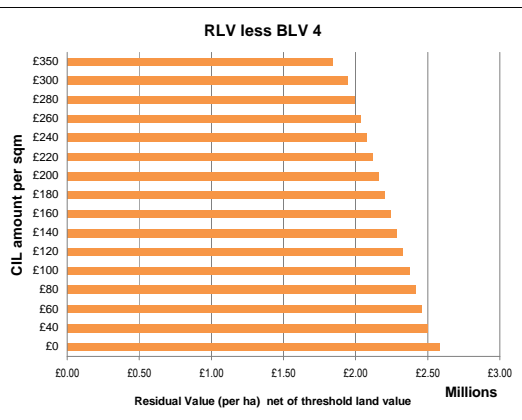
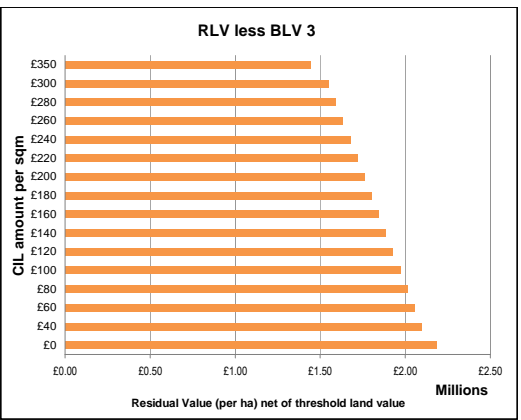
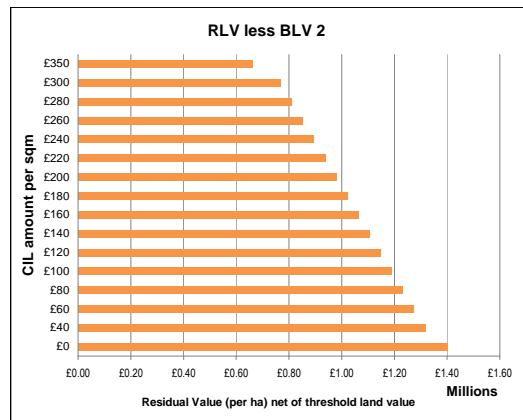
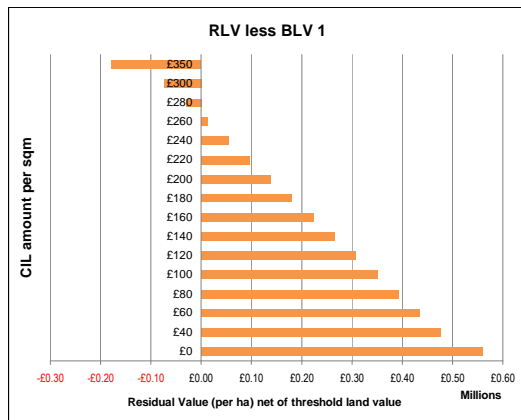
Site type 4 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,828,340	3,656,680	1,136,680	1,976,680	2,756,680	3,156,680
40	1,786,123	3,572,246	1,052,246	1,892,246	2,672,246	3,072,246
60	1,765,015	3,530,030	1,010,030	1,850,030	2,630,030	3,030,030
80	1,743,907	3,487,813	967,813	1,807,813	2,587,813	2,987,813
100	1,722,798	3,445,597	925,597	1,765,597	2,545,597	2,945,597
120	1,701,690	3,403,380	883,380	1,723,380	2,503,380	2,903,380
140	1,680,582	3,361,163	841,163	1,681,163	2,461,163	2,861,163
160	1,659,473	3,318,947	798,947	1,638,947	2,418,947	2,818,947
180	1,638,365	3,276,730	756,730	1,596,730	2,376,730	2,776,730
200	1,617,257	3,234,514	714,514	1,554,514	2,334,514	2,734,514
220	1,596,148	3,192,297	672,297	1,512,297	2,292,297	2,692,297
240	1,575,040	3,150,080	630,080	1,470,080	2,250,080	2,650,080
260	1,553,932	3,107,864	587,864	1,427,864	2,207,864	2,607,864
280	1,532,824	3,065,647	545,647	1,385,647	2,165,647	2,565,647
300	1,511,715	3,023,431	503,431	1,343,431	2,123,431	2,523,431
350	1,458,945	2,917,889	397,889	1,237,889	2,017,889	2,417,889

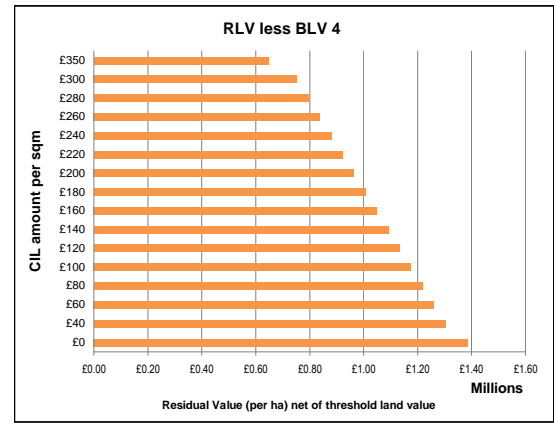
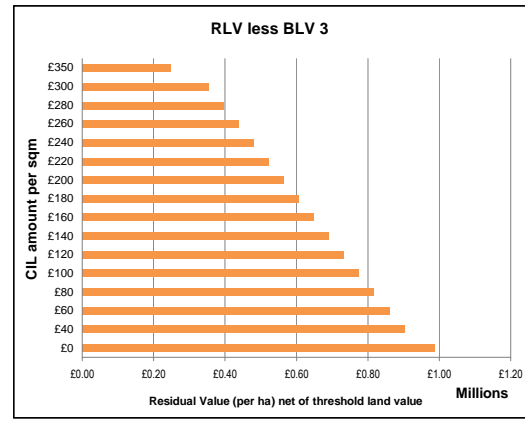
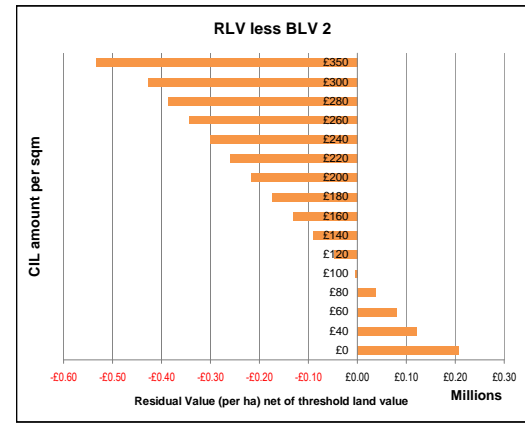
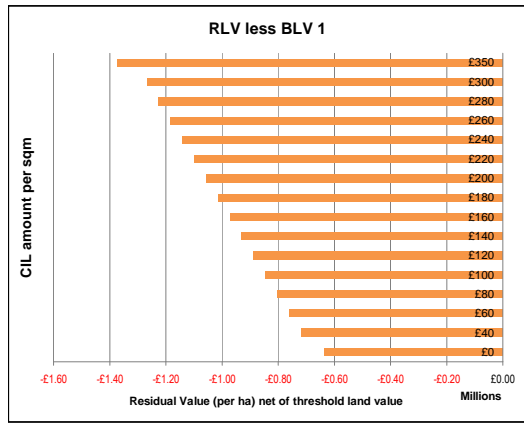


Site type 4 Description: **Area 3** £4414 psm Bath N & E Site area: 0.50 ha

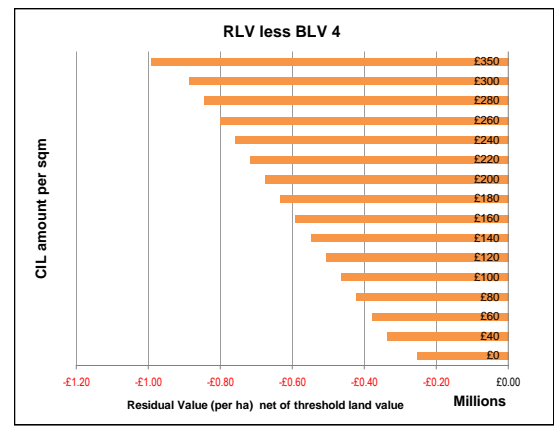
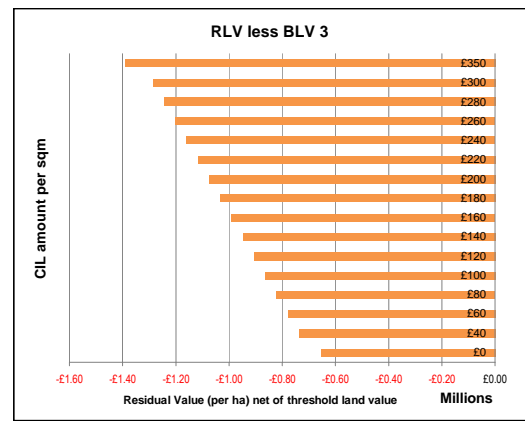
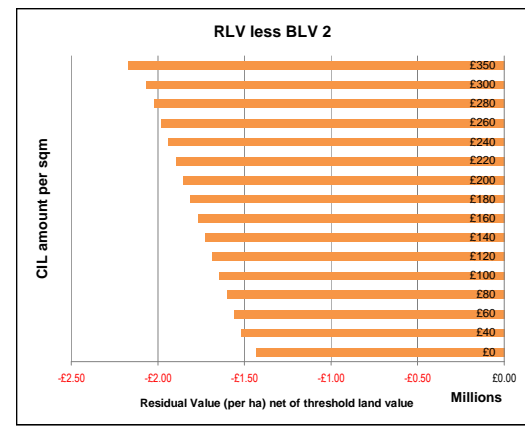
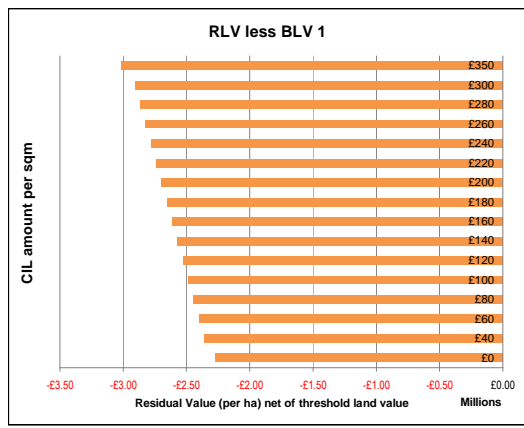
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,540,071	3,080,141	560,141	1,400,141	2,180,141	2,580,141
40	1,497,854	2,995,708	475,708	1,315,708	2,095,708	2,495,708
60	1,476,746	2,953,492	433,492	1,273,492	2,053,492	2,453,492
80	1,455,637	2,911,275	391,275	1,231,275	2,011,275	2,411,275
100	1,434,529	2,869,058	349,058	1,189,058	1,969,058	2,369,058
120	1,413,421	2,826,842	306,842	1,146,842	1,926,842	2,326,842
140	1,392,313	2,784,625	264,625	1,104,625	1,884,625	2,284,625
160	1,371,204	2,742,409	222,409	1,062,409	1,842,409	2,242,409
180	1,350,096	2,700,192	180,192	1,020,192	1,800,192	2,200,192
200	1,328,988	2,657,975	137,975	977,975	1,757,975	2,157,975
220	1,307,879	2,615,759	95,759	935,759	1,715,759	2,115,759
240	1,286,771	2,573,542	53,542	893,542	1,673,542	2,073,542
260	1,265,663	2,531,325	11,325	851,325	1,631,325	2,031,325
280	1,244,554	2,489,109	30,891	809,109	1,589,109	1,989,109
300	1,223,446	2,446,892	73,108	766,892	1,546,892	1,946,892
350	1,170,675	2,341,351	-178,649	661,351	1,441,351	1,841,351



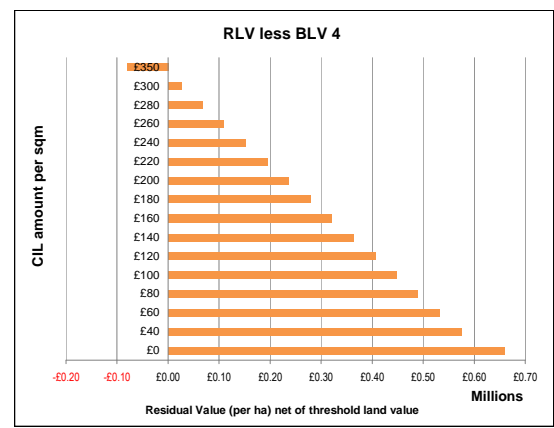
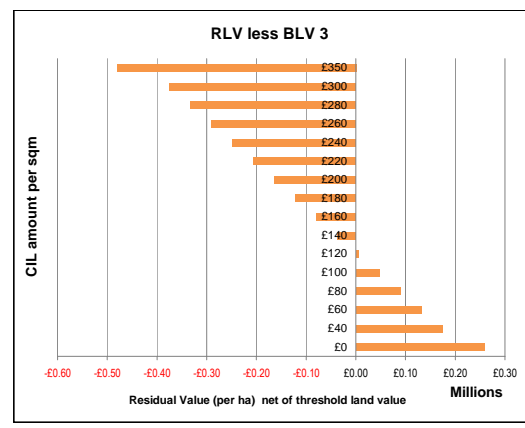
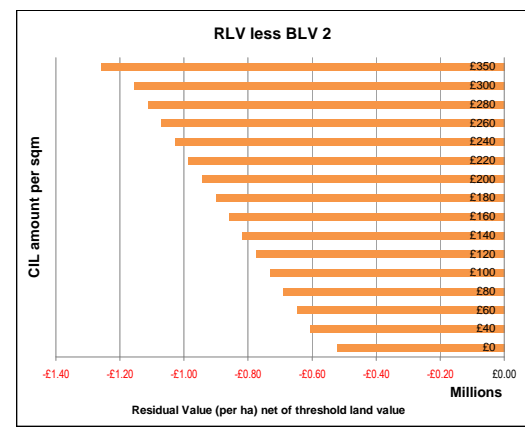
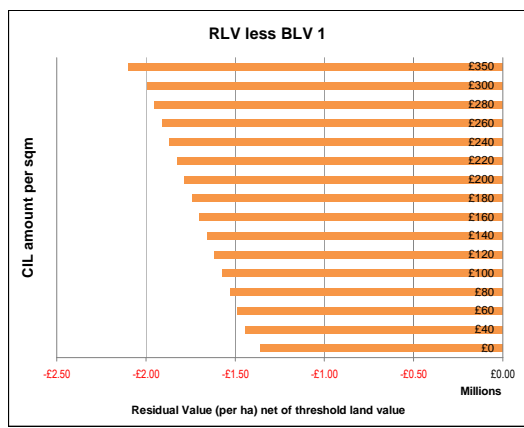
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	942,856	1,885,713	- 634,287	205,713	985,713	1,385,713
40	900,640	1,801,280	- 718,720	121,280	901,280	1,301,280
60	879,532	1,759,063	- 760,937	79,063	859,063	1,259,063
80	858,423	1,716,847	- 803,153	36,847	816,847	1,216,847
100	837,315	1,674,630	- 845,370	5,370	774,630	1,174,630
120	816,207	1,632,413	- 887,587	- 47,587	732,413	1,132,413
140	795,098	1,590,197	- 929,803	- 89,803	690,197	1,090,197
160	773,990	1,547,980	- 972,020	- 132,020	647,980	1,047,980
180	752,882	1,505,764	- 1,014,236	- 174,236	605,764	1,005,764
200	731,773	1,463,547	- 1,056,453	- 216,453	563,547	963,547
220	710,665	1,421,330	- 1,098,670	- 258,670	521,330	921,330
240	689,557	1,379,114	- 1,140,886	- 300,886	479,114	879,114
260	668,449	1,336,897	- 1,183,103	- 343,103	436,897	836,897
280	647,340	1,294,681	- 1,225,319	- 385,319	394,681	794,681
300	626,232	1,252,464	- 1,267,536	- 427,536	352,464	752,464
350	573,461	1,146,922	- 1,373,078	- 533,078	246,922	646,922



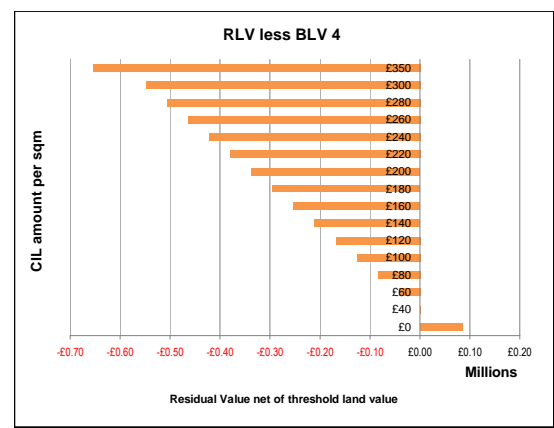
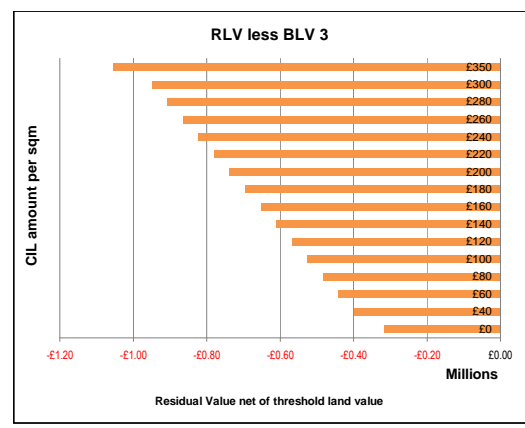
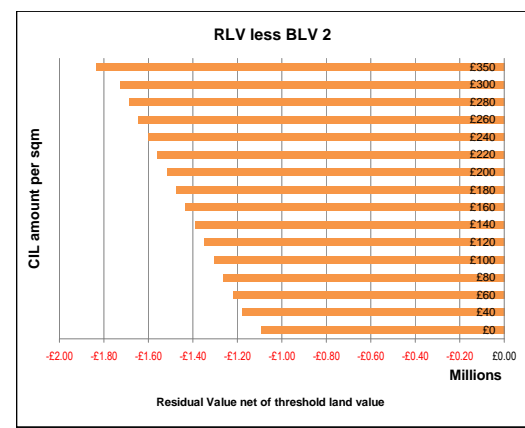
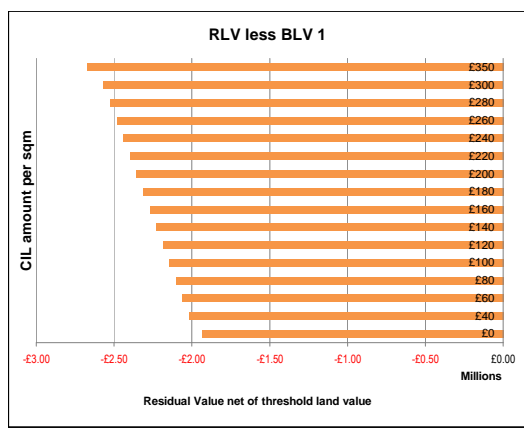
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	123,502	247,004	- 2,272,996	- 1,432,996	- 652,996	- 252,996
40	81,285	162,570	- 2,357,430	- 1,517,430	- 737,430	- 337,430
60	60,177	120,354	- 2,399,646	- 1,559,646	- 779,646	- 379,646
80	39,069	78,137	- 2,441,863	- 1,601,863	- 821,863	- 421,863
100	17,960	35,921	- 2,484,079	- 1,644,079	- 864,079	- 464,079
120	-3,148	6,296	- 2,526,296	- 1,686,296	- 906,296	- 506,296
140	-24,256	48,513	- 2,568,513	- 1,728,513	- 948,513	- 548,513
160	-45,365	90,729	- 2,610,729	- 1,770,729	- 990,729	- 590,729
180	-66,473	132,946	- 2,652,946	- 1,812,946	- 1,032,946	- 632,946
200	-87,581	175,162	- 2,695,162	- 1,855,162	- 1,075,162	- 675,162
220	-108,689	217,379	- 2,737,379	- 1,897,379	- 1,117,379	- 717,379
240	-129,798	259,596	- 2,779,596	- 1,939,596	- 1,159,596	- 759,596
260	-150,906	301,812	- 2,821,812	- 1,981,812	- 1,201,812	- 801,812
280	-172,014	344,029	- 2,864,029	- 2,024,029	- 1,244,029	- 844,029
300	-193,123	386,245	- 2,906,245	- 2,066,245	- 1,286,245	- 886,245
350	-245,893	491,787	- 3,011,787	- 2,171,787	- 1,391,787	- 991,787



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	579,149	1,158,297	- 1,361,703	- 521,703	258,297	658,297
40	536,932	1,073,864	- 1,446,136	- 606,136	173,864	573,864
60	515,824	1,031,647	- 1,488,353	- 648,353	131,647	531,647
80	494,715	989,431	- 1,530,569	- 690,569	89,431	489,431
100	473,607	947,214	- 1,572,786	- 732,786	47,214	447,214
120	452,499	904,998	- 1,615,002	- 775,002	4,998	404,998
140	431,390	862,781	- 1,657,219	- 817,219	- 37,219	362,781
160	410,282	820,564	- 1,699,436	- 859,436	- 79,436	320,564
180	389,174	778,348	- 1,741,652	- 901,652	- 121,652	278,348
200	368,066	736,131	- 1,783,869	- 943,869	- 163,869	236,131
220	346,957	693,915	- 1,826,085	- 986,085	- 206,085	193,915
240	325,849	651,698	- 1,868,302	- 1,028,302	- 248,302	151,698
260	304,741	609,481	- 1,910,519	- 1,070,519	- 290,519	109,481
280	283,632	567,265	- 1,952,735	- 1,112,735	- 332,735	67,265
300	262,524	525,048	- 1,994,952	- 1,154,952	- 374,952	25,048
350	209,753	419,507	- 2,100,493	- 1,260,493	- 480,493	80,493



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	292,463	584,925	- 1,935,075	- 1,095,075	- 315,075	84,925
40	250,246	500,492	- 2,019,508	- 1,179,508	- 399,508	492
60	229,138	458,275	- 2,061,725	- 1,221,725	- 441,725	41,725
80	208,029	416,059	- 2,103,941	- 1,263,941	- 483,941	83,941
100	186,921	373,842	- 2,146,158	- 1,306,158	- 526,158	126,158
120	165,813	331,625	- 2,188,375	- 1,348,375	- 568,375	168,375
140	144,704	289,409	- 2,230,591	- 1,390,591	- 610,591	210,591
160	123,596	247,192	- 2,272,808	- 1,432,808	- 652,808	252,808
180	102,488	204,976	- 2,315,024	- 1,475,024	- 695,024	295,024
200	81,380	162,759	- 2,357,241	- 1,517,241	- 737,241	337,241
220	60,271	120,542	- 2,399,458	- 1,559,458	- 779,458	379,458
240	39,163	78,326	- 2,441,674	- 1,601,674	- 821,674	421,674
260	18,055	36,109	- 2,483,891	- 1,643,891	- 863,891	463,891
280	3,054	6,107	- 2,526,107	- 1,686,107	- 906,107	506,107
300	24,162	48,324	- 2,568,324	- 1,728,324	- 948,324	548,324
350	76,933	153,865	- 2,673,865	- 1,833,865	- 1,053,865	653,865



CIL Viability Bath & North East Somerset Benchmark Land Values (per net developable ha)

SITE TYPE 4
20 UNITS
HOUSES
40 UPH

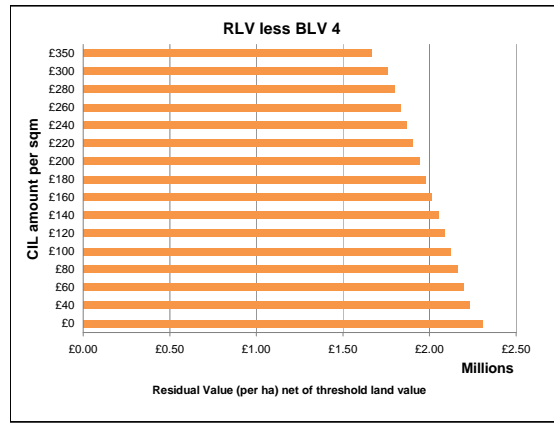
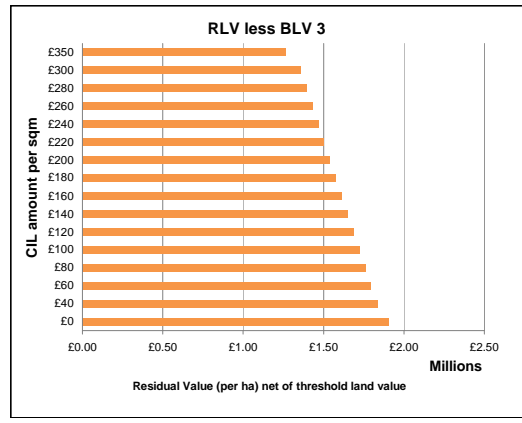
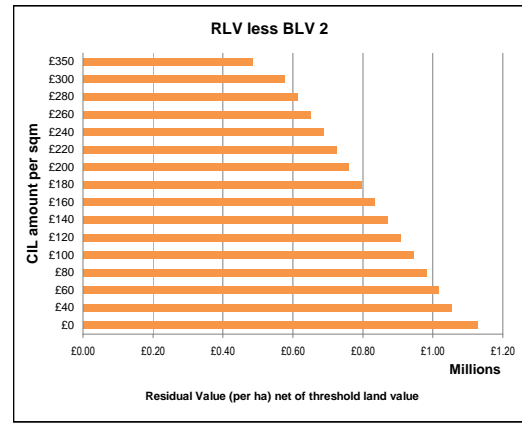
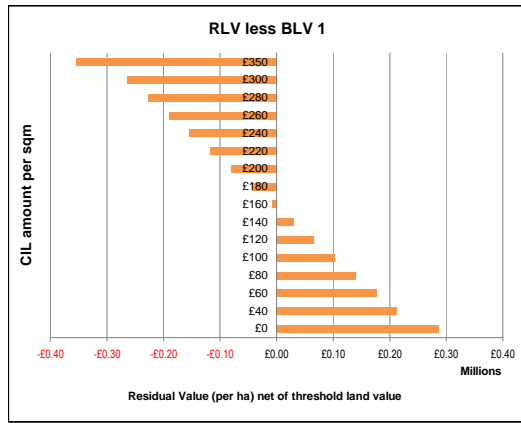
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

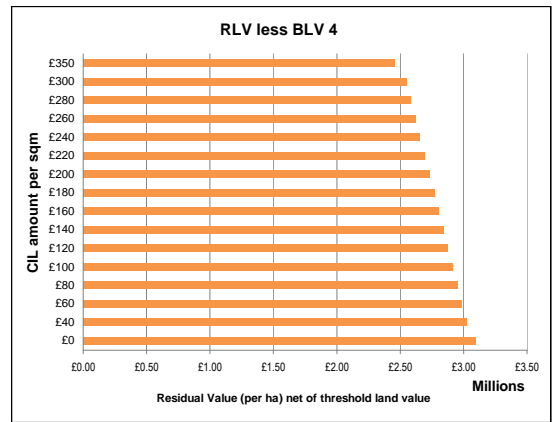
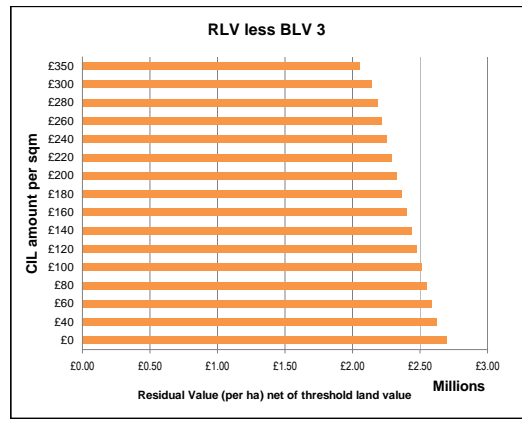
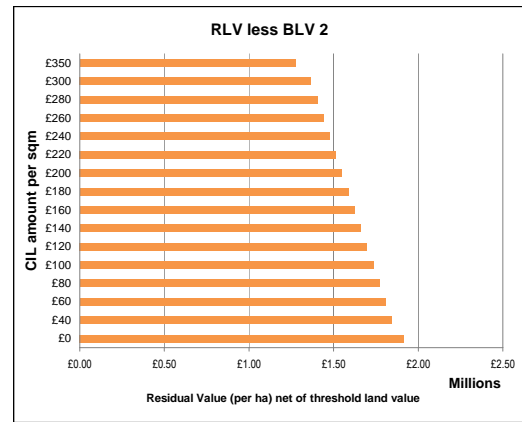
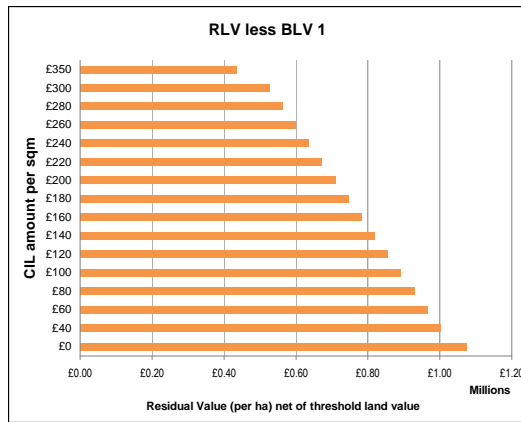
Site type 4 Description: **Area 1 £5554 psm Bath CC** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,402,735	2,805,470	285,470	1,125,470	1,905,470	2,305,470
40	1,366,147	2,732,294	212,294	1,052,294	1,832,294	2,232,294
60	1,347,853	2,695,707	175,707	1,015,707	1,795,707	2,195,707
80	1,329,559	2,659,119	139,119	979,119	1,759,119	2,159,119
100	1,311,266	2,622,531	102,531	942,531	1,722,531	2,122,531
120	1,292,972	2,585,943	65,943	905,943	1,685,943	2,085,943
140	1,274,678	2,549,356	29,356	869,356	1,649,356	2,049,356
160	1,256,384	2,512,768	-7,232	832,768	1,612,768	2,012,768
180	1,238,090	2,476,180	-43,820	796,180	1,576,180	1,976,180
200	1,219,796	2,439,593	-80,407	759,593	1,539,593	1,939,593
220	1,201,502	2,403,005	-116,995	723,005	1,503,005	1,903,005
240	1,183,209	2,366,417	-153,583	686,417	1,466,417	1,866,417
260	1,164,915	2,329,829	-190,171	649,829	1,429,829	1,829,829
280	1,146,621	2,293,242	-226,758	613,242	1,393,242	1,793,242
300	1,128,327	2,256,654	-263,346	576,654	1,356,654	1,756,654
350	1,082,592	2,165,185	-354,815	485,185	1,265,185	1,665,185



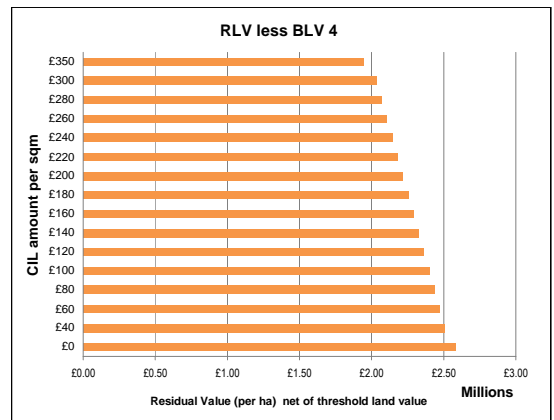
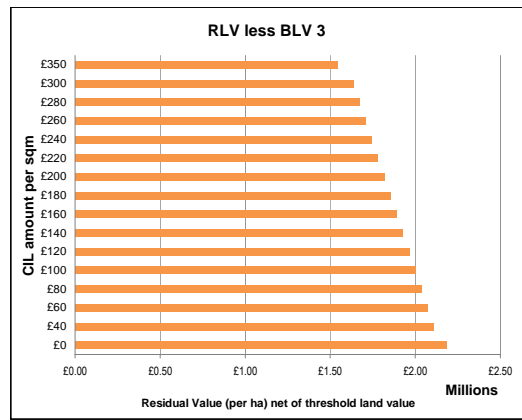
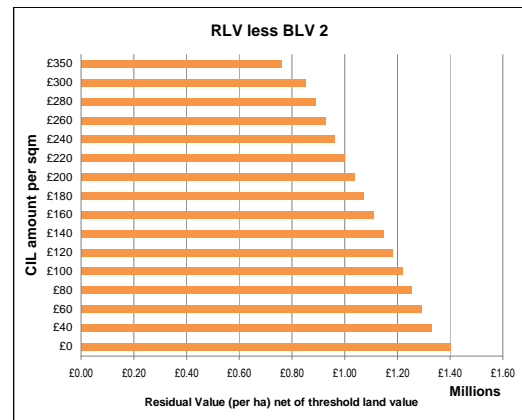
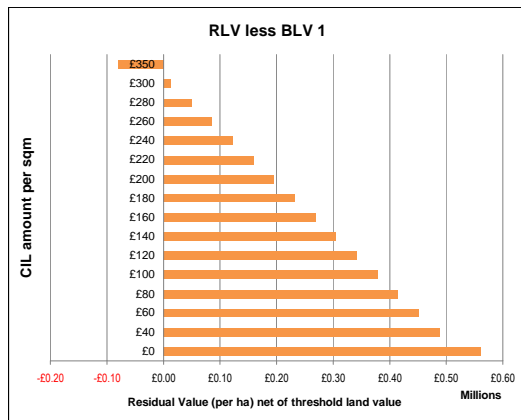
Site type 4 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,797,238	3,594,475	1,074,475	1,914,475	2,694,475	3,094,475
40	1,760,650	3,521,300	1,001,300	1,841,300	2,621,300	3,021,300
60	1,742,356	3,484,712	964,712	1,804,712	2,584,712	2,984,712
80	1,724,062	3,448,124	928,124	1,768,124	2,548,124	2,948,124
100	1,705,768	3,411,536	891,536	1,731,536	2,511,536	2,911,536
120	1,687,474	3,374,949	854,949	1,694,949	2,474,949	2,874,949
140	1,669,181	3,338,361	818,361	1,658,361	2,438,361	2,838,361
160	1,650,887	3,301,773	781,773	1,621,773	2,401,773	2,801,773
180	1,632,593	3,265,186	745,186	1,585,186	2,365,186	2,765,186
200	1,614,299	3,228,598	708,598	1,548,598	2,328,598	2,728,598
220	1,596,005	3,192,010	672,010	1,512,010	2,292,010	2,692,010
240	1,577,711	3,155,422	635,422	1,475,422	2,255,422	2,655,422
260	1,559,417	3,118,835	598,835	1,438,835	2,218,835	2,618,835
280	1,541,123	3,082,247	562,247	1,402,247	2,182,247	2,582,247
300	1,522,830	3,045,659	525,659	1,365,659	2,145,659	2,545,659
350	1,477,095	2,954,190	434,190	1,274,190	2,054,190	2,454,190

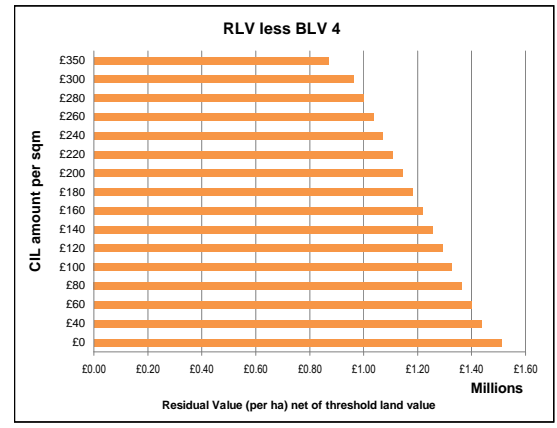
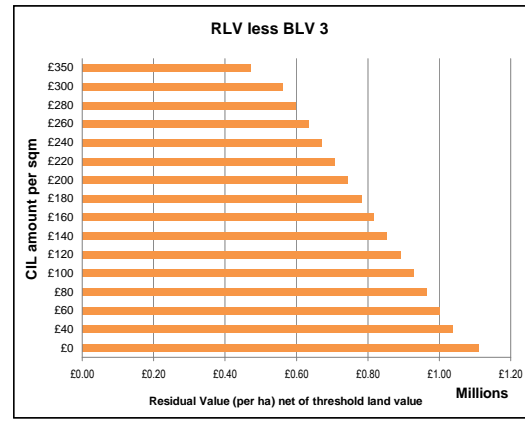
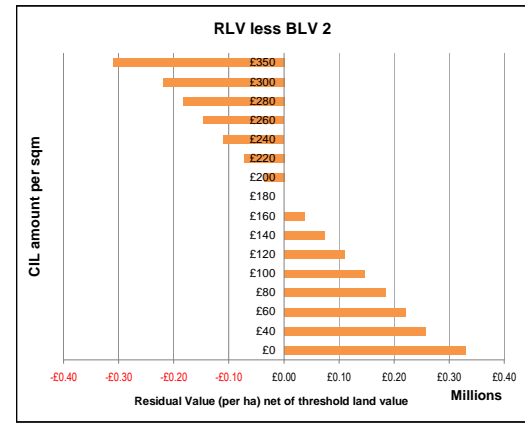
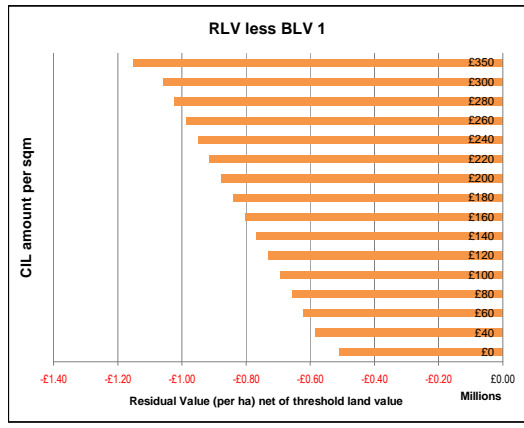


Site type 4 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.50 ha

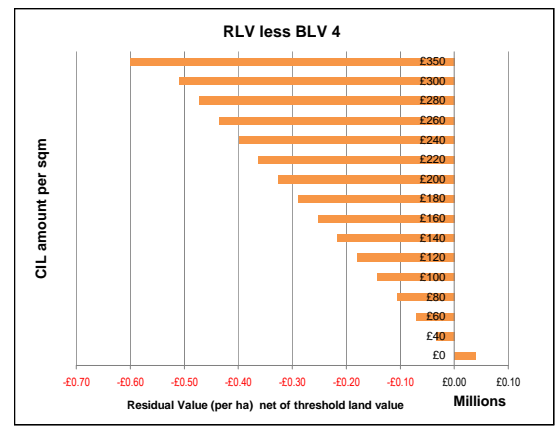
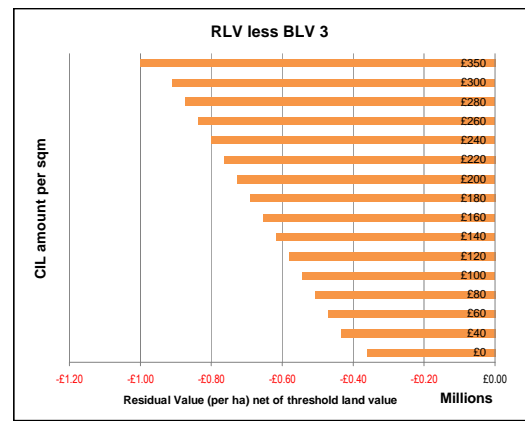
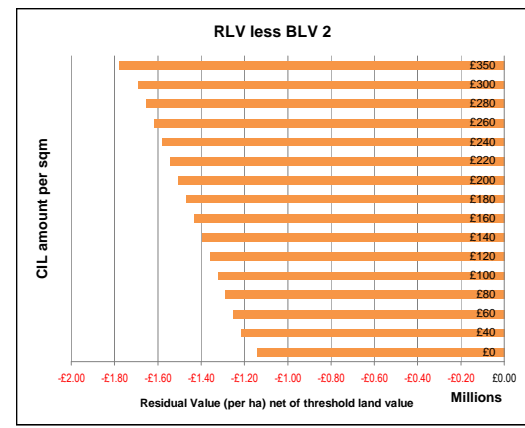
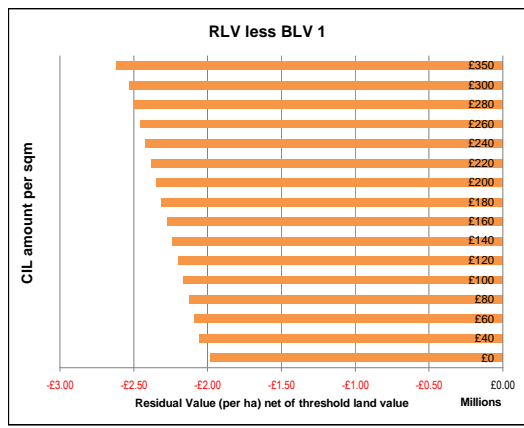
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,540,453	3,080,906	560,906	1,400,906	2,180,906	2,580,906
40	1,503,865	3,007,731	487,731	1,327,731	2,107,731	2,507,731
60	1,485,571	2,971,143	451,143	1,291,143	2,071,143	2,471,143
80	1,467,278	2,934,555	414,555	1,254,555	2,034,555	2,434,555
100	1,448,984	2,897,967	377,967	1,217,967	1,997,967	2,397,967
120	1,430,690	2,861,380	341,380	1,181,380	1,961,380	2,361,380
140	1,412,396	2,824,792	304,792	1,144,792	1,924,792	2,324,792
160	1,394,102	2,788,204	268,204	1,108,204	1,888,204	2,288,204
180	1,375,808	2,751,617	231,617	1,071,617	1,851,617	2,251,617
200	1,357,514	2,715,029	195,029	1,035,029	1,815,029	2,215,029
220	1,339,221	2,678,441	158,441	998,441	1,778,441	2,178,441
240	1,320,927	2,641,853	121,853	961,853	1,741,853	2,141,853
260	1,302,633	2,605,266	85,266	925,266	1,705,266	2,105,266
280	1,284,339	2,568,678	48,678	888,678	1,668,678	2,068,678
300	1,266,045	2,532,090	12,090	852,090	1,632,090	2,032,090
350	1,220,310	2,440,621	-79,379	760,621	1,540,621	1,940,621



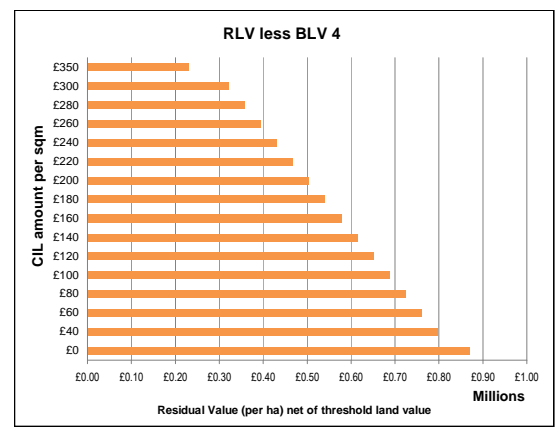
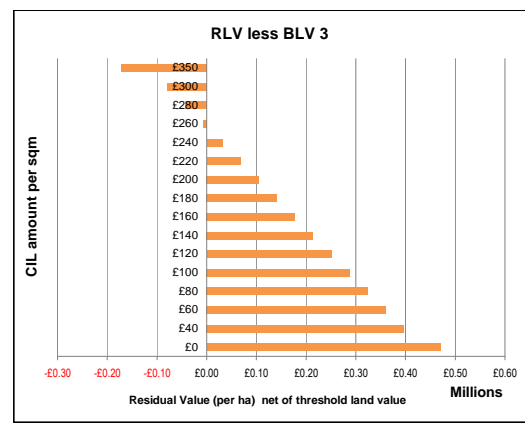
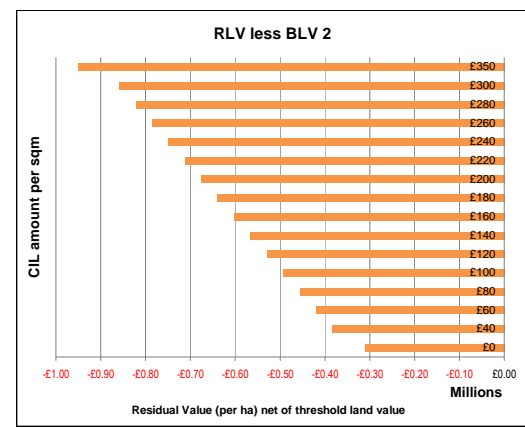
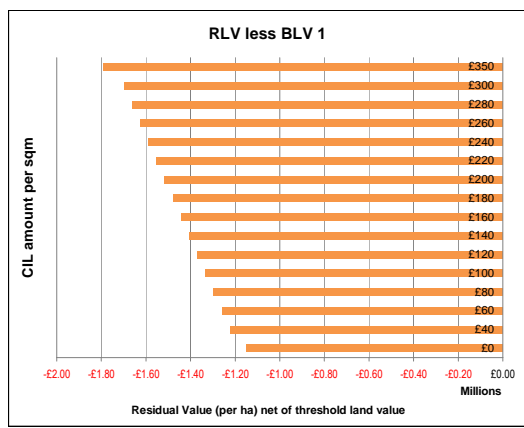
Site type 4	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,004,737	2,009,475	- 510,525	329,475	1,109,475	1,509,475
40	968,150	1,936,299	- 583,701	256,299	1,036,299	1,436,299
60	949,856	1,899,712	- 620,288	219,712	999,712	1,399,712
80	931,562	1,863,124	- 656,876	183,124	963,124	1,363,124
100	913,268	1,826,536	- 693,464	146,536	926,536	1,326,536
120	894,974	1,789,948	- 730,052	109,948	889,948	1,289,948
140	876,680	1,753,361	- 766,639	73,361	853,361	1,253,361
160	858,386	1,716,773	- 803,227	36,773	816,773	1,216,773
180	840,093	1,680,185	- 839,815	185	780,185	1,180,185
200	821,799	1,643,597	- 876,403	36,403	743,597	1,143,597
220	803,505	1,607,010	- 912,990	72,990	707,010	1,107,010
240	785,211	1,570,422	- 949,578	109,578	670,422	1,070,422
260	766,917	1,533,834	- 986,166	146,166	633,834	1,033,834
280	748,623	1,497,247	- 1,022,753	182,753	597,247	997,247
300	730,329	1,460,659	- 1,059,341	219,341	560,659	960,659
350	684,595	1,369,190	- 1,150,810	310,810	469,190	869,190



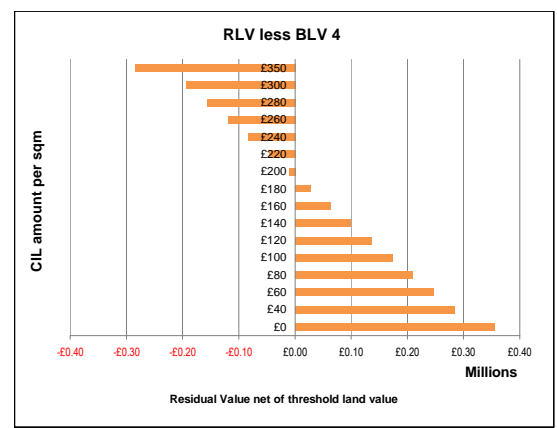
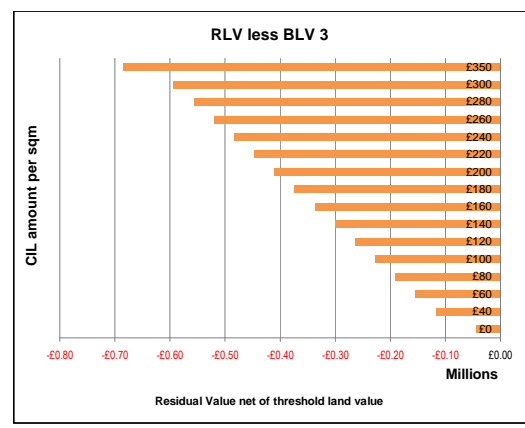
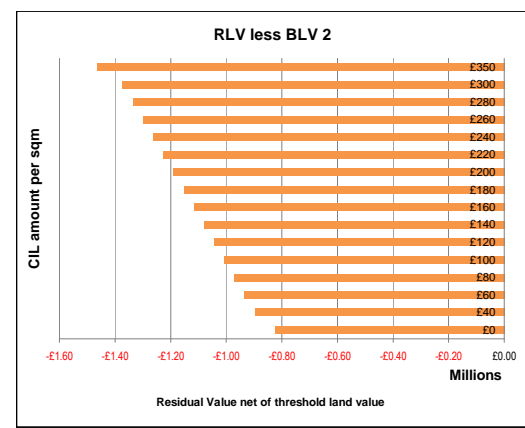
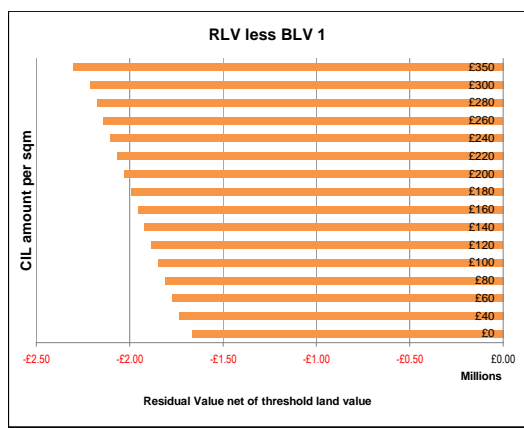
Site type 4	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	269,756	539,513	- 1,980,487	- 1,140,487	- 360,487	39,513
40	233,169	466,337	- 2,053,663	- 1,213,663	- 433,663	33,663
60	214,875	429,750	- 2,090,250	- 1,250,250	- 470,250	70,250
80	196,581	393,162	- 2,126,838	- 1,286,838	- 506,838	106,838
100	178,287	356,574	- 2,163,426	- 1,323,426	- 543,426	143,426
120	159,993	319,986	- 2,200,014	- 1,360,014	- 580,014	180,014
140	141,699	283,399	- 2,236,601	- 1,396,601	- 616,601	216,601
160	123,405	246,811	- 2,273,189	- 1,433,189	- 653,189	253,189
180	105,112	210,223	- 2,309,777	- 1,469,777	- 689,777	289,777
200	86,818	173,635	- 2,346,365	- 1,506,365	- 726,365	326,365
220	68,524	137,048	- 2,382,952	- 1,542,952	- 762,952	362,952
240	50,230	100,460	- 2,419,540	- 1,579,540	- 799,540	399,540
260	31,936	63,872	- 2,456,128	- 1,616,128	- 836,128	436,128
280	13,642	27,285	- 2,492,715	- 1,652,715	- 872,715	472,715
300	-4,652	9,303	- 2,529,303	- 1,689,303	- 909,303	509,303
350	-50,386	100,772	- 2,620,772	- 1,780,772	- 1,000,772	600,772



Site type 4	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	684,962	1,369,924	- 1,150,076	- 310,076	469,924	869,924
40	648,374	1,296,749	- 1,223,251	- 383,251	396,749	796,749
60	630,081	1,260,161	- 1,259,839	- 419,839	360,161	760,161
80	611,787	1,223,573	- 1,296,427	- 456,427	323,573	723,573
100	593,493	1,186,986	- 1,333,014	- 493,014	286,986	686,986
120	575,199	1,150,398	- 1,369,602	- 529,602	250,398	650,398
140	556,905	1,113,810	- 1,406,190	- 566,190	213,810	613,810
160	538,611	1,077,222	- 1,442,778	- 602,778	177,222	577,222
180	520,317	1,040,635	- 1,479,365	- 639,365	140,635	540,635
200	502,024	1,004,047	- 1,515,953	- 675,953	104,047	504,047
220	483,730	967,459	- 1,552,541	- 712,541	67,459	467,459
240	465,436	930,872	- 1,589,128	- 749,128	30,872	430,872
260	447,142	894,284	- 1,625,716	- 785,716	- 5,716	394,284
280	428,848	857,696	- 1,662,304	- 822,304	- 42,304	357,696
300	410,554	821,108	- 1,698,892	- 858,892	- 78,892	321,108
350	364,820	729,639	- 1,790,361	- 950,361	- 170,361	229,639



Site type 4	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	427,798	855,595	- 1,664,405	- 824,405	- 44,405	355,595
40	391,210	782,420	- 1,737,580	- 897,580	- 117,580	282,420
60	372,916	745,832	- 1,774,168	- 934,168	- 154,168	245,832
80	354,622	709,245	- 1,810,755	- 970,755	- 190,755	209,245
100	336,328	672,657	- 1,847,343	- 1,007,343	- 227,343	172,657
120	318,035	636,069	- 1,883,931	- 1,043,931	- 263,931	136,069
140	299,741	599,481	- 1,920,519	- 1,080,519	- 300,519	99,481
160	281,447	562,894	- 1,957,106	- 1,117,106	- 337,106	62,894
180	263,153	526,306	- 1,993,694	- 1,153,694	- 373,694	26,306
200	244,859	489,718	- 2,030,282	- 1,190,282	- 410,282	- 10,282
220	226,565	453,131	- 2,066,869	- 1,226,869	- 446,869	- 46,869
240	208,271	416,543	- 2,103,457	- 1,263,457	- 483,457	- 83,457
260	189,978	379,955	- 2,140,045	- 1,300,045	- 520,045	- 120,045
280	171,684	343,367	- 2,176,633	- 1,336,633	- 556,633	- 156,633
300	153,390	306,780	- 2,213,220	- 1,373,220	- 593,220	- 193,220
350	107,655	215,310	- 2,304,690	- 1,464,690	- 684,690	- 284,690



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

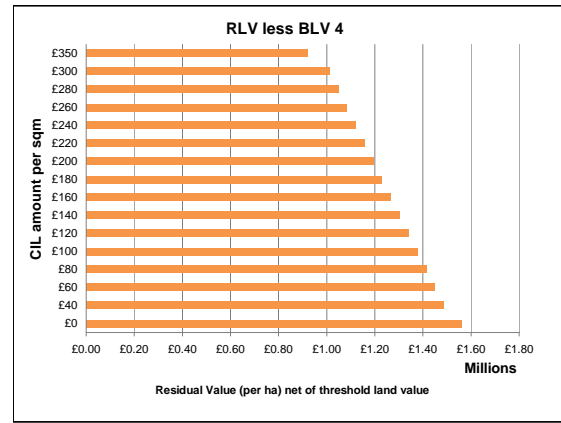
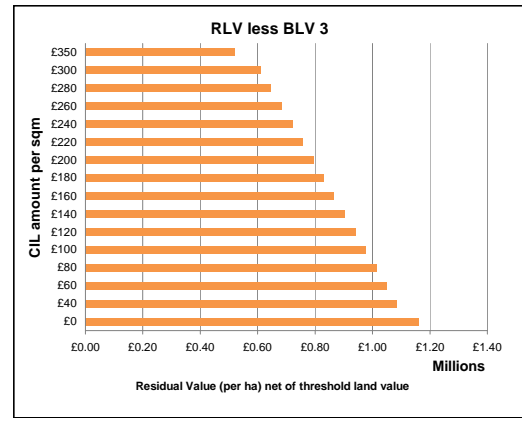
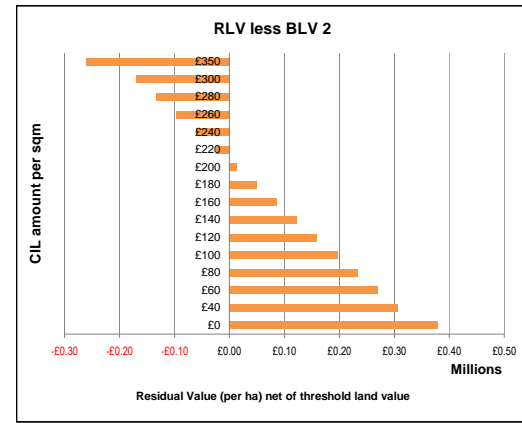
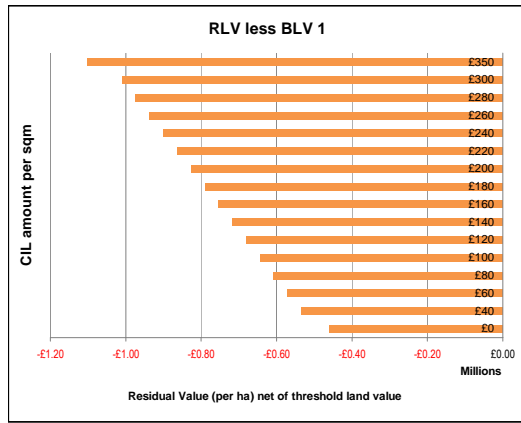
SITE TYPE 4
20 UNITS
HOUSES
40 UPH

CSH level:	4
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

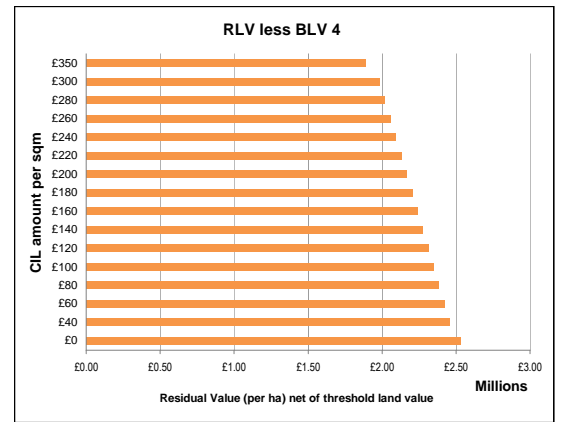
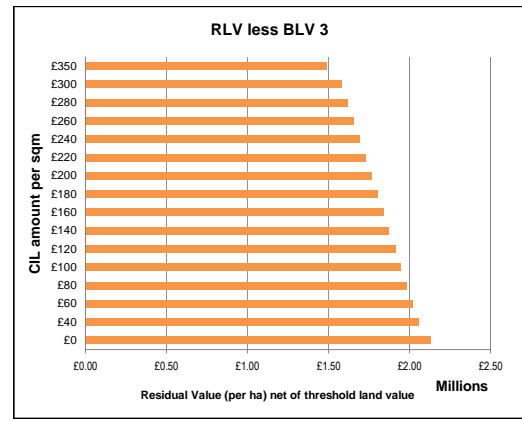
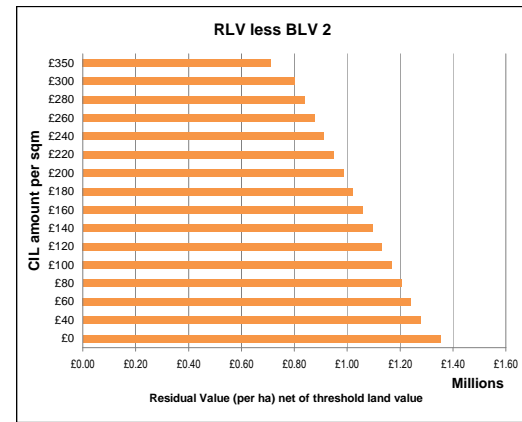
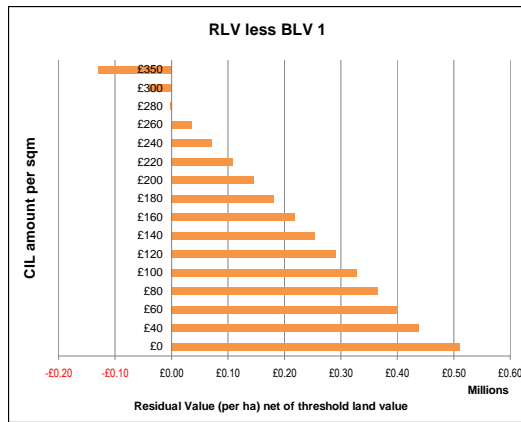
Site type 4 Description: **Area 1** £5554 psm Bath CC Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,029,533	2,059,067	-	460,933	379,067	1,159,067
40	992,946	1,985,891	-	534,109	305,891	1,485,891
60	974,652	1,949,303	-	570,697	269,303	1,449,303
80	956,358	1,912,716	-	607,284	232,716	1,412,716
100	938,064	1,876,128	-	643,872	196,128	1,376,128
120	919,770	1,839,540	-	680,460	159,540	1,339,540
140	901,476	1,802,953	-	717,047	122,953	1,302,953
160	883,182	1,766,365	-	753,635	86,365	1,266,365
180	864,889	1,729,777	-	790,223	49,777	1,229,777
200	846,595	1,693,189	-	826,811	13,189	1,193,189
220	828,301	1,656,602	-	863,398	-	1,156,602
240	810,007	1,620,014	-	899,986	-	1,120,014
260	791,713	1,583,426	-	936,574	-	1,083,426
280	773,419	1,546,839	-	973,161	-	1,046,839
300	755,125	1,510,251	-	1,009,749	-	1,010,251
350	709,391	1,418,782	-	1,101,218	-	918,782



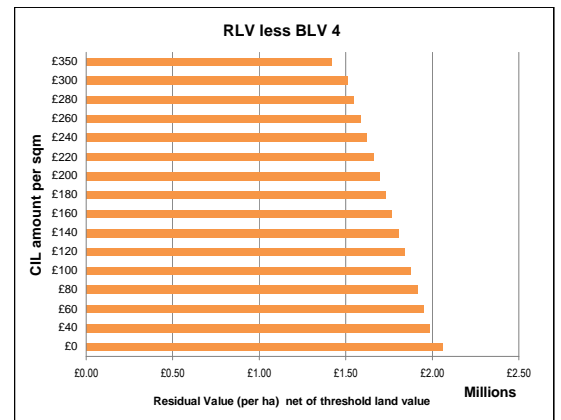
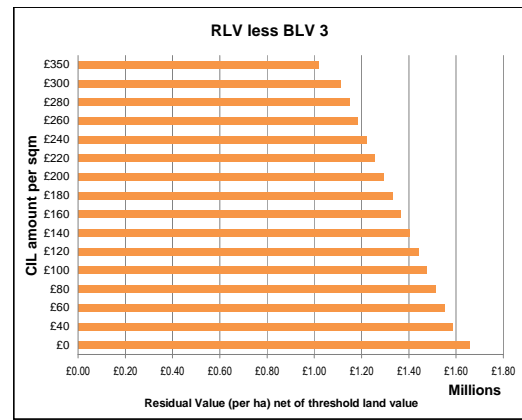
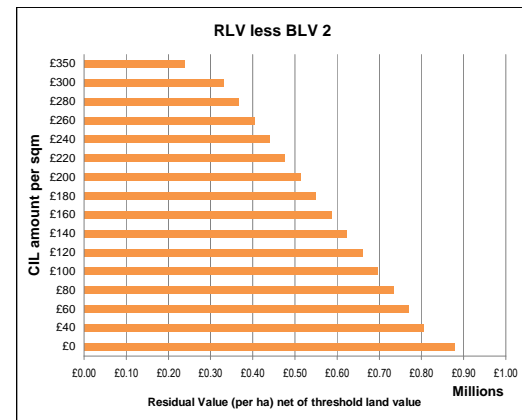
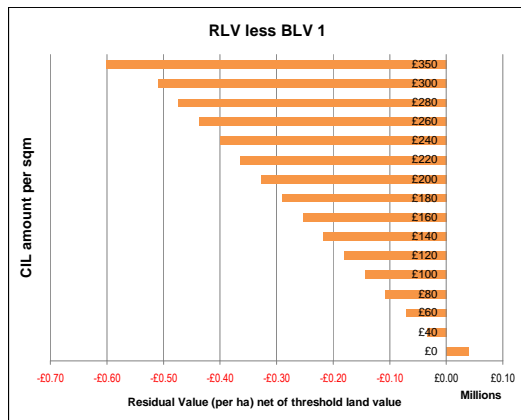
Site type 4 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,515,263	3,030,526	-	510,526	1,350,526	2,530,526
40	1,478,675	2,957,351	-	437,351	1,277,351	2,457,351
60	1,460,381	2,920,763	-	400,763	1,240,763	2,420,763
80	1,442,088	2,884,175	-	364,175	1,204,175	2,384,175
100	1,423,794	2,847,587	-	327,587	1,167,587	2,347,587
120	1,405,500	2,811,000	-	291,000	1,131,000	2,311,000
140	1,387,206	2,774,412	-	254,412	1,094,412	2,274,412
160	1,368,912	2,737,824	-	217,824	1,057,824	2,237,824
180	1,350,618	2,701,237	-	181,237	1,021,237	2,201,237
200	1,332,324	2,664,649	-	144,649	984,649	2,164,649
220	1,314,031	2,628,061	-	108,061	948,061	2,128,061
240	1,295,737	2,591,473	-	71,473	911,473	2,091,473
260	1,277,443	2,554,886	-	34,886	874,886	2,054,886
280	1,259,149	2,518,298	-	1,702	838,298	2,018,298
300	1,240,855	2,481,710	-	-	801,710	1,981,710
350	1,195,120	2,390,241	-	-	710,241	1,890,241

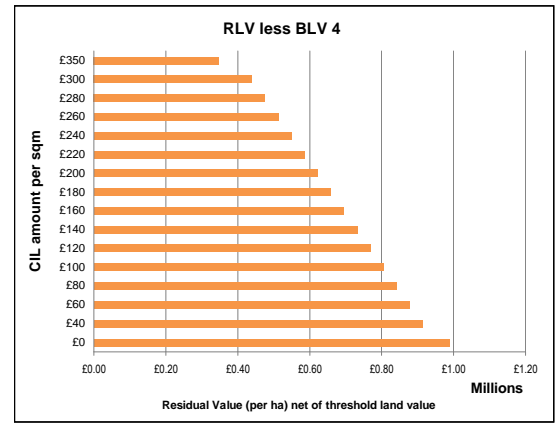
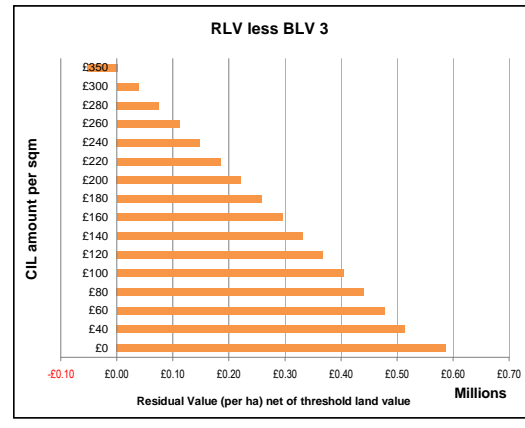
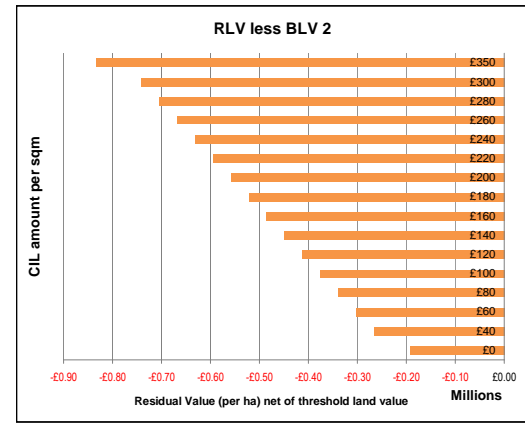
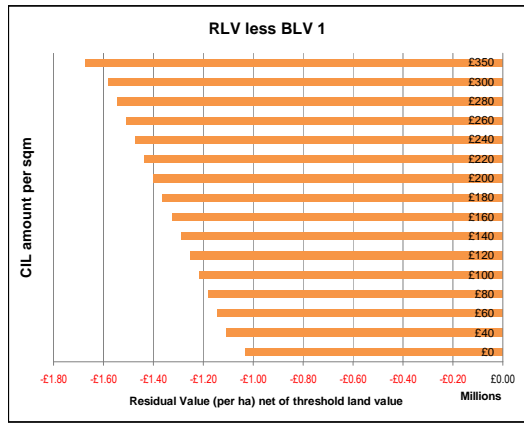


Site type 4 Description: **Area 3** £4414 psm Bath N & E Site area: 0.50 ha

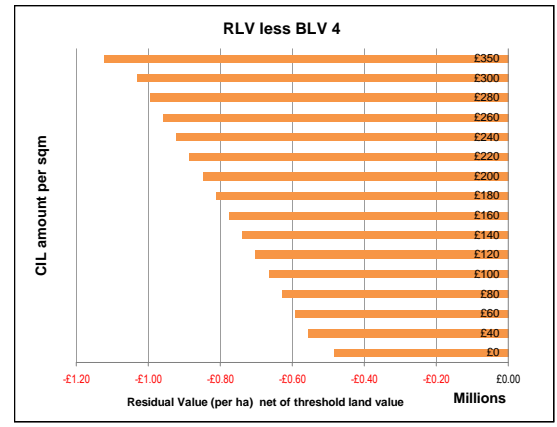
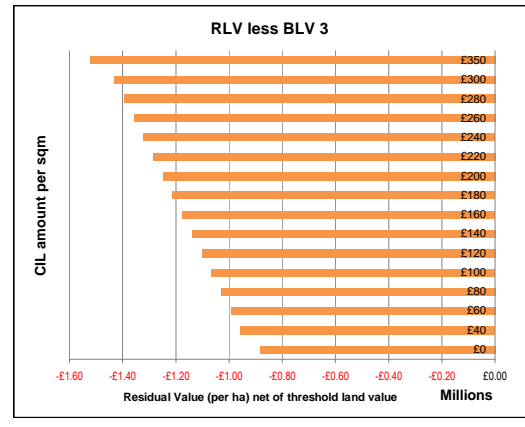
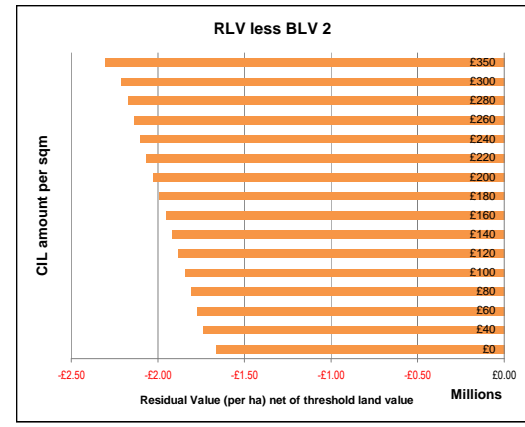
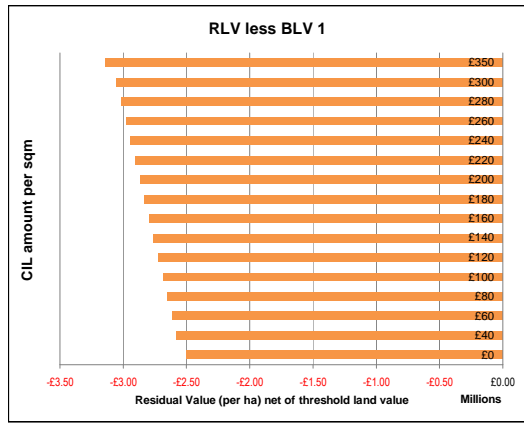
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,279,212	2,558,424	-	38,424	878,424	2,058,424
40	1,242,624	2,485,248	-	34,752	805,248	1,985,248
60	1,224,330	2,448,661	-	71,339	768,661	1,948,661
80	1,206,036	2,412,073	-	107,927	732,073	1,912,073
100	1,187,743	2,375,485	-	144,515	695,485	1,875,485
120	1,169,449	2,338,898	-	181,102	658,898	1,838,898
140	1,151,155	2,302,310	-	217,690	622,310	1,802,310
160	1,132,861	2,265,722	-	254,278	585,722	1,765,722
180	1,114,567	2,229,134	-	290,866	549,134	1,729,134
200	1,096,273	2,192,547	-	327,454	512,547	1,692,547
220	1,077,979	2,155,959	-	364,041	475,959	1,655,959
240	1,059,686	2,119,371	-	400,629	439,371	1,619,371
260	1,041,392	2,082,783	-	437,217	402,783	1,582,783
280	1,023,098	2,046,196	-	473,804	366,196	1,546,196
300	1,004,804	2,009,608	-	510,392	329,608	1,509,608
350	959,069	1,918,139	-	601,861	238,139	1,418,139



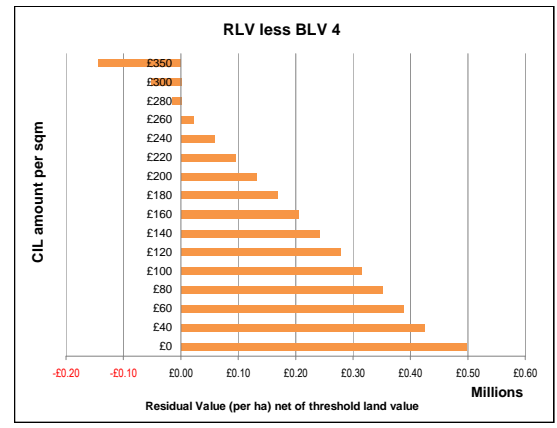
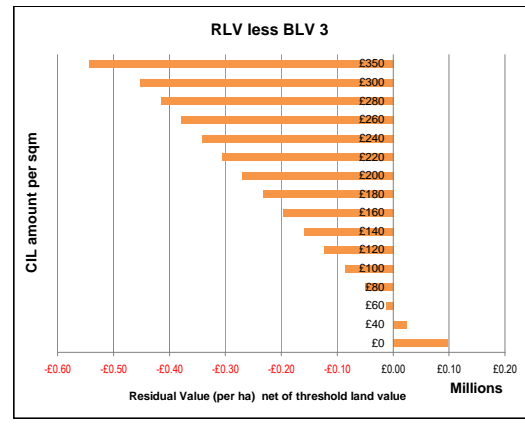
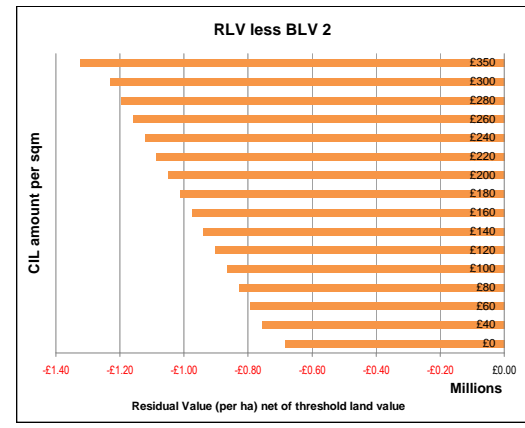
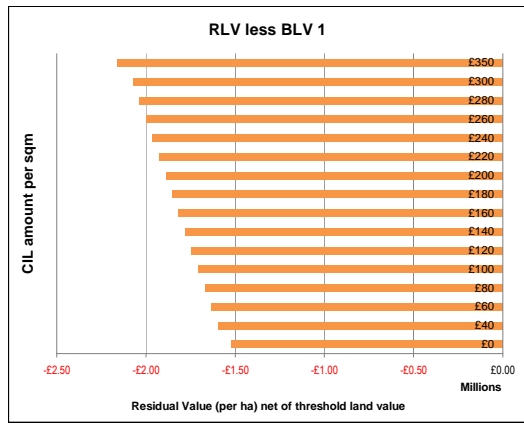
Site type 4	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	743,496	1,486,993	-1,033,007	-193,007	586,993	986,993
40	706,909	1,413,817	-1,106,183	-266,183	513,817	913,817
60	688,615	1,377,229	-1,142,771	-302,771	477,229	877,229
80	670,321	1,340,642	-1,179,358	-339,358	440,642	840,642
100	652,027	1,304,054	-1,215,946	-375,946	404,054	804,054
120	633,733	1,267,466	-1,252,534	-412,534	367,466	767,466
140	615,439	1,230,878	-1,289,122	-449,122	330,878	730,878
160	597,145	1,194,291	-1,325,709	-485,709	294,291	694,291
180	578,852	1,157,703	-1,362,297	-522,297	257,703	657,703
200	560,558	1,121,115	-1,398,885	-558,885	221,115	621,115
220	542,264	1,084,528	-1,435,472	-595,472	184,528	584,528
240	523,970	1,047,940	-1,472,060	-632,060	147,940	547,940
260	505,676	1,011,352	-1,508,648	-668,648	111,352	511,352
280	487,382	974,764	-1,545,236	-705,236	74,764	474,764
300	469,088	938,177	-1,581,823	-741,823	38,177	438,177
350	423,354	846,707	-1,673,293	-833,293	-53,293	346,707



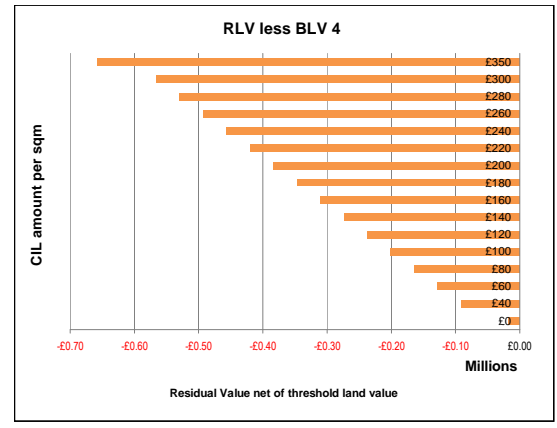
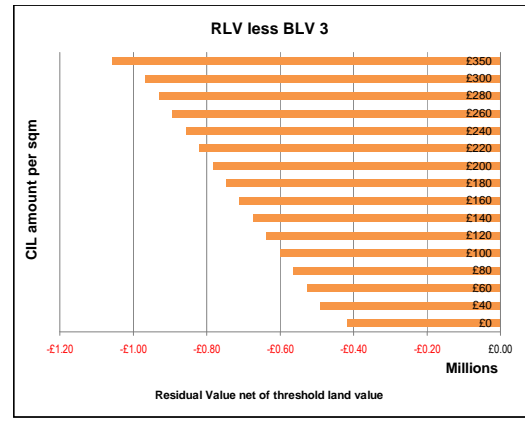
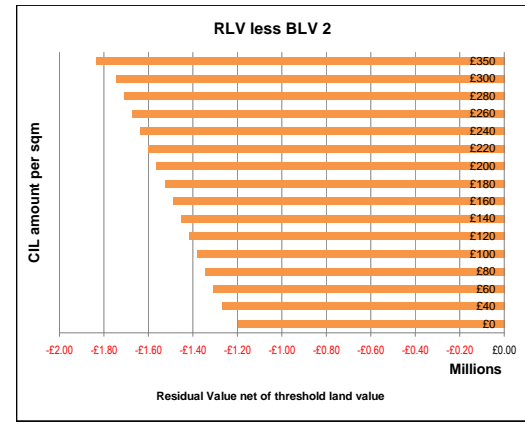
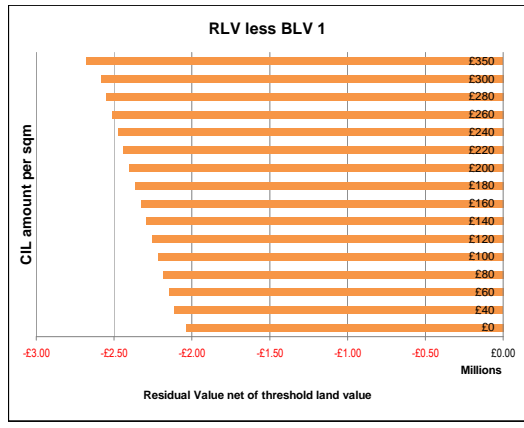
Site type 4	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,515	17,031	-2,502,969	-1,662,969	882,969	482,969
40	-28,072	-56,145	-2,576,145	-1,736,145	-956,145	-556,145
60	-46,366	-92,733	-2,612,733	-1,772,733	-992,733	-592,733
80	-64,660	-129,320	-2,649,320	-1,809,320	-1,029,320	-629,320
100	-82,954	-165,908	-2,685,908	-1,845,908	-1,065,908	-665,908
120	-101,248	-202,496	-2,722,496	-1,882,496	-1,102,496	-702,496
140	-119,542	-239,084	-2,759,084	-1,919,084	-1,139,084	-739,084
160	-137,836	-275,671	-2,795,671	-1,955,671	-1,175,671	-775,671
180	-156,129	-312,259	-2,832,259	-1,992,259	-1,212,259	-812,259
200	-174,423	-348,847	-2,868,847	-2,028,847	-1,248,847	-848,847
220	-192,717	-385,434	-2,905,434	-2,065,434	-1,285,434	-885,434
240	-211,011	-422,022	-2,942,022	-2,102,022	-1,322,022	-922,022
260	-229,305	-458,610	-2,978,610	-2,138,610	-1,358,610	-958,610
280	-247,599	-495,198	-3,015,198	-2,175,198	-1,395,198	-995,198
300	-265,893	-531,785	-3,051,785	-2,211,785	-1,431,785	-1,031,785
350	-311,627	-623,255	-3,143,255	-2,303,255	-1,523,255	-1,123,255



Site type 4	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	498,361	996,723	-1,523,277	-683,277	96,723	496,723
40	461,774	923,547	-1,596,453	-756,453	23,547	423,547
60	443,480	886,960	-1,633,040	-793,040	13,040	386,960
80	425,186	850,372	-1,669,628	-829,628	-49,628	350,372
100	406,892	813,784	-1,706,216	-866,216	-86,216	313,784
120	388,598	777,196	-1,742,804	-902,804	-122,804	277,196
140	370,304	740,609	-1,779,391	-939,391	-159,391	240,609
160	352,010	704,021	-1,815,979	-975,979	-195,979	204,021
180	333,717	667,433	-1,852,567	-1,012,567	-232,567	167,433
200	315,423	630,845	-1,889,155	-1,049,155	-269,155	130,845
220	297,129	594,258	-1,925,742	-1,085,742	-305,742	94,258
240	278,835	557,670	-1,962,330	-1,122,330	-342,330	57,670
260	260,541	521,082	-1,998,918	-1,158,918	-378,918	21,082
280	242,247	484,495	-2,035,505	-1,195,505	-415,505	-15,505
300	223,953	447,907	-2,072,093	-1,232,093	-452,093	-52,093
350	178,219	356,438	-2,163,562	-1,323,562	-543,562	-143,562



Site type 4	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	241,197	482,394	-2,037,606	-1,197,606	-417,606	17,606
40	204,609	409,218	-2,110,782	-1,270,782	-490,782	-90,782
60	186,315	372,631	-2,147,369	-1,307,369	-527,369	-127,369
80	168,022	336,043	-2,183,957	-1,343,957	-563,957	-163,957
100	149,728	299,455	-2,220,545	-1,380,545	-600,545	-200,545
120	131,434	262,868	-2,257,132	-1,417,132	-637,132	-237,132
140	113,140	226,280	-2,293,720	-1,453,720	-673,720	-273,720
160	94,846	189,692	-2,330,308	-1,490,308	-710,308	-310,308
180	76,552	153,104	-2,366,896	-1,526,896	-746,896	-346,896
200	58,258	116,517	-2,403,483	-1,563,483	-783,483	-383,483
220	39,964	79,929	-2,440,071	-1,600,071	-820,071	-420,071
240	21,671	43,341	-2,476,659	-1,636,659	-856,659	-456,659
260	3,377	6,754	-2,513,246	-1,673,246	-893,246	-493,246
280	-14,917	-29,834	-2,549,834	-1,709,834	-929,834	-529,834
300	-33,211	-66,422	-2,586,422	-1,746,422	-966,422	-566,422
350	-78,946	-157,891	-2,677,891	-1,837,891	-1,057,891	-657,891



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

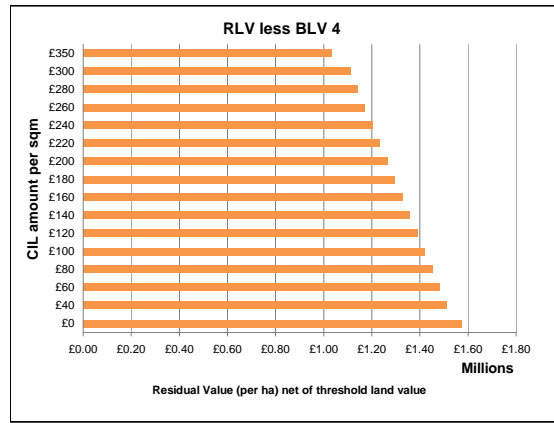
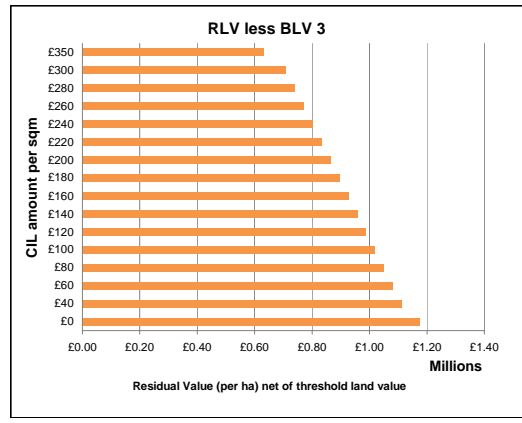
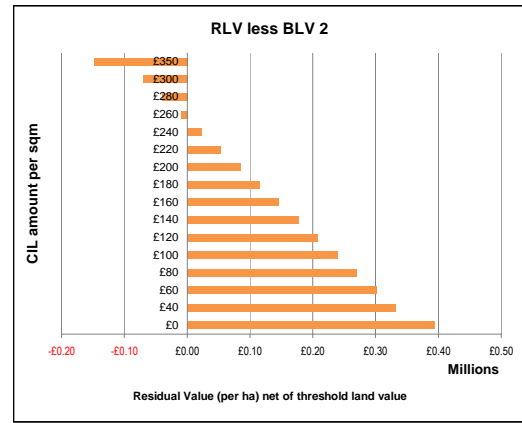
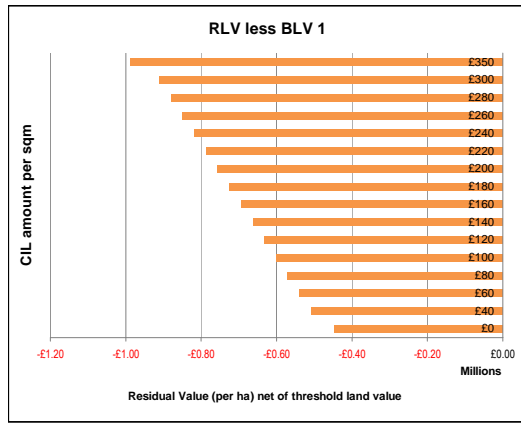
SITE TYPE 4
20 UNITS
HOUSES
40 UPH

CSH level:	3
Aff Hsg:	45%

Sales value inflation	
Build cost inflation	
Profit	

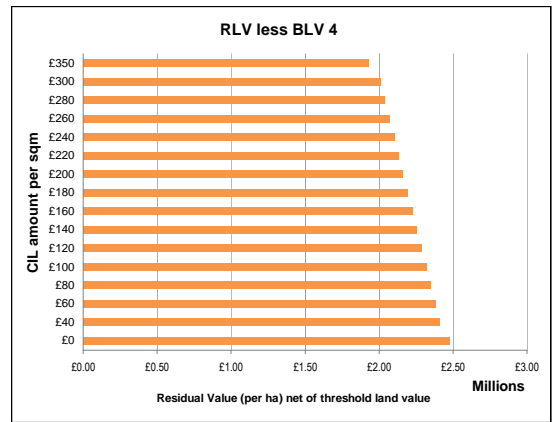
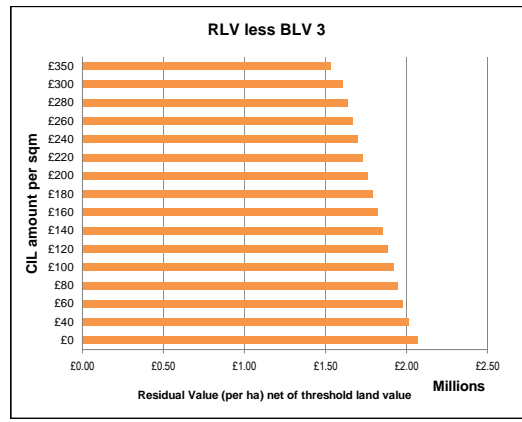
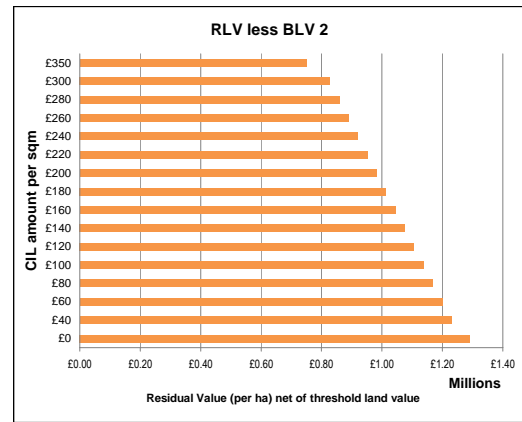
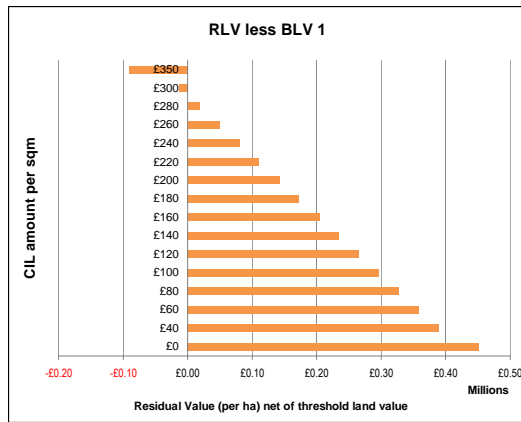
Site type 4 Description: **Area 1 £5554 psm Bath CC** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,036,857	2,073,713	-446,287	393,713	1,173,713	1,573,713
40	1,005,898	2,011,795	-508,205	331,795	1,111,795	1,511,795
60	990,418	1,980,837	-539,163	300,837	1,080,837	1,480,837
80	974,939	1,949,878	-570,122	269,878	1,049,878	1,449,878
100	959,459	1,918,919	-601,081	238,919	1,018,919	1,418,919
120	943,980	1,887,960	-632,040	207,960	987,960	1,387,960
140	928,501	1,857,001	-662,999	177,001	957,001	1,357,001
160	913,021	1,826,042	-693,958	146,042	926,042	1,326,042
180	897,542	1,795,084	-724,916	115,084	895,084	1,295,084
200	882,062	1,764,125	-755,875	84,125	864,125	1,264,125
220	866,583	1,733,166	-786,834	53,166	833,166	1,233,166
240	851,103	1,702,207	-817,793	22,207	802,207	1,202,207
260	835,624	1,671,248	-848,752	8,752	771,248	1,171,248
280	820,145	1,640,289	-879,711	-39,711	740,289	1,140,289
300	804,665	1,609,330	-910,670	-70,670	709,330	1,109,330
350	765,967	1,531,933	-988,067	-148,067	631,933	1,031,933



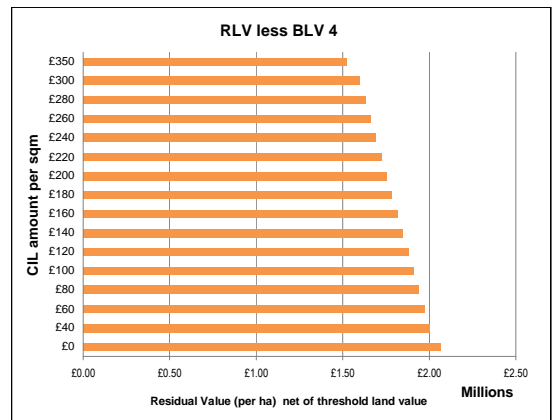
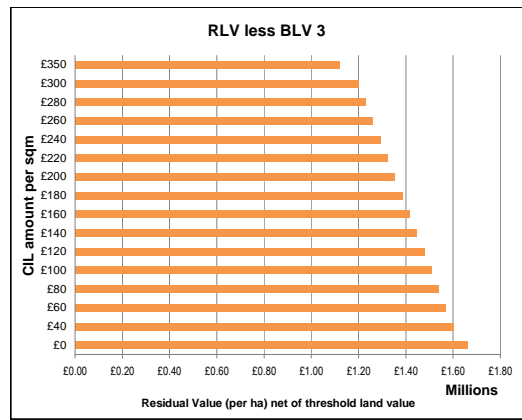
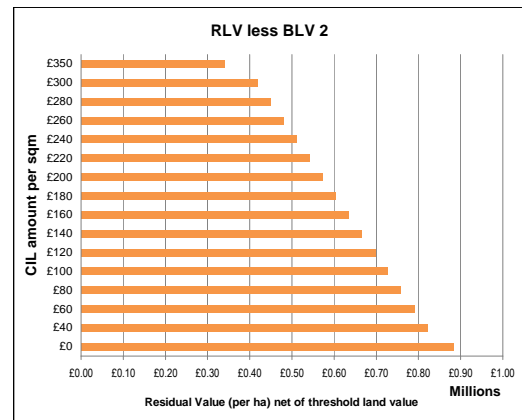
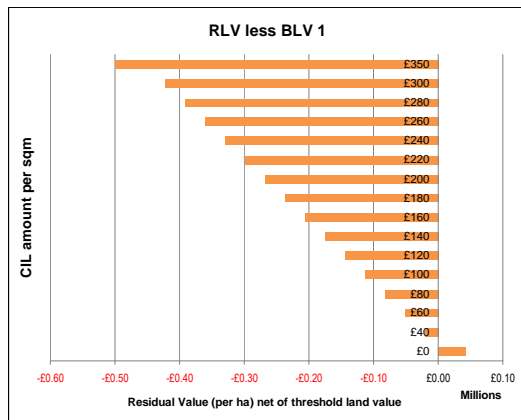
Site type 4 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,485,646	2,971,293	451,293	1,291,293	2,071,293	2,471,293
40	1,454,688	2,909,375	389,375	1,229,375	2,009,375	2,409,375
60	1,439,208	2,878,416	358,416	1,198,416	1,978,416	2,378,416
80	1,423,729	2,847,458	327,458	1,167,458	1,947,458	2,347,458
100	1,408,249	2,816,499	296,499	1,136,499	1,916,499	2,316,499
120	1,392,770	2,785,540	265,540	1,105,540	1,885,540	2,285,540
140	1,377,291	2,754,581	234,581	1,074,581	1,854,581	2,254,581
160	1,361,811	2,723,622	203,622	1,043,622	1,823,622	2,223,622
180	1,346,332	2,692,663	172,663	1,012,663	1,792,663	2,192,663
200	1,330,852	2,661,704	141,704	981,704	1,761,704	2,161,704
220	1,315,373	2,630,746	110,746	950,746	1,730,746	2,130,746
240	1,299,893	2,599,787	79,787	919,787	1,699,787	2,099,787
260	1,284,414	2,568,828	48,828	888,828	1,668,828	2,068,828
280	1,268,935	2,537,869	17,869	857,869	1,637,869	2,037,869
300	1,253,455	2,506,910	-13,090	826,910	1,606,910	2,006,910
350	1,214,757	2,429,513	-90,487	749,513	1,529,513	1,929,513

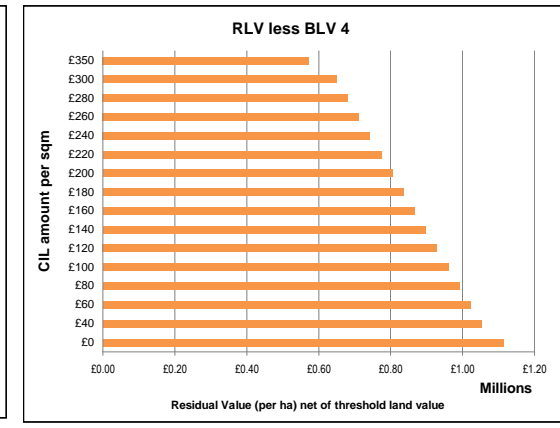
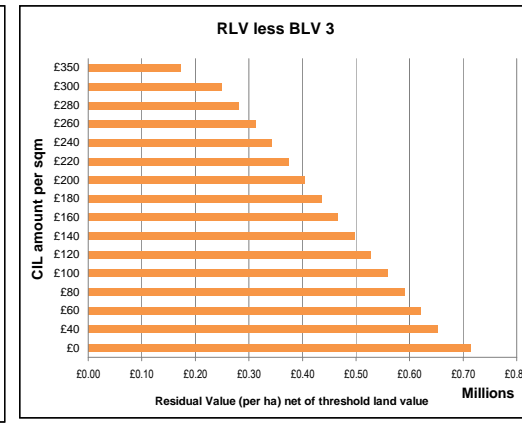
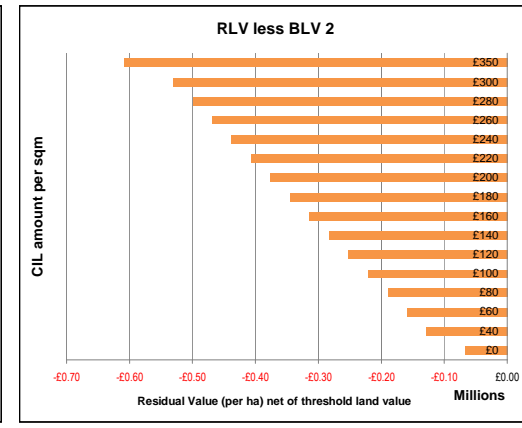
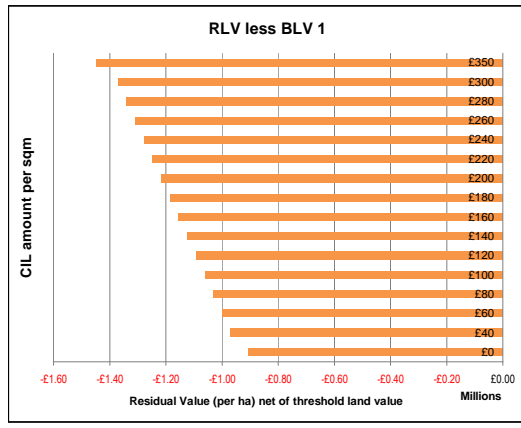


Site type 4 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.50 ha

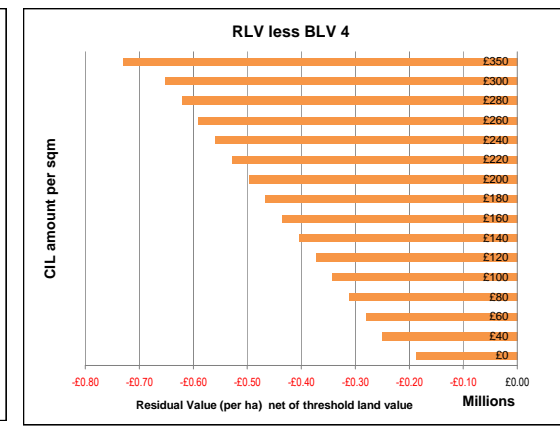
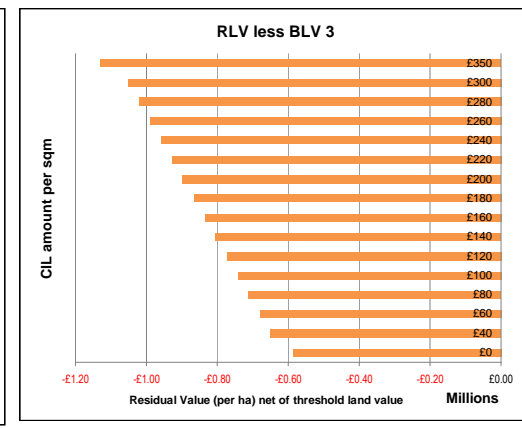
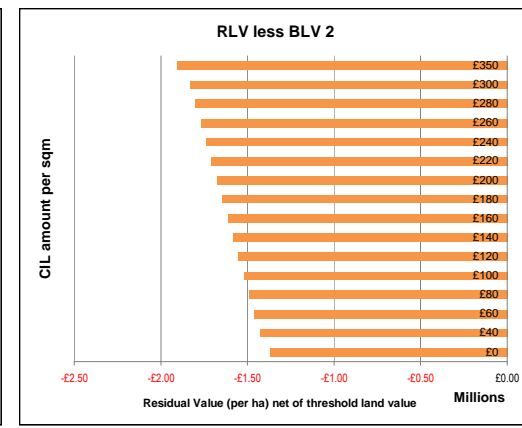
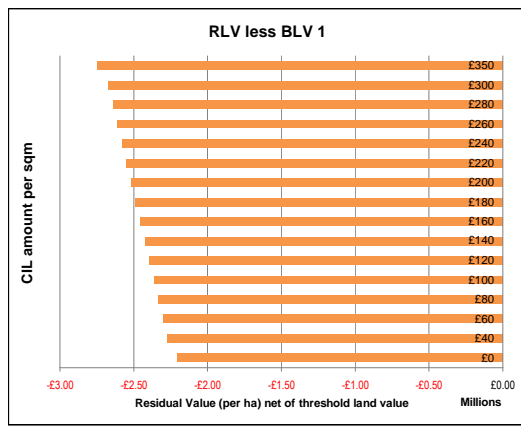
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,280,971	2,561,941	41,941	881,941	1,661,941	2,061,941
40	1,250,012	2,500,024	-19,976	820,024	1,600,024	2,000,024
60	1,234,532	2,469,065	-50,935	789,065	1,569,065	1,969,065
80	1,219,053	2,438,106	-81,894	758,106	1,538,106	1,938,106
100	1,203,574	2,407,147	-112,853	727,147	1,507,147	1,907,147
120	1,188,094	2,376,188	-143,812	696,188	1,476,188	1,876,188
140	1,172,615	2,345,229	-174,771	665,229	1,445,229	1,845,229
160	1,157,135	2,314,271	-205,729	634,271	1,414,271	1,814,271
180	1,141,656	2,283,312	-236,688	603,312	1,383,312	1,783,312
200	1,126,176	2,252,353	-267,647	572,353	1,352,353	1,752,353
220	1,110,697	2,221,394	-298,606	541,394	1,321,394	1,721,394
240	1,095,218	2,190,435	-329,565	510,435	1,290,435	1,690,435
260	1,079,738	2,159,476	-360,524	479,476	1,259,476	1,659,476
280	1,064,259	2,128,518	-391,482	448,518	1,228,518	1,628,518
300	1,048,779	2,097,559	-422,441	417,559	1,197,559	1,597,559
350	1,010,081	2,020,162	-499,838	340,162	1,120,162	1,520,162



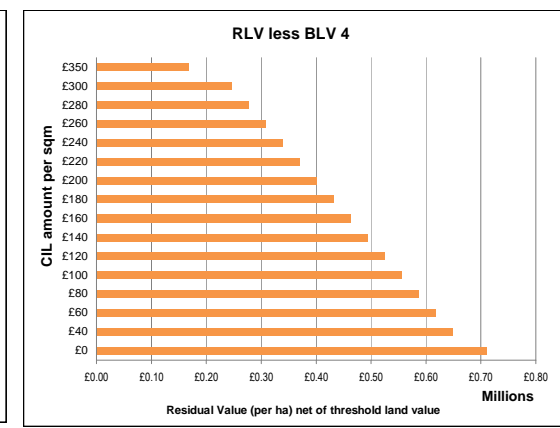
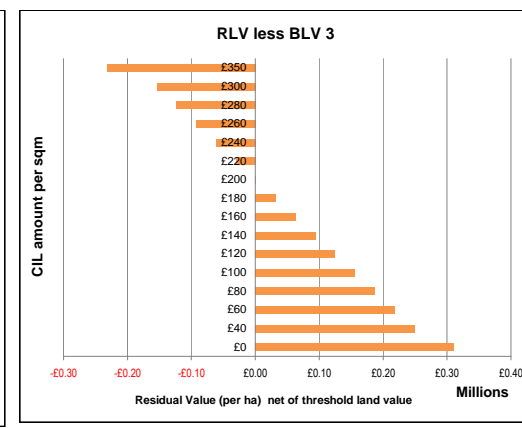
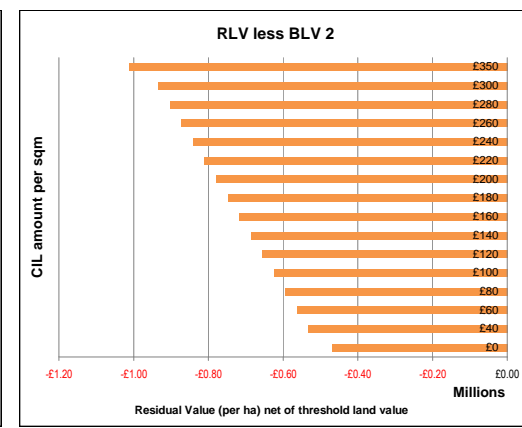
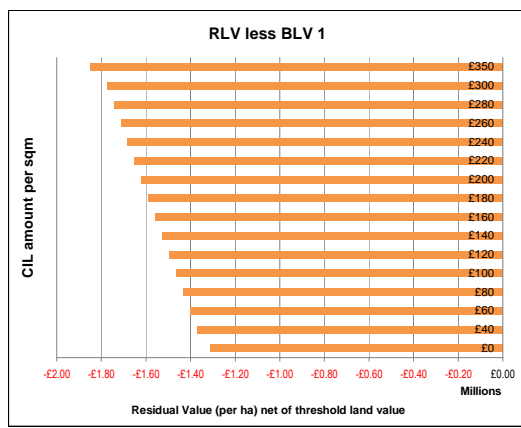
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	806,754	1,613,507	- 906,493	- 66,493	713,507	1,113,507
40	775,795	1,551,589	- 968,411	- 128,411	651,589	1,051,589
60	760,315	1,520,631	- 999,369	- 159,369	620,631	1,020,631
80	744,836	1,489,672	- 1,030,328	- 190,328	589,672	989,672
100	729,356	1,458,713	- 1,061,287	- 221,287	558,713	958,713
120	713,877	1,427,754	- 1,092,246	- 252,246	527,754	927,754
140	698,398	1,396,795	- 1,123,205	- 283,205	496,795	896,795
160	682,918	1,365,836	- 1,154,164	- 314,164	465,836	865,836
180	667,439	1,334,878	- 1,185,122	- 345,122	434,878	834,878
200	651,959	1,303,919	- 1,216,081	- 376,081	403,919	803,919
220	636,480	1,272,960	- 1,247,040	- 407,040	372,960	772,960
240	621,001	1,242,001	- 1,277,999	- 437,999	342,001	742,001
260	605,521	1,211,042	- 1,308,958	- 468,958	311,042	711,042
280	590,042	1,180,083	- 1,339,917	- 499,917	280,083	680,083
300	574,562	1,149,125	- 1,370,875	- 530,875	249,125	649,125
350	535,864	1,071,727	- 1,448,273	- 608,273	171,727	571,727



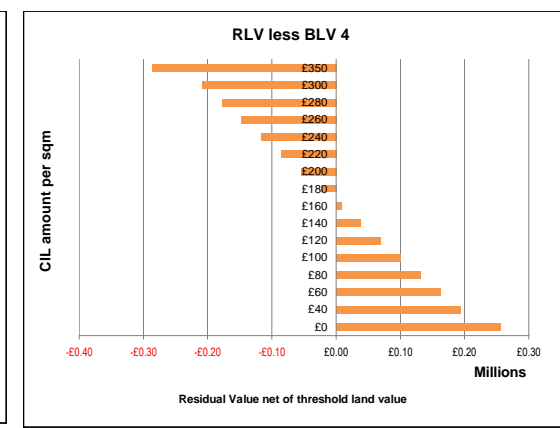
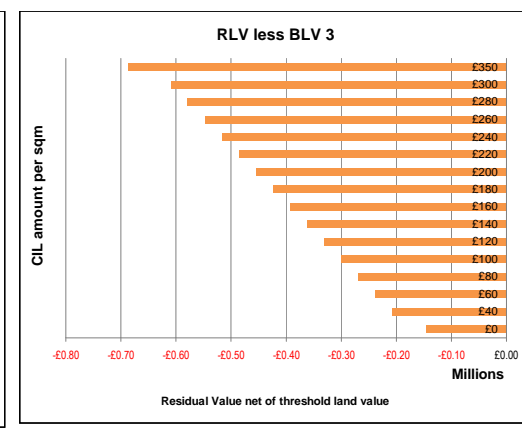
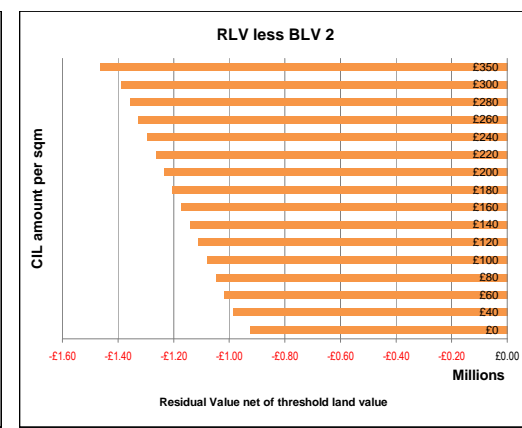
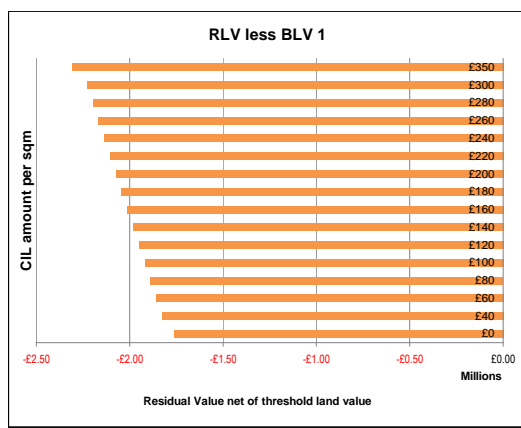
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	156,146	312,292	- 2,207,708	- 1,367,708	- 587,708	- 187,708
40	125,187	250,375	- 2,269,625	- 1,429,625	- 649,625	- 249,625
60	109,708	219,416	- 2,300,584	- 1,460,584	- 680,584	- 280,584
80	94,228	188,457	- 2,331,543	- 1,491,543	- 711,543	- 311,543
100	78,749	157,498	- 2,362,502	- 1,522,502	- 742,502	- 342,502
120	63,270	126,539	- 2,393,461	- 1,553,461	- 773,461	- 373,461
140	47,790	95,580	- 2,424,420	- 1,584,420	- 804,420	- 404,420
160	32,311	64,622	- 2,455,378	- 1,615,378	- 835,378	- 435,378
180	16,831	33,663	- 2,486,337	- 1,646,337	- 866,337	- 466,337
200	1,352	2,704	- 2,517,296	- 1,677,296	- 897,296	- 497,296
220	-14,127	-28,255	- 2,548,255	- 1,708,255	- 928,255	- 528,255
240	-29,607	-59,214	- 2,579,214	- 1,739,214	- 959,214	- 559,214
260	-45,086	-90,173	- 2,610,173	- 1,770,173	- 990,173	- 590,173
280	-60,566	-121,131	- 2,641,131	- 1,801,131	- 1,021,131	- 621,131
300	-76,045	-152,090	- 2,672,090	- 1,832,090	- 1,052,090	- 652,090
350	-114,744	-229,487	- 2,749,487	- 1,909,487	- 1,129,487	- 729,487



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	605,158	1,210,316	- 1,309,684	- 469,684	310,316	710,316
40	574,199	1,148,398	- 1,371,602	- 531,602	248,398	648,398
60	558,720	1,117,440	- 1,402,560	- 562,560	217,440	617,440
80	543,240	1,086,481	- 1,433,519	- 593,519	186,481	586,481
100	527,761	1,055,522	- 1,464,478	- 624,478	155,522	555,522
120	512,281	1,024,563	- 1,495,437	- 655,437	124,563	524,563
140	496,802	993,604	- 1,526,396	- 686,396	93,604	493,604
160	481,323	962,645	- 1,557,355	- 717,355	62,645	462,645
180	465,843	931,686	- 1,588,314	- 748,314	31,686	431,686
200	450,364	900,728	- 1,619,272	- 779,272	728	400,728
220	434,884	869,769	- 1,650,231	- 810,231	30,231	369,769
240	419,405	838,810	- 1,681,190	- 841,190	61,190	338,810
260	403,926	807,851	- 1,712,149	- 872,149	92,149	307,851
280	388,446	776,892	- 1,743,108	- 903,108	123,108	276,892
300	372,967	745,933	- 1,774,067	- 934,067	154,067	245,933
350	334,268	668,536	- 1,851,464	- 1,011,464	231,464	168,536



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	377,515	755,031	- 1,764,969	- 924,969	- 144,969	255,031
40	346,556	693,113	- 1,826,887	- 986,887	- 206,887	193,113
60	331,077	662,154	- 1,857,846	- 1,017,846	- 237,846	162,154
80	315,598	631,195	- 1,888,805	- 1,048,805	- 268,805	131,195
100	300,118	600,236	- 1,919,764	- 1,079,764	- 299,764	100,236
120	284,639	569,278	- 1,950,722	- 1,110,722	- 330,722	69,278
140	269,159	538,319	- 1,981,681	- 1,141,681	- 361,681	38,319
160	253,680	507,360	- 2,012,640	- 1,172,640	- 392,640	7,360
180	238,201	476,401	- 2,043,599	- 1,203,599	- 423,599	- 23,599
200	222,721	445,442	- 2,074,558	- 1,234,558	- 454,558	- 54,558
220	207,242	414,483	- 2,105,517	- 1,265,517	- 485,517	- 85,517
240	191,762	383,525	- 2,136,475	- 1,296,475	- 516,475	- 116,475
260	176,283	352,566	- 2,167,434	- 1,327,434	- 547,434	- 147,434
280	160,803	321,607	- 2,198,393	- 1,358,393	- 578,393	- 178,393
300	145,324	290,648	- 2,229,352	- 1,389,352	- 609,352	- 209,352
350	106,625	213,251	- 2,306,749	- 1,466,749	- 686,749	- 286,749



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 4

20 UNITS

HOUSES

40 UPH

CSH level: 4

Aff Hsg: 45%

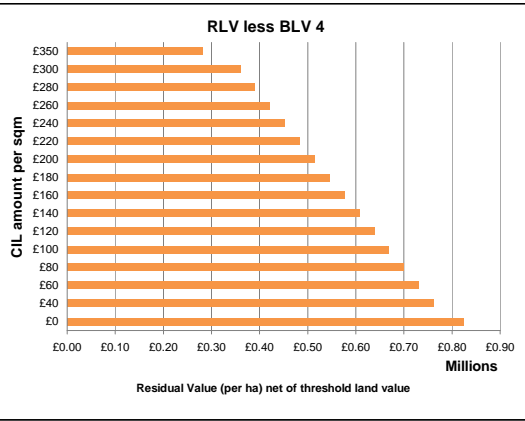
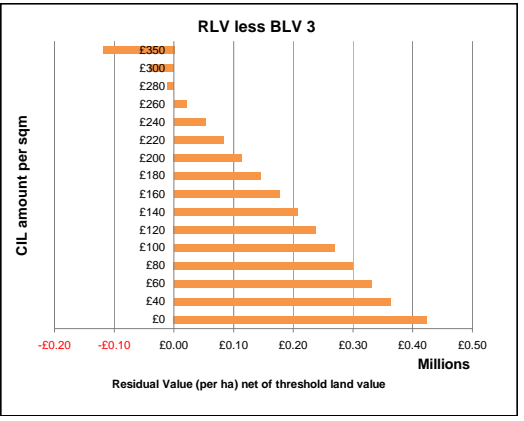
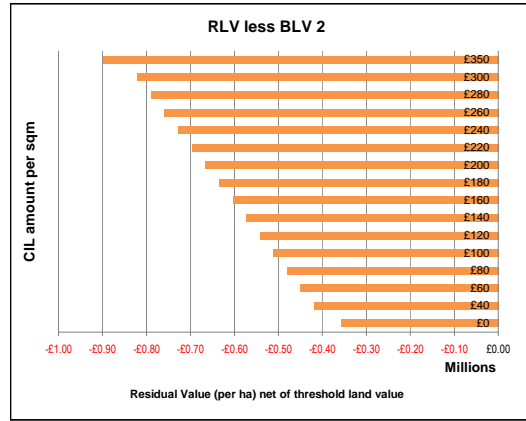
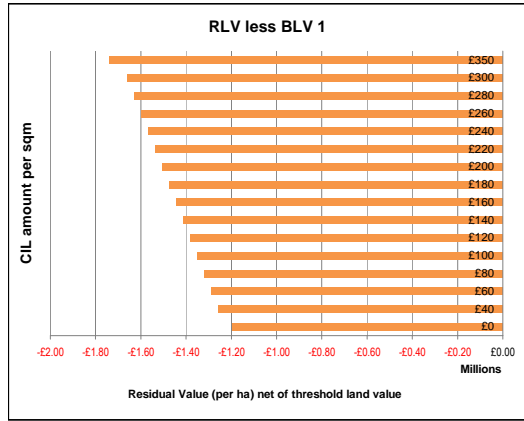
Sales value inflation

Build cost inflation

Profit

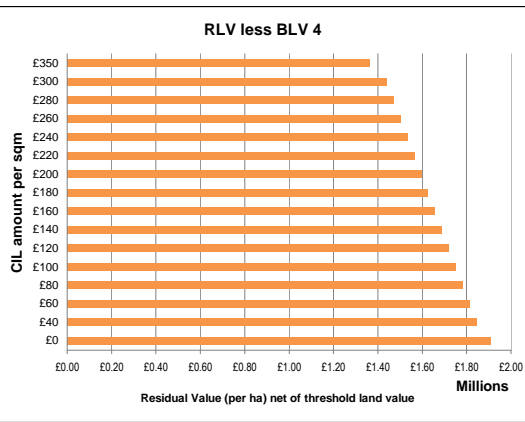
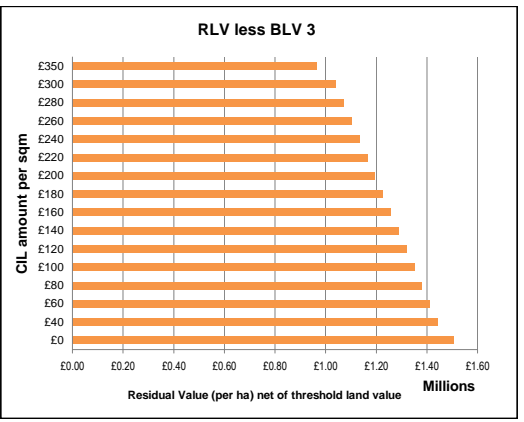
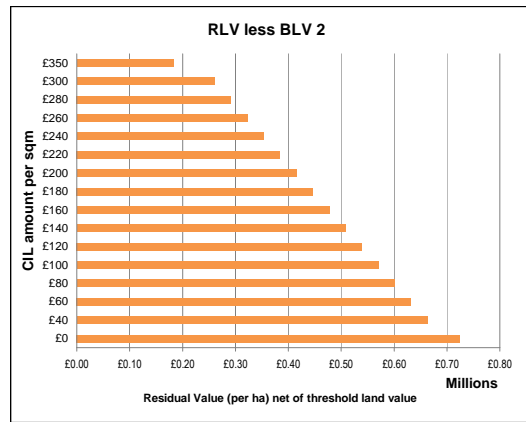
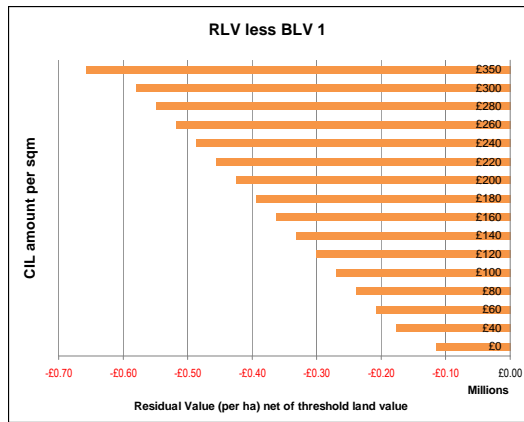
Site type 4 Description: **Area 1** £554 psm Bath CC Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	661,689	1,323,377	-1,196,623	-356,623	-423,377	-823,377
40	630,730	1,261,460	-1,258,540	-418,540	-361,460	-761,460
60	615,250	1,230,501	-1,289,499	-449,499	-330,501	-730,501
80	599,771	1,199,542	-1,320,458	-480,458	-299,542	-699,542
100	584,292	1,168,583	-1,351,417	-511,417	-268,583	-668,583
120	568,812	1,137,624	-1,382,376	-542,376	-237,624	-637,624
140	553,333	1,106,665	-1,413,335	-573,335	-206,665	-606,665
160	537,853	1,075,707	-1,444,293	-604,293	-175,707	-575,707
180	522,374	1,044,748	-1,475,252	-635,252	-144,748	-544,748
200	506,894	1,013,789	-1,506,211	-666,211	-113,789	-513,789
220	491,415	982,830	-1,537,170	-697,170	-82,830	-482,830
240	475,936	951,871	-1,568,129	-728,129	-51,871	-451,871
260	460,456	920,912	-1,599,088	-759,088	-20,912	-420,912
280	444,977	889,954	-1,630,046	-790,046	-10,046	-389,954
300	429,497	858,995	-1,661,005	-821,005	-41,005	-358,995
350	390,799	781,598	-1,738,402	-898,402	-118,402	-281,598



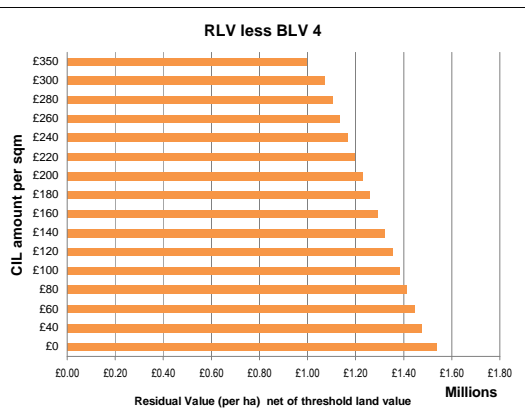
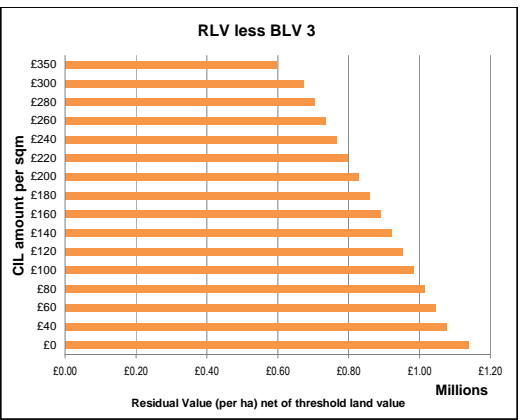
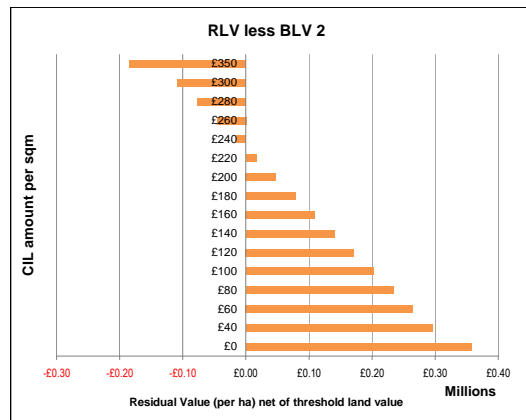
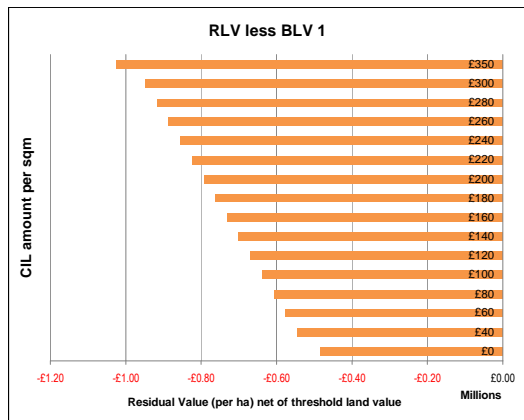
Site type 4 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,202,186	2,404,373	-115,627	724,373	1,504,373	1,904,373
40	1,171,227	2,342,455	-177,545	662,455	1,442,455	1,842,455
60	1,155,748	2,311,496	-208,504	631,496	1,411,496	1,811,496
80	1,140,269	2,280,537	-239,463	600,537	1,380,537	1,780,537
100	1,124,789	2,249,578	-270,422	569,578	1,349,578	1,749,578
120	1,109,310	2,218,620	-301,380	538,620	1,318,620	1,718,620
140	1,093,830	2,187,661	-332,339	507,661	1,287,661	1,687,661
160	1,078,351	2,156,702	-363,298	476,702	1,256,702	1,656,702
180	1,062,871	2,125,743	-394,257	445,743	1,225,743	1,625,743
200	1,047,392	2,094,784	-425,216	414,784	1,194,784	1,594,784
220	1,031,913	2,063,825	-456,175	383,825	1,163,825	1,563,825
240	1,016,433	2,032,866	-487,134	352,866	1,132,866	1,532,866
260	1,000,954	2,001,908	-518,092	321,908	1,101,908	1,501,908
280	985,474	1,970,949	-549,051	290,949	1,070,949	1,470,949
300	969,995	1,939,990	-580,010	259,990	1,039,990	1,439,990
350	931,296	1,862,593	-657,407	182,593	962,593	1,362,593

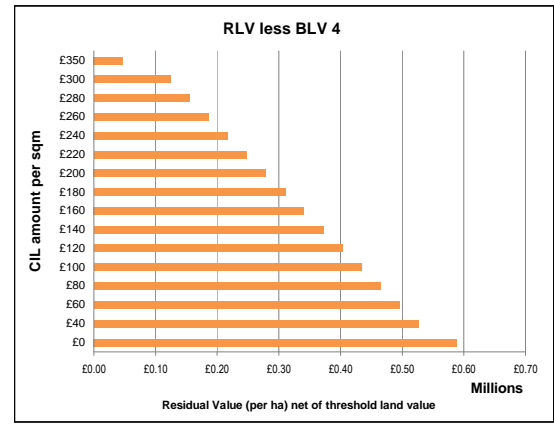
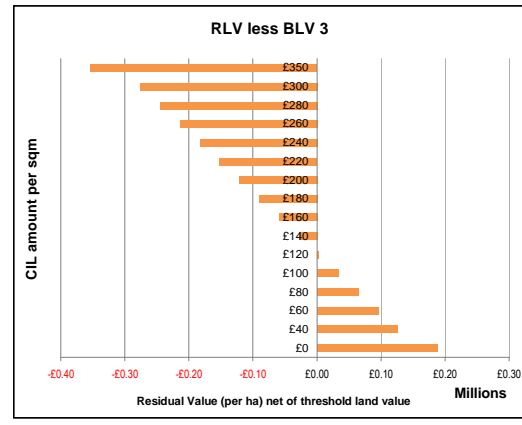
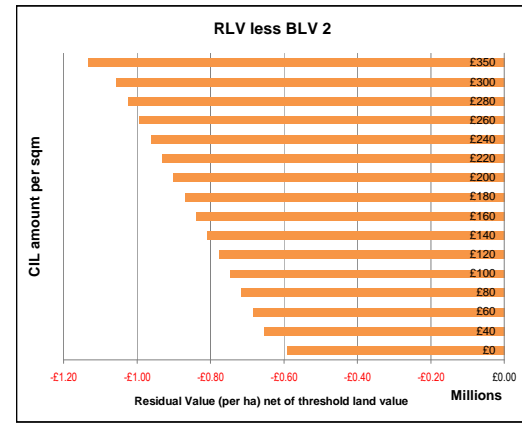
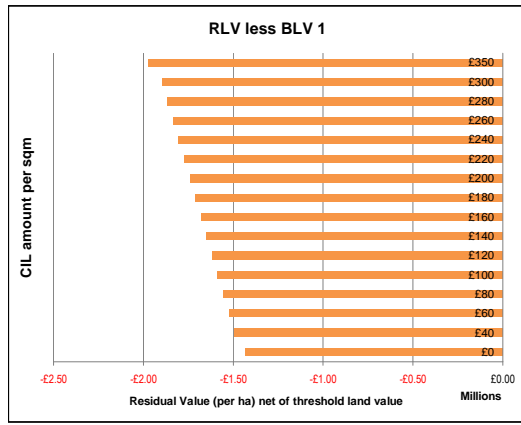


Site type 4 Description: **Area 3** £4414 psm Bath N & E Site area: 0.50 ha

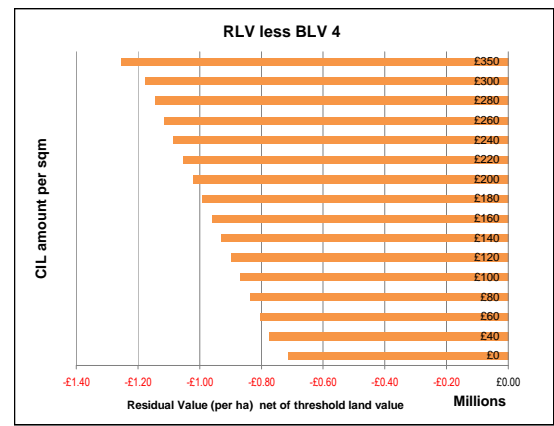
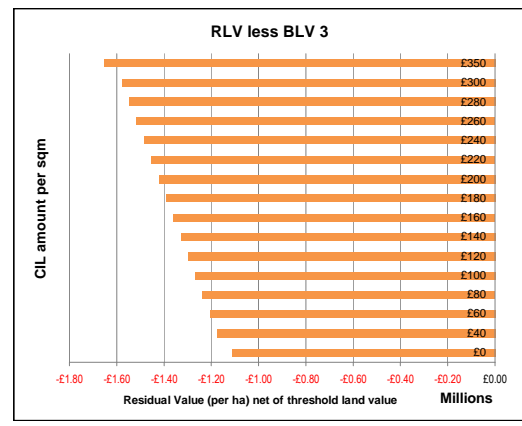
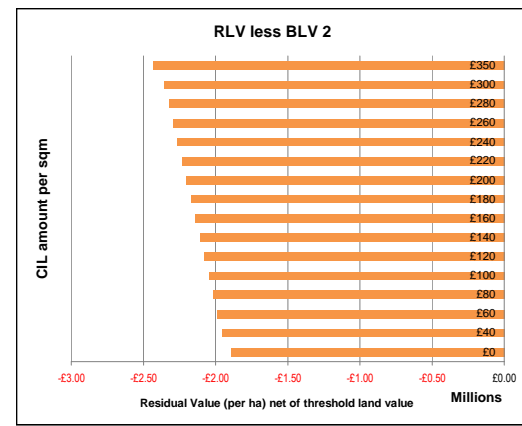
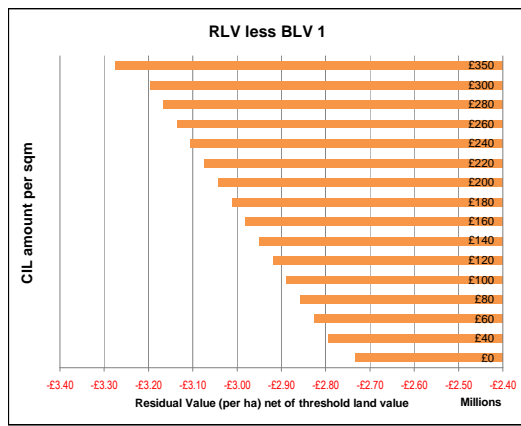
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,018,353	2,036,706	-483,294	356,706	1,136,706	1,536,706
40	987,394	1,974,789	-545,211	294,789	1,074,789	1,474,789
60	971,915	1,943,830	-576,170	263,830	1,043,830	1,443,830
80	956,435	1,912,871	-607,129	232,871	1,012,871	1,412,871
100	940,956	1,881,912	-638,088	201,912	981,912	1,381,912
120	925,477	1,850,953	-669,047	170,953	950,953	1,350,953
140	909,997	1,819,994	-700,006	139,994	919,994	1,319,994
160	894,518	1,789,036	-730,964	109,036	889,036	1,289,036
180	879,038	1,758,077	-761,923	78,077	858,077	1,258,077
200	863,559	1,727,118	-792,882	47,118	827,118	1,227,118
220	848,080	1,696,159	-823,841	16,159	796,159	1,196,159
240	832,600	1,665,200	-854,800	-14,800	765,200	1,165,200
260	817,121	1,634,241	-885,759	-45,759	734,241	1,134,241
280	801,641	1,603,283	-916,717	-76,717	703,283	1,103,283
300	786,162	1,572,324	-947,676	-107,676	672,324	1,072,324
350	747,463	1,494,927	-1,025,073	-185,073	594,927	994,927



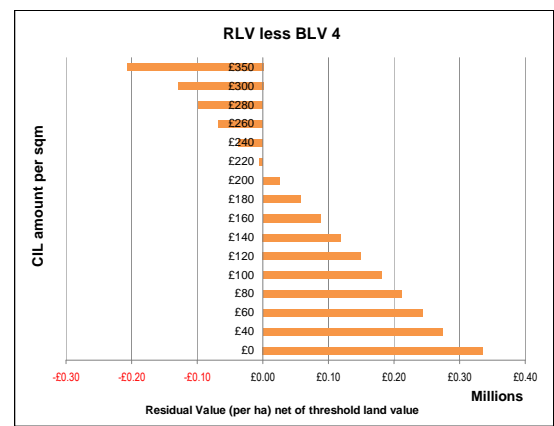
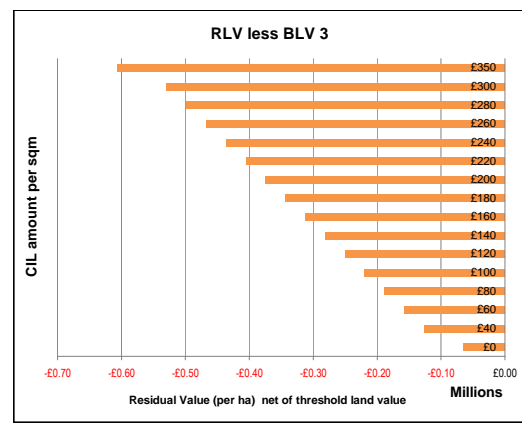
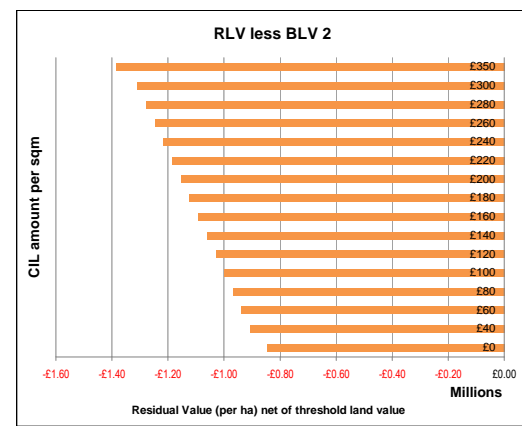
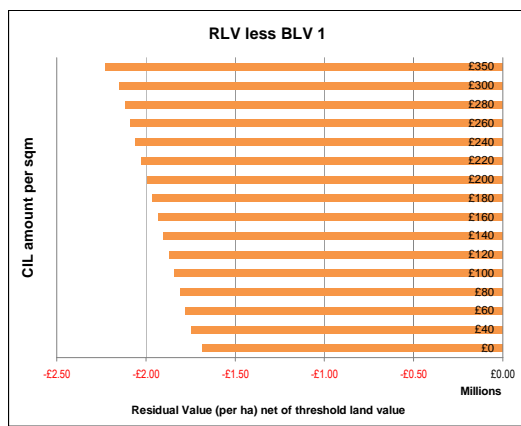
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	544,136	1,088,272	- 1,431,728	- 591,728	188,272	588,272
40	513,177	1,026,354	- 1,493,646	- 653,646	126,354	526,354
60	497,698	995,396	- 1,524,604	- 684,604	95,396	495,396
80	482,218	964,437	- 1,555,563	- 715,563	64,437	464,437
100	466,739	933,478	- 1,586,522	- 746,522	33,478	433,478
120	451,260	902,519	- 1,617,481	- 777,481	2,519	402,519
140	435,780	871,560	- 1,648,440	- 808,440	- 28,440	371,560
160	420,301	840,601	- 1,679,399	- 839,399	- 59,399	340,601
180	404,821	809,643	- 1,710,357	- 870,357	- 90,357	309,643
200	389,342	778,684	- 1,741,316	- 901,316	- 121,316	278,684
220	373,862	747,725	- 1,772,275	- 932,275	- 152,275	247,725
240	358,383	716,766	- 1,803,234	- 963,234	- 183,234	216,766
260	342,904	685,807	- 1,834,193	- 994,193	- 214,193	185,807
280	327,424	654,848	- 1,865,152	- 1,025,152	- 245,152	154,848
300	311,945	623,890	- 1,896,110	- 1,056,110	- 276,110	123,890
350	273,246	546,492	- 1,973,508	- 1,133,508	- 353,508	46,492



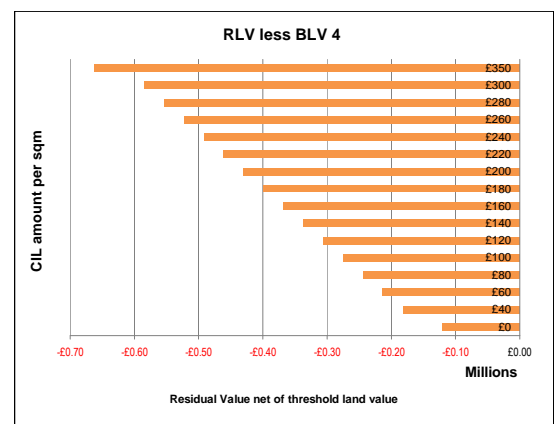
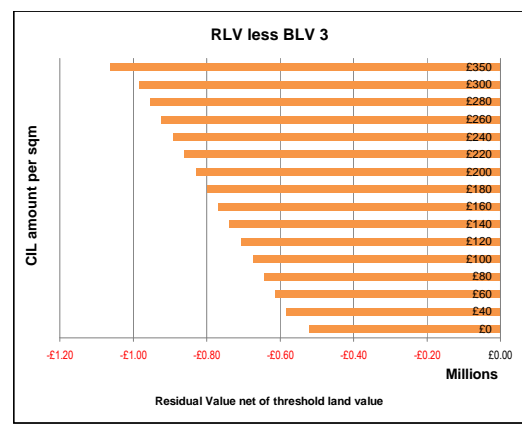
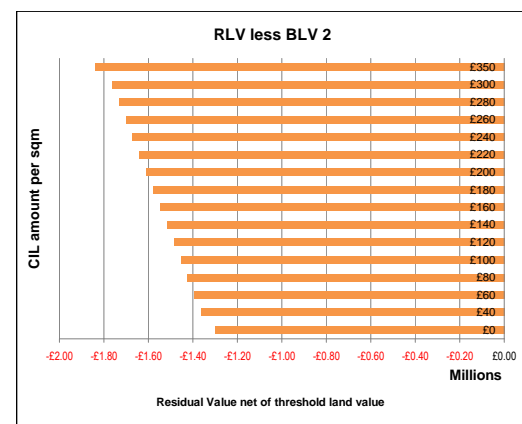
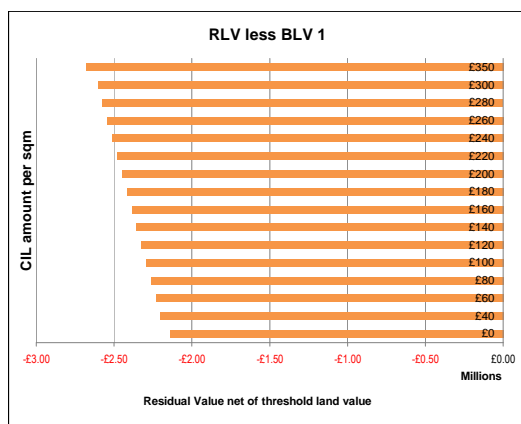
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-106,471	212,943	- 2,732,943	- 1,892,943	- 1,112,943	712,943
40	-137,430	274,860	- 2,794,860	- 1,954,860	- 1,174,860	774,860
60	-152,910	305,819	- 2,825,819	- 1,985,819	- 1,205,819	805,819
80	-168,389	336,778	- 2,856,778	- 2,016,778	- 1,236,778	836,778
100	-183,868	367,737	- 2,887,737	- 2,047,737	- 1,267,737	867,737
120	-199,348	398,696	- 2,918,696	- 2,078,696	- 1,298,696	898,696
140	-214,827	429,655	- 2,949,655	- 2,109,655	- 1,329,655	929,655
160	-230,307	460,613	- 2,980,613	- 2,140,613	- 1,360,613	960,613
180	-245,786	491,572	- 3,011,572	- 2,171,572	- 1,391,572	991,572
200	-261,266	522,531	- 3,042,531	- 2,202,531	- 1,422,531	1,022,531
220	-276,745	553,490	- 3,073,490	- 2,233,490	- 1,453,490	1,053,490
240	-292,224	584,449	- 3,104,449	- 2,264,449	- 1,484,449	1,084,449
260	-307,704	615,408	- 3,135,408	- 2,295,408	- 1,515,408	1,115,408
280	-323,183	646,366	- 3,166,366	- 2,326,366	- 1,546,366	1,146,366
300	-338,663	677,325	- 3,197,325	- 2,357,325	- 1,577,325	1,177,325
350	-377,361	754,722	- 3,274,722	- 2,434,722	- 1,654,722	1,254,722



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	417,574	835,148	- 1,684,852	- 844,852	- 64,852	335,148
40	386,615	773,230	- 1,746,770	- 906,770	- 126,770	273,230
60	371,136	742,272	- 1,777,728	- 937,728	- 157,728	242,272
80	355,656	711,313	- 1,808,687	- 968,687	- 188,687	211,313
100	340,177	680,354	- 1,839,646	- 999,646	- 219,646	180,354
120	324,698	649,395	- 1,870,605	- 1,030,605	- 250,605	149,395
140	309,218	618,436	- 1,901,564	- 1,061,564	- 281,564	118,436
160	293,739	587,477	- 1,932,523	- 1,092,523	- 312,523	87,477
180	278,259	556,519	- 1,963,481	- 1,123,481	- 343,481	56,519
200	262,780	525,560	- 1,994,440	- 1,154,440	- 374,440	25,560
220	247,300	494,601	- 2,025,399	- 1,185,399	- 405,399	- 5,399
240	231,821	463,642	- 2,056,358	- 1,216,358	- 436,358	- 36,358
260	216,342	432,683	- 2,087,317	- 1,247,317	- 467,317	- 67,317
280	200,862	401,724	- 2,118,276	- 1,278,276	- 498,276	- 98,276
300	185,383	370,766	- 2,149,234	- 1,309,234	- 529,234	- 129,234
350	146,684	293,368	- 2,226,632	- 1,386,632	- 606,632	- 206,632



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	189,931	379,863	- 2,140,137	- 1,300,137	- 520,137	120,137
40	158,973	317,945	- 2,202,055	- 1,362,055	- 582,055	182,055
60	143,493	286,986	- 2,233,014	- 1,393,014	- 613,014	213,014
80	128,014	256,027	- 2,263,973	- 1,423,973	- 643,973	243,973
100	112,534	225,069	- 2,294,931	- 1,454,931	- 674,931	274,931
120	97,055	194,110	- 2,325,890	- 1,485,890	- 705,890	305,890
140	81,575	163,151	- 2,356,849	- 1,516,849	- 736,849	336,849
160	66,096	132,192	- 2,387,808	- 1,547,808	- 767,808	367,808
180	50,617	101,233	- 2,418,767	- 1,578,767	- 798,767	398,767
200	35,137	70,274	- 2,449,726	- 1,609,726	- 829,726	429,726
220	19,658	39,316	- 2,480,684	- 1,640,684	- 860,684	460,684
240	4,178	8,357	- 2,511,643	- 1,671,643	- 891,643	491,643
260	-11,301	-22,602	- 2,542,602	- 1,702,602	- 922,602	522,602
280	-26,780	-53,561	- 2,573,561	- 1,733,561	- 953,561	553,561
300	-42,260	-84,520	- 2,604,520	- 1,764,520	- 984,520	584,520
350	-80,958	-161,917	- 2,681,917	- 1,841,917	- 1,061,917	661,917



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 4
20 UNITS
HOUSES
40 UPH

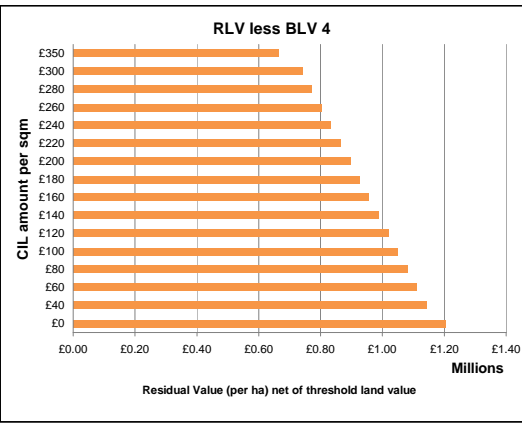
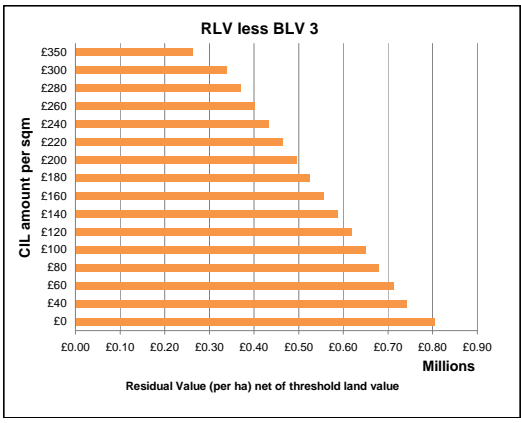
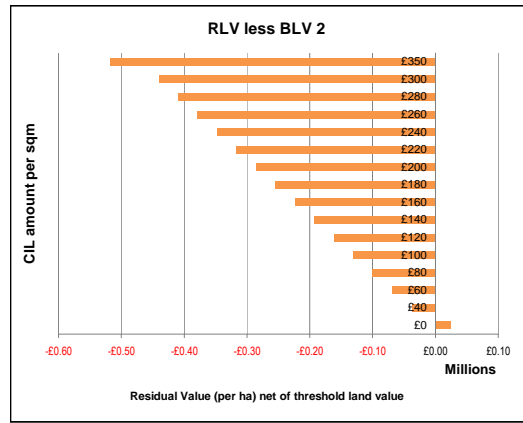
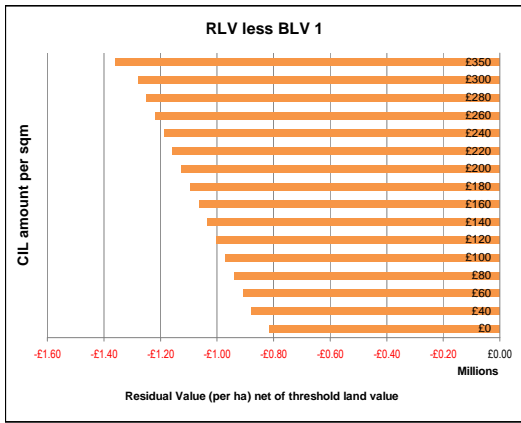
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	10%	Sales value inflation
Aff Hsg:	45%	5%	Build cost inflation
			Profit

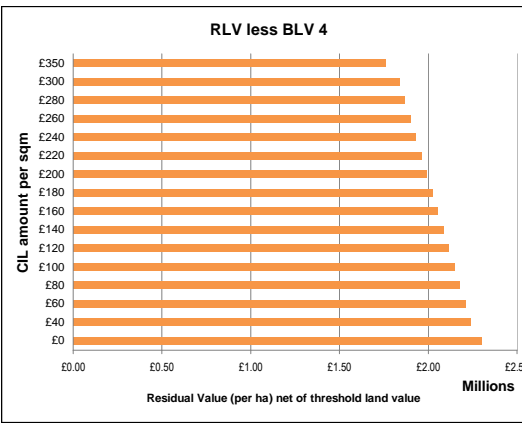
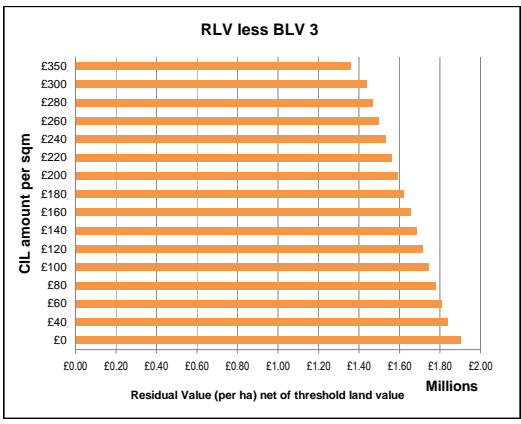
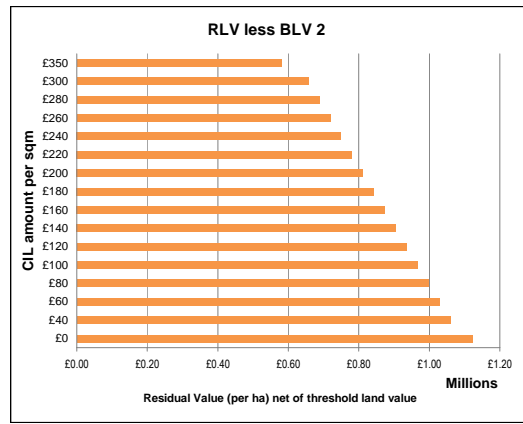
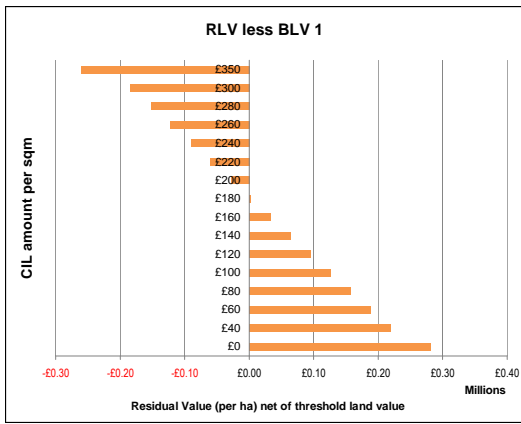
Site type 4 Description: **Area 1** £5554 psm Bath CC Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	852,081	1,704,162	- 815,838	24,162	804,162	1,204,162
40	821,122	1,642,244	- 877,756	37,756	742,244	1,142,244
60	805,643	1,611,286	- 908,714	68,714	711,286	1,111,286
80	790,163	1,580,327	- 939,673	99,673	680,327	1,080,327
100	774,684	1,549,368	- 970,632	130,632	649,368	1,049,368
120	759,205	1,518,409	- 1,001,591	161,591	618,409	1,018,409
140	743,725	1,487,450	- 1,032,550	192,550	587,450	987,450
160	728,246	1,456,491	- 1,063,509	223,509	556,491	956,491
180	712,766	1,425,532	- 1,094,468	254,468	525,532	925,532
200	697,287	1,394,574	- 1,125,426	285,426	494,574	894,574
220	681,807	1,363,615	- 1,156,385	316,385	463,615	863,615
240	666,328	1,332,656	- 1,187,344	347,344	432,656	832,656
260	650,849	1,301,697	- 1,218,303	378,303	401,697	801,697
280	635,369	1,270,738	- 1,249,262	409,262	370,738	770,738
300	619,890	1,239,779	- 1,280,221	440,221	339,779	739,779
350	581,191	1,162,382	- 1,357,618	517,618	262,382	662,382



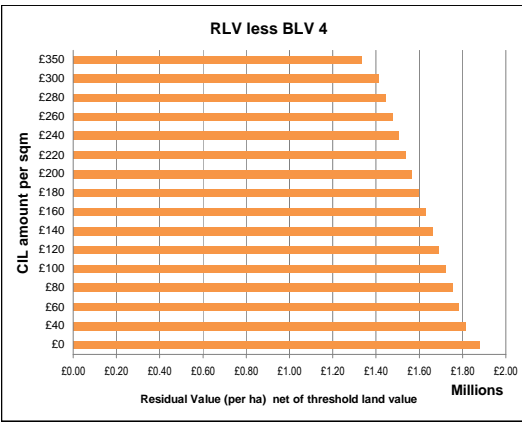
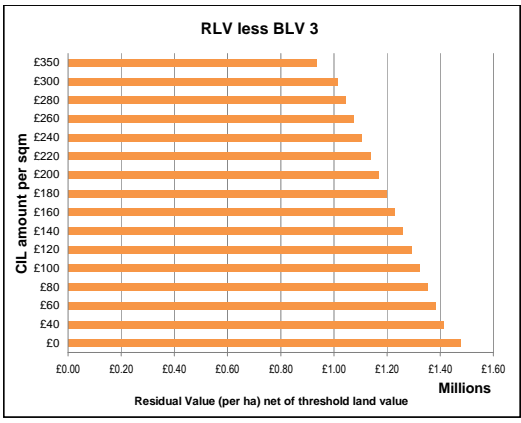
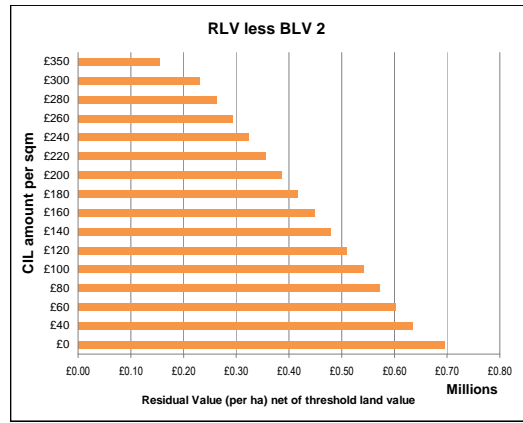
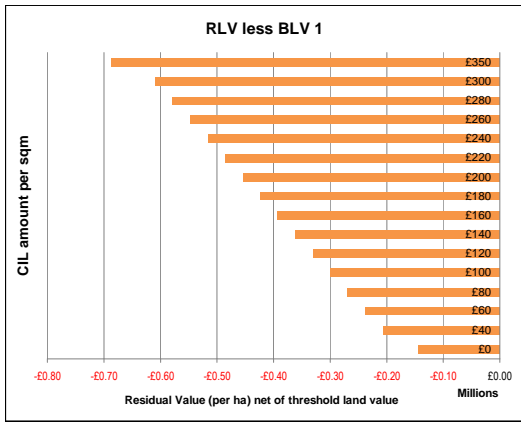
Site type 4 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,400,358	2,800,715	- 280,715	1,120,715	1,900,715	2,300,715
40	1,369,399	2,738,798	- 218,798	1,058,798	1,838,798	2,238,798
60	1,353,919	2,707,839	- 187,839	1,027,839	1,807,839	2,207,839
80	1,338,440	2,676,880	- 156,880	996,880	1,776,880	2,176,880
100	1,322,961	2,645,921	- 125,921	965,921	1,745,921	2,145,921
120	1,307,481	2,614,962	- 94,962	934,962	1,714,962	2,114,962
140	1,292,002	2,584,004	- 64,004	904,004	1,684,004	2,084,004
160	1,276,522	2,553,045	- 33,045	873,045	1,653,045	2,053,045
180	1,261,043	2,522,086	- 2,086	842,086	1,622,086	2,022,086
200	1,245,563	2,491,127	- 28,873	811,127	1,591,127	1,991,127
220	1,230,084	2,460,168	- 59,832	780,168	1,560,168	1,960,168
240	1,214,605	2,429,209	- 90,791	749,209	1,529,209	1,929,209
260	1,199,125	2,398,250	- 121,750	718,250	1,498,250	1,898,250
280	1,183,646	2,367,292	- 152,708	687,292	1,467,292	1,867,292
300	1,168,166	2,336,333	- 183,667	656,333	1,436,333	1,836,333
350	1,129,468	2,258,936	- 261,064	578,936	1,358,936	1,758,936

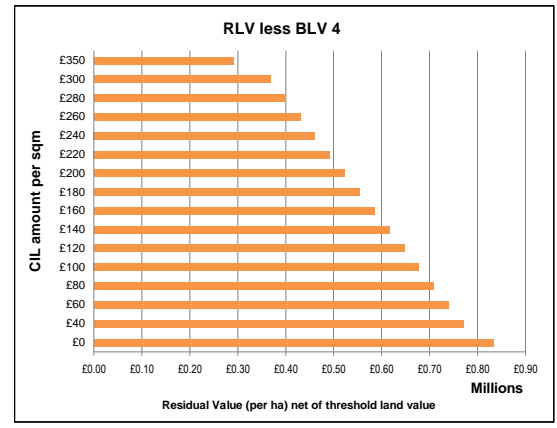
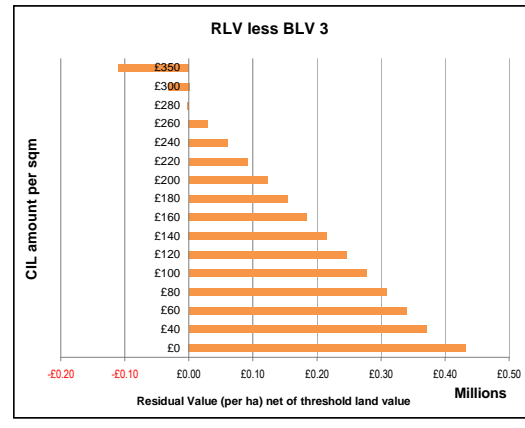
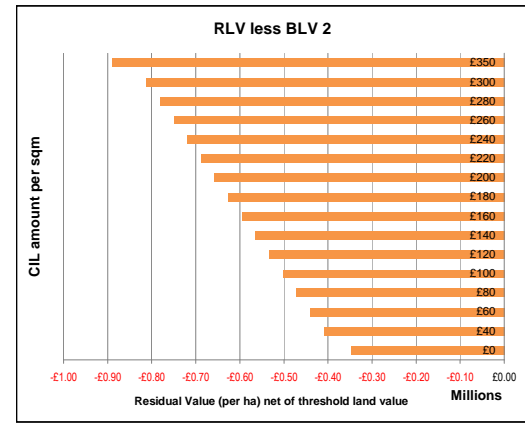
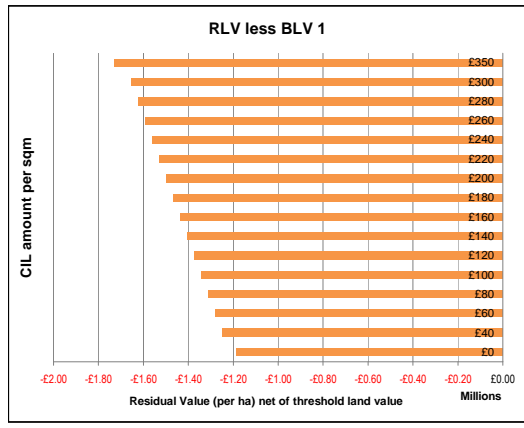


Site type 4 Description: **Area 3** £4414 psm Bath N & E Site area: 0.50 ha

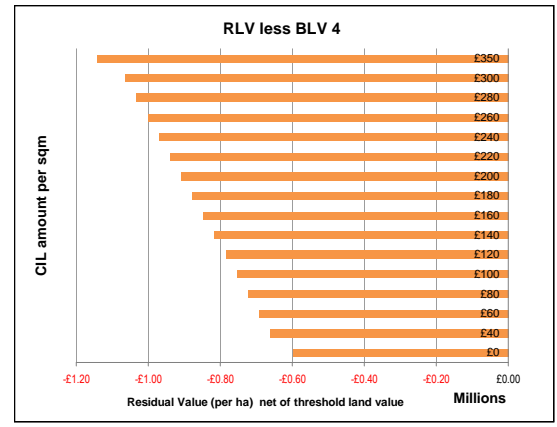
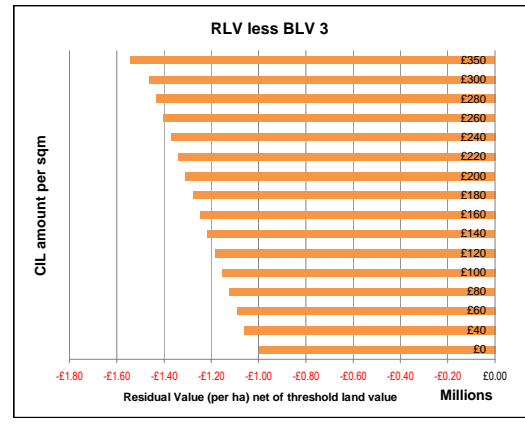
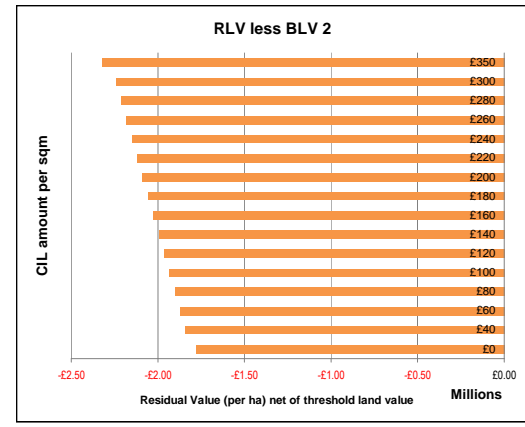
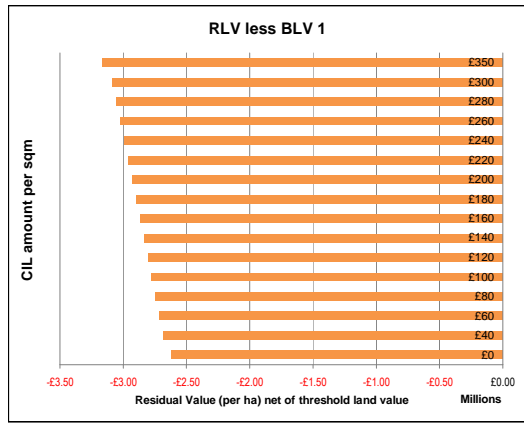
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,187,625	2,375,250	- 144,750	695,250	1,475,250	1,875,250
40	1,156,666	2,313,333	- 206,667	633,333	1,413,333	1,813,333
60	1,141,187	2,282,374	- 237,626	602,374	1,382,374	1,782,374
80	1,125,708	2,251,415	- 268,585	571,415	1,351,415	1,751,415
100	1,110,228	2,220,456	- 299,544	540,456	1,320,456	1,720,456
120	1,094,749	2,189,497	- 330,503	509,497	1,289,497	1,689,497
140	1,079,269	2,158,539	- 361,461	478,539	1,258,539	1,658,539
160	1,063,790	2,127,580	- 392,420	447,580	1,227,580	1,627,580
180	1,048,310	2,096,621	- 423,379	416,621	1,196,621	1,596,621
200	1,032,831	2,065,662	- 454,338	385,662	1,165,662	1,565,662
220	1,017,352	2,034,703	- 485,297	354,703	1,134,703	1,534,703
240	1,001,872	2,003,744	- 516,256	323,744	1,103,744	1,503,744
260	986,393	1,972,786	- 547,214	292,786	1,072,786	1,472,786
280	970,913	1,941,827	- 578,173	261,827	1,041,827	1,441,827
300	955,434	1,910,868	- 609,132	230,868	1,010,868	1,410,868
350	916,735	1,833,471	- 686,529	153,471	933,471	1,333,471



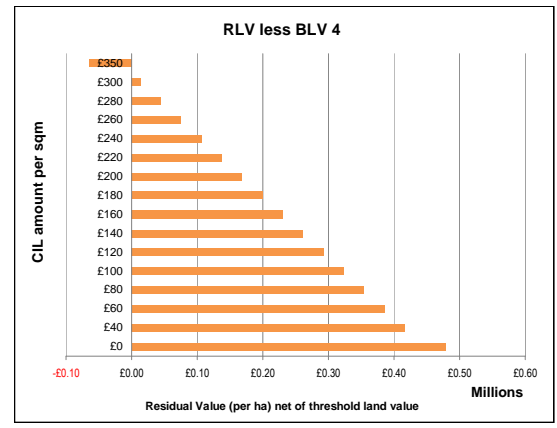
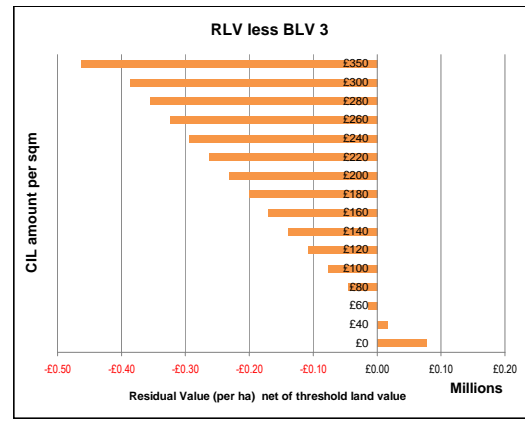
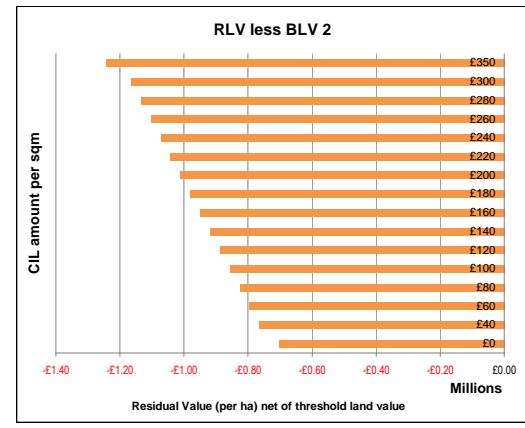
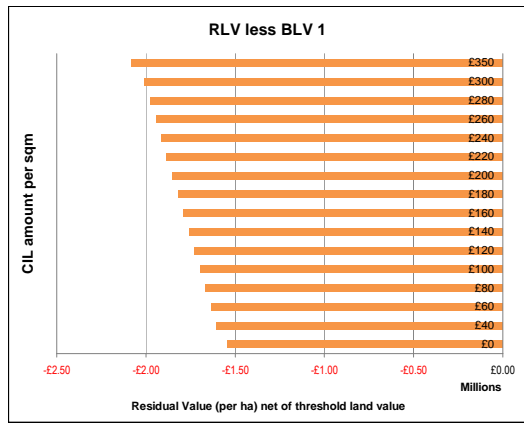
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	665,986	1,331,973	-1,188,027	-348,027	431,973	831,973
40	635,028	1,270,055	-1,249,945	-409,945	370,055	770,055
60	619,548	1,239,096	-1,280,904	-440,904	339,096	739,096
80	604,069	1,208,137	-1,311,863	-471,863	308,137	708,137
100	588,589	1,177,179	-1,342,821	-502,821	277,179	677,179
120	573,110	1,146,220	-1,373,780	-533,780	246,220	646,220
140	557,630	1,115,261	-1,404,739	-564,739	215,261	615,261
160	542,151	1,084,302	-1,435,698	-595,698	184,302	584,302
180	526,672	1,053,343	-1,466,657	-626,657	153,343	553,343
200	511,192	1,022,384	-1,497,616	-657,616	122,384	522,384
220	495,713	991,426	-1,528,574	-688,574	91,426	491,426
240	480,233	960,467	-1,559,533	-719,533	60,467	460,467
260	464,754	929,508	-1,590,492	-750,492	29,508	429,508
280	449,275	898,549	-1,621,451	-781,451	-1,451	398,549
300	433,795	867,590	-1,652,410	-812,410	-32,410	367,590
350	395,097	790,193	-1,729,807	-889,807	-109,807	290,193



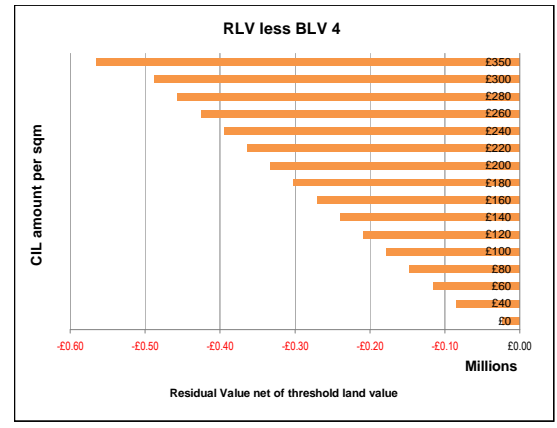
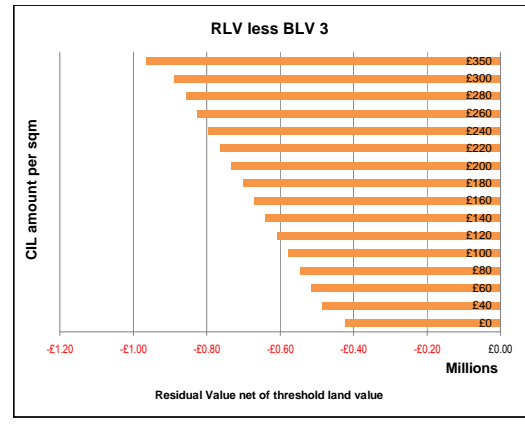
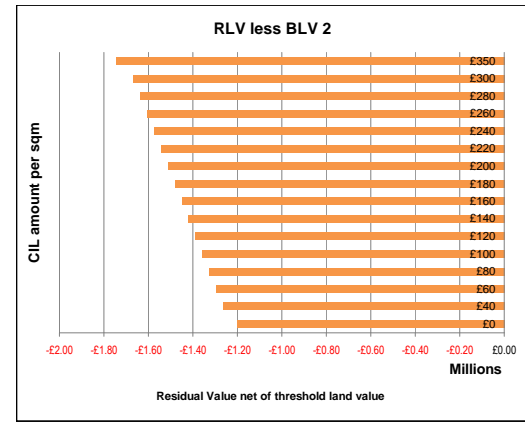
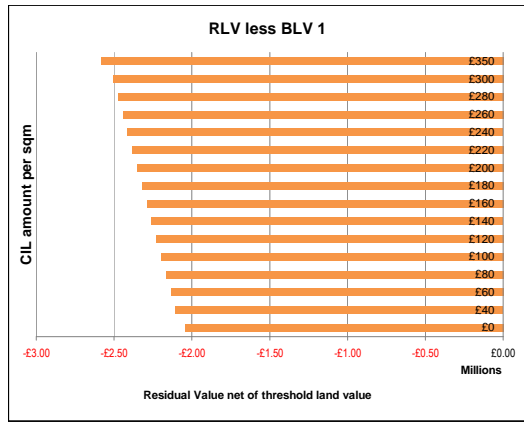
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-49,682	99,363	2,619,363	1,779,363	999,363	599,363
40	-80,641	161,281	2,681,281	1,841,281	1,061,281	661,281
60	-96,120	192,240	2,712,240	1,872,240	1,092,240	692,240
80	-111,599	223,199	2,743,199	1,903,199	1,123,199	723,199
100	-127,079	254,158	2,774,158	1,934,158	1,154,158	754,158
120	-142,558	285,117	2,805,117	1,965,117	1,185,117	785,117
140	-158,038	316,075	2,836,075	1,996,075	1,216,075	816,075
160	-173,517	347,034	2,867,034	2,027,034	1,247,034	847,034
180	-188,997	377,993	2,897,993	2,057,993	1,277,993	877,993
200	-204,476	408,952	2,928,952	2,088,952	1,308,952	908,952
220	-219,955	439,911	2,959,911	2,119,911	1,339,911	939,911
240	-235,435	470,870	2,990,870	2,150,870	1,370,870	970,870
260	-250,914	501,828	3,021,828	2,181,828	1,401,828	1,001,828
280	-266,394	532,787	3,052,787	2,212,787	1,432,787	1,032,787
300	-281,873	563,746	3,083,746	2,243,746	1,463,746	1,063,746
350	-320,572	641,143	3,161,143	2,321,143	1,541,143	1,141,143



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	488,910	977,821	1,542,179	702,179	77,821	477,821
40	457,952	915,903	1,604,097	764,097	15,903	415,903
60	442,472	884,944	1,635,056	795,056	15,056	384,944
80	426,993	853,985	1,666,015	826,015	46,015	353,985
100	411,513	823,027	1,696,973	856,973	76,973	323,027
120	396,034	792,068	1,727,932	887,932	107,932	292,068
140	380,554	761,109	1,758,891	918,891	138,891	261,109
160	365,075	730,150	1,789,850	949,850	169,850	230,150
180	349,596	699,191	1,820,809	980,809	200,809	199,191
200	334,116	668,232	1,851,768	1,011,768	231,768	168,232
220	318,637	637,273	1,882,727	1,042,727	262,727	137,273
240	303,157	606,315	1,913,685	1,073,685	293,685	106,315
260	287,678	575,356	1,944,644	1,104,644	324,644	75,356
280	272,198	544,397	1,975,603	1,135,603	355,603	44,397
300	256,719	513,438	2,006,562	1,166,562	386,562	13,438
350	218,021	436,041	2,083,959	1,243,959	463,959	63,959



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.50 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	238,503	477,007	2,042,993	1,202,993	422,993	22,993
40	207,545	415,089	2,104,911	1,264,911	484,911	84,911
60	192,065	384,130	2,135,870	1,295,870	515,870	115,870
80	176,586	353,171	2,166,829	1,326,829	546,829	146,829
100	161,106	322,213	2,197,787	1,357,787	577,787	177,787
120	145,627	291,254	2,228,746	1,388,746	608,746	208,746
140	130,147	260,295	2,259,705	1,419,705	639,705	239,705
160	114,668	229,336	2,290,664	1,450,664	670,664	270,664
180	99,189	198,377	2,321,623	1,481,623	701,623	301,623
200	83,709	167,418	2,352,582	1,512,582	732,582	332,582
220	68,230	136,460	2,383,540	1,543,540	763,540	363,540
240	52,750	105,501	2,414,499	1,574,499	794,499	394,499
260	37,271	74,542	2,445,458	1,605,458	825,458	425,458
280	21,792	43,583	2,476,417	1,636,417	856,417	456,417
300	6,312	12,624	2,507,376	1,667,376	887,376	487,376
350	32,386	64,773	2,584,773	1,744,773	964,773	564,773



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

80 UPH

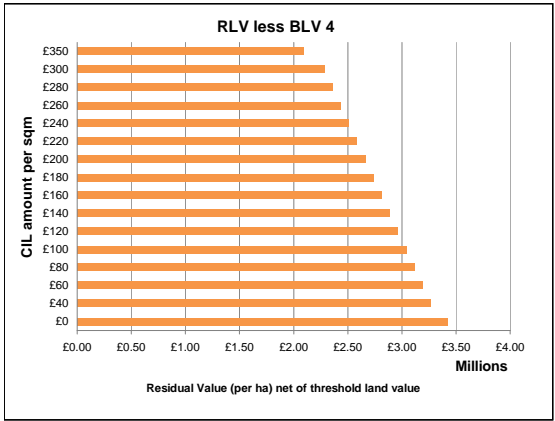
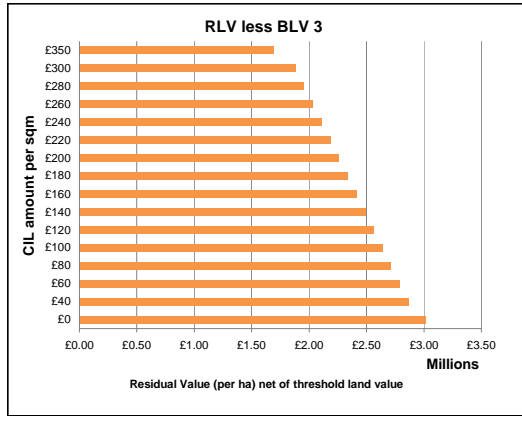
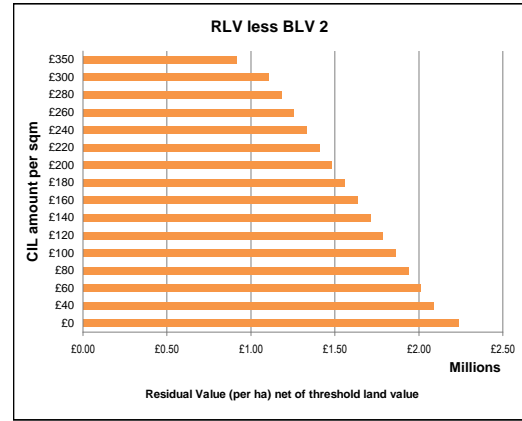
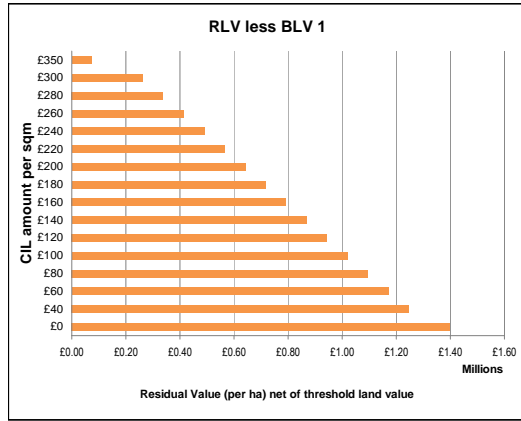
CSH level: 3

Aff Hsg: 25%

Sales value inflation
Build cost inflation
Profit

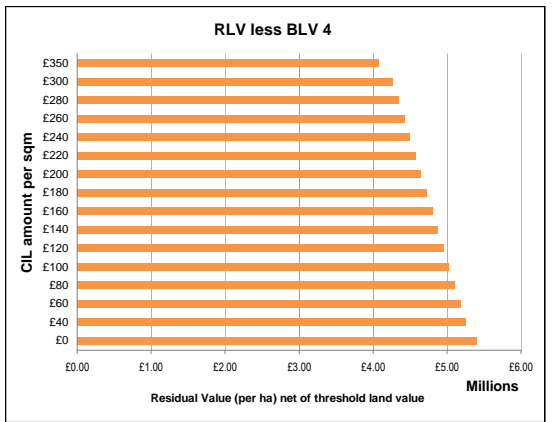
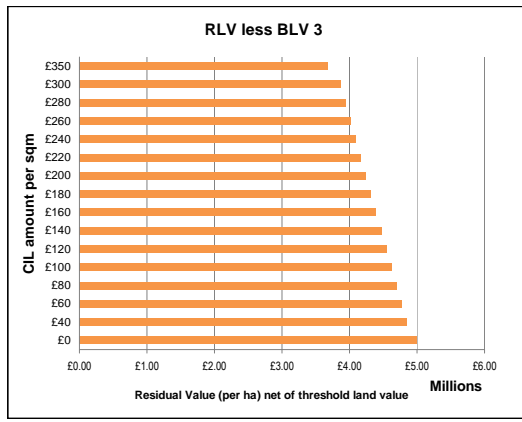
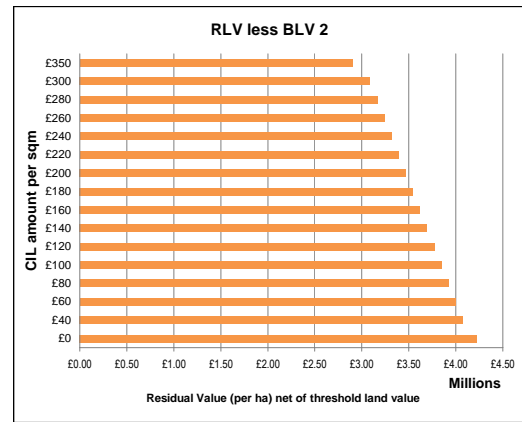
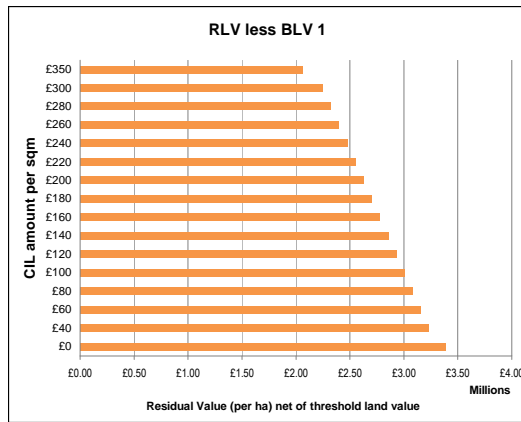
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,448,659	3,917,854	1,397,854	2,237,854	3,017,854	3,417,854
40	2,353,910	3,766,257	1,246,257	2,086,257	2,866,257	3,266,257
60	2,306,536	3,690,458	1,170,458	2,010,458	2,790,458	3,190,458
80	2,259,162	3,614,659	1,094,659	1,934,659	2,714,659	3,114,659
100	2,211,788	3,538,860	1,018,860	1,858,860	2,638,860	3,038,860
120	2,164,414	3,463,062	943,062	1,783,062	2,563,062	2,963,062
140	2,117,039	3,387,263	867,263	1,707,263	2,487,263	2,887,263
160	2,069,665	3,311,464	791,464	1,631,464	2,411,464	2,811,464
180	2,022,291	3,235,666	715,666	1,555,666	2,335,666	2,735,666
200	1,974,917	3,159,867	639,867	1,479,867	2,259,867	2,659,867
220	1,927,543	3,084,068	564,068	1,404,068	2,184,068	2,584,068
240	1,880,168	3,008,269	488,269	1,328,269	2,108,269	2,508,269
260	1,832,794	2,932,471	412,471	1,252,471	2,032,471	2,432,471
280	1,785,420	2,856,672	336,672	1,176,672	1,956,672	2,356,672
300	1,738,046	2,780,873	260,873	1,100,873	1,880,873	2,280,873
350	1,619,610	2,591,377	71,377	911,377	1,691,377	2,091,377



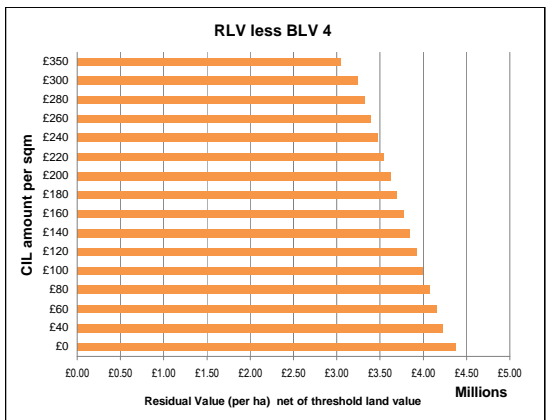
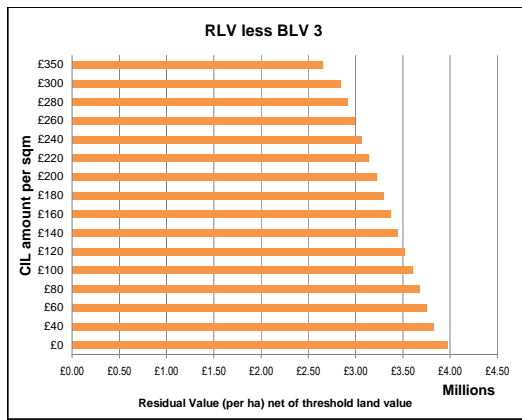
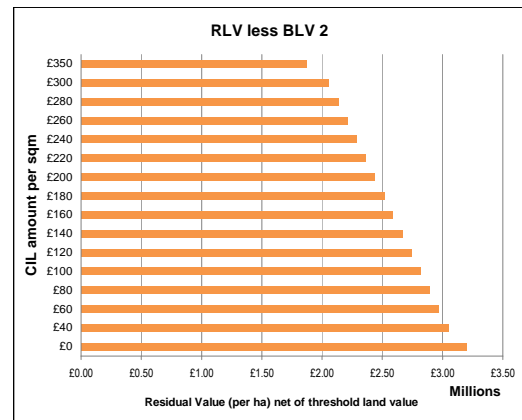
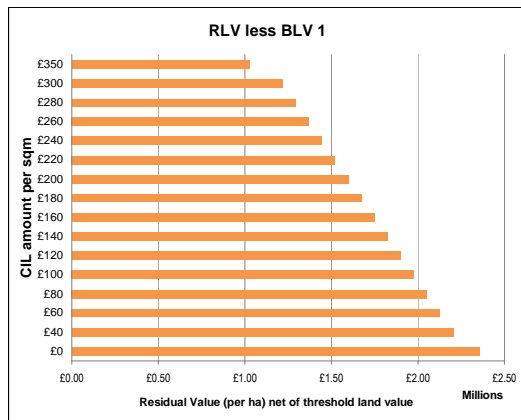
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,688,600	5,901,760	3,381,760	4,221,760	5,001,760	5,401,760
40	3,593,852	5,750,163	3,230,163	4,070,163	4,850,163	5,250,163
60	3,546,478	5,674,364	3,154,364	3,994,364	4,774,364	5,174,364
80	3,499,103	5,598,566	3,078,566	3,918,566	4,698,566	5,098,566
100	3,451,729	5,522,767	3,002,767	3,842,767	4,622,767	5,022,767
120	3,404,355	5,446,968	2,926,968	3,766,968	4,546,968	4,946,968
140	3,356,981	5,371,169	2,851,169	3,691,169	4,471,169	4,871,169
160	3,309,607	5,295,371	2,775,371	3,615,371	4,395,371	4,795,371
180	3,262,232	5,219,572	2,699,572	3,539,572	4,319,572	4,719,572
200	3,214,858	5,143,773	2,623,773	3,463,773	4,243,773	4,643,773
220	3,167,484	5,067,975	2,547,975	3,387,975	4,167,975	4,567,975
240	3,120,110	4,992,176	2,472,176	3,312,176	4,092,176	4,492,176
260	3,072,736	4,916,377	2,396,377	3,236,377	4,016,377	4,416,377
280	3,025,362	4,840,578	2,320,578	3,160,578	3,940,578	4,340,578
300	2,977,987	4,764,780	2,244,780	3,084,780	3,864,780	4,264,780
350	2,859,552	4,575,283	2,055,283	2,895,283	3,675,283	4,075,283

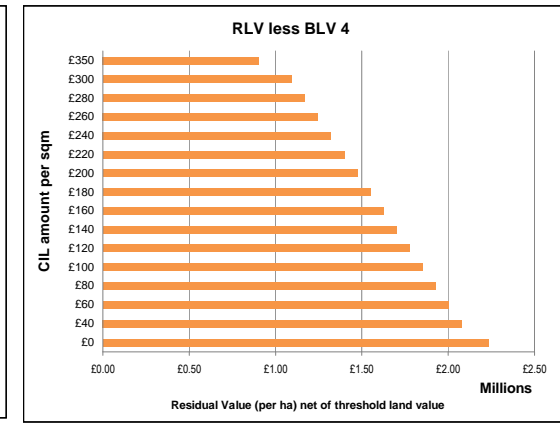
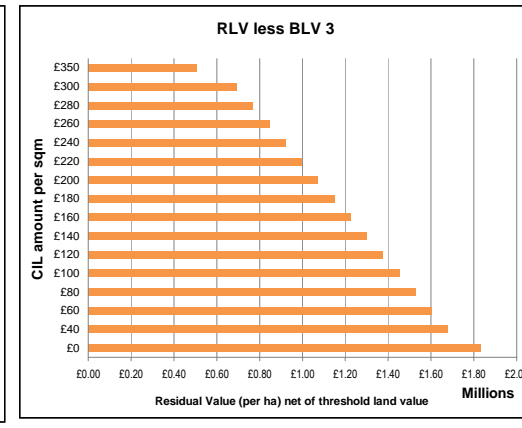
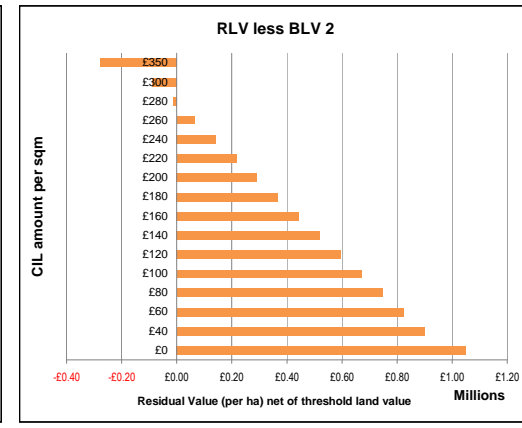
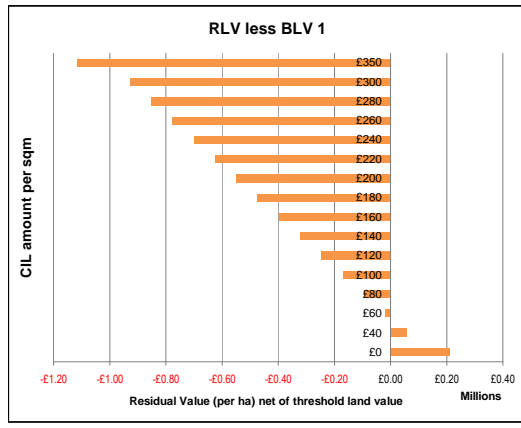


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

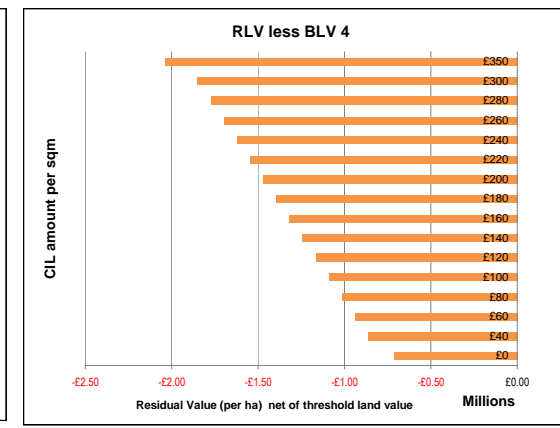
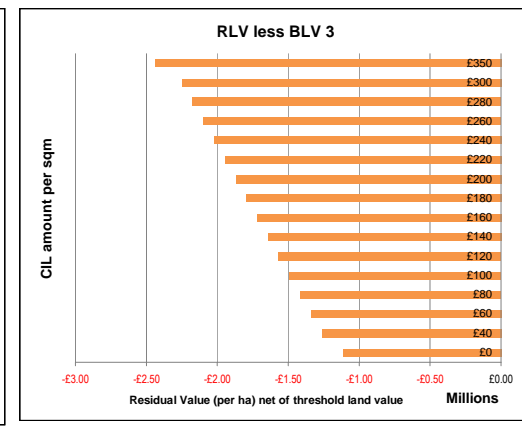
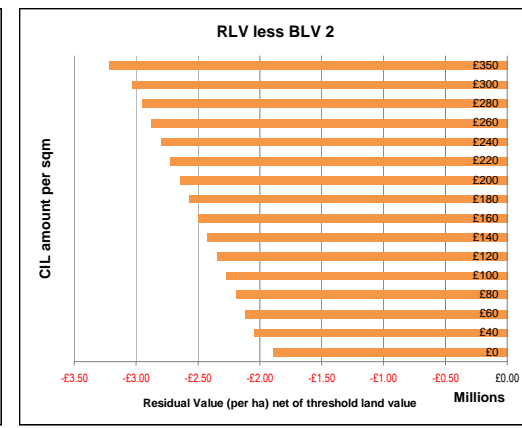
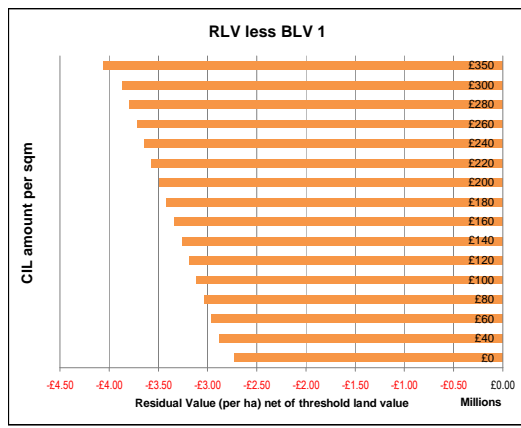
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,045,965	4,873,543	2,353,543	3,193,543	3,973,543	4,373,543
40	2,951,216	4,721,946	2,201,946	3,041,946	3,821,946	4,221,946
60	2,903,842	4,646,147	2,126,147	2,966,147	3,746,147	4,146,147
80	2,856,468	4,570,349	2,050,349	2,890,349	3,670,349	4,070,349
100	2,809,094	4,494,550	1,974,550	2,814,550	3,594,550	3,994,550
120	2,761,719	4,418,751	1,898,751	2,738,751	3,518,751	3,918,751
140	2,714,345	4,342,952	1,822,952	2,662,952	3,442,952	3,842,952
160	2,666,971	4,267,154	1,747,154	2,587,154	3,367,154	3,767,154
180	2,619,597	4,191,355	1,671,355	2,511,355	3,291,355	3,691,355
200	2,572,223	4,115,556	1,595,556	2,435,556	3,215,556	3,615,556
220	2,524,849	4,039,758	1,519,758	2,359,758	3,139,758	3,539,758
240	2,477,474	3,963,959	1,443,959	2,283,959	3,063,959	3,463,959
260	2,430,100	3,888,160	1,368,160	2,208,160	2,988,160	3,388,160
280	2,382,726	3,812,361	1,292,361	2,132,361	2,912,361	3,312,361
300	2,335,352	3,736,563	1,216,563	2,056,563	2,836,563	3,236,563
350	2,216,916	3,547,066	1,027,066	1,867,066	2,647,066	3,047,066



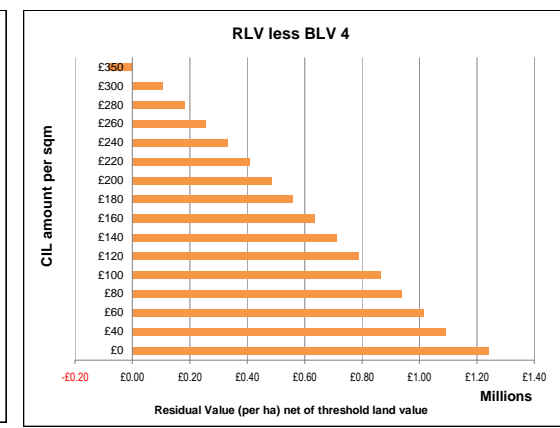
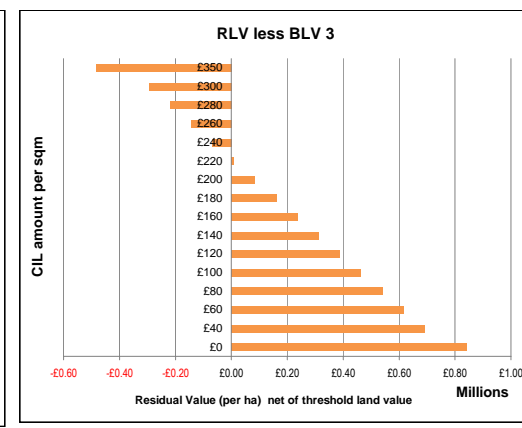
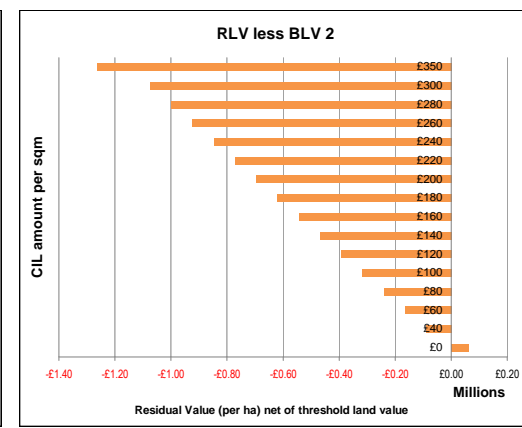
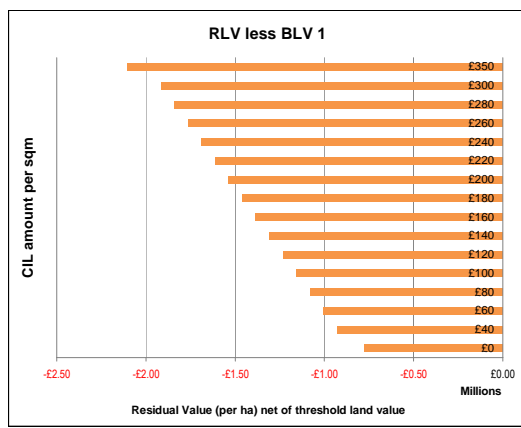
Site type 5	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,705,898	2,729,437	209,437	1,049,437	1,829,437	2,229,437
40	1,611,150	2,577,840	57,840	897,840	1,677,840	2,077,840
60	1,563,776	2,502,041	-17,959	822,041	1,602,041	2,002,041
80	1,516,402	2,426,243	-93,757	746,243	1,526,243	1,926,243
100	1,469,027	2,350,444	-169,556	670,444	1,450,444	1,850,444
120	1,421,653	2,274,645	-245,355	594,645	1,374,645	1,774,645
140	1,374,279	2,198,846	-321,154	518,846	1,298,846	1,698,846
160	1,326,905	2,123,048	-396,952	443,048	1,223,048	1,623,048
180	1,279,531	2,047,249	-472,751	367,249	1,147,249	1,547,249
200	1,232,156	1,971,450	-548,550	291,450	1,071,450	1,471,450
220	1,184,782	1,895,652	-624,348	215,652	995,652	1,395,652
240	1,137,408	1,819,853	-700,147	139,853	919,853	1,319,853
260	1,090,034	1,744,054	-775,946	64,054	844,054	1,244,054
280	1,042,660	1,668,255	-851,745	-11,745	768,255	1,168,255
300	995,285	1,592,457	-927,543	-87,543	692,457	1,092,457
350	876,850	1,402,960	-1,117,040	-277,040	502,960	902,960



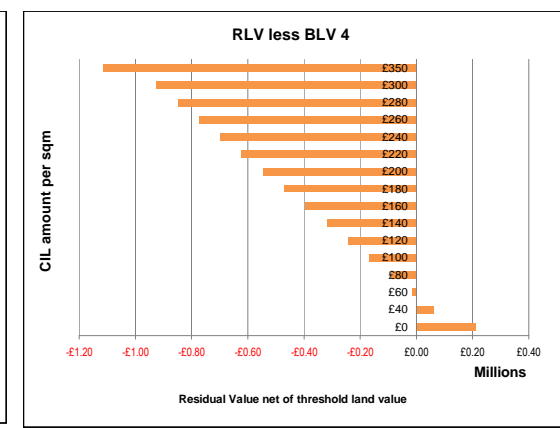
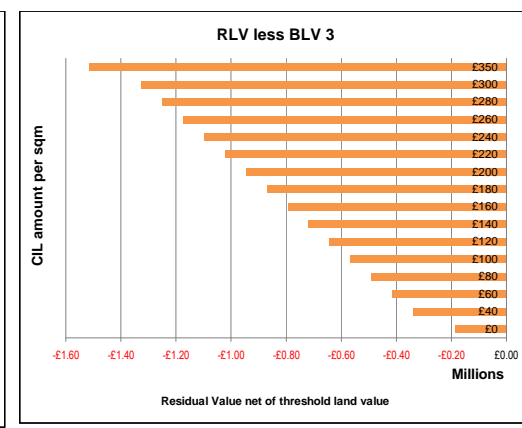
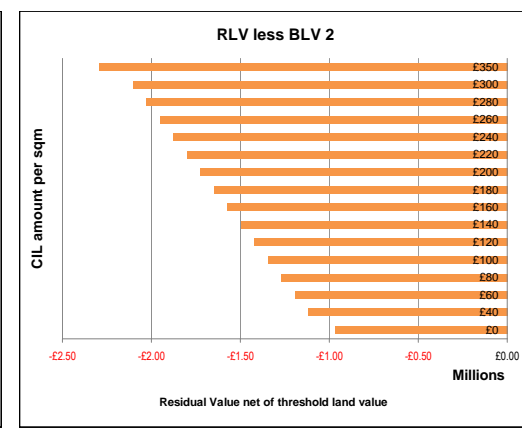
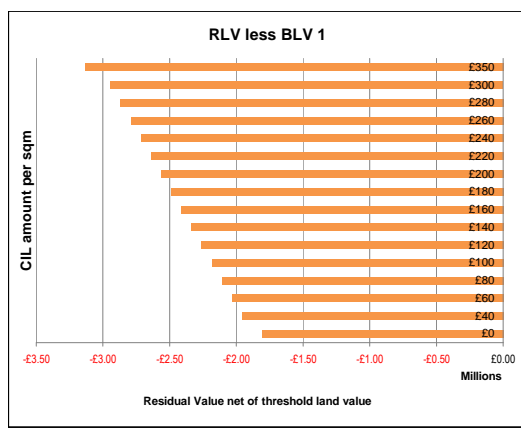
Site type 5	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-132,620	212,193	2,732,193	1,892,193	1,112,193	712,193
40	-227,369	363,790	2,883,790	2,043,790	1,263,790	863,790
60	-274,743	439,589	2,959,589	2,119,589	1,339,589	939,589
80	-322,117	515,387	3,035,387	2,195,387	1,415,387	1,015,387
100	-369,491	591,186	3,111,186	2,271,186	1,491,186	1,091,186
120	-416,866	666,985	3,186,985	2,346,985	1,566,985	1,166,985
140	-464,240	742,784	3,262,784	2,422,784	1,642,784	1,242,784
160	-511,614	818,582	3,338,582	2,498,582	1,718,582	1,318,582
180	-558,988	894,381	3,414,381	2,574,381	1,794,381	1,394,381
200	-606,362	970,180	3,490,180	2,650,180	1,870,180	1,470,180
220	-653,737	1,045,978	3,565,978	2,725,978	1,945,978	1,545,978
240	-701,111	1,121,777	3,641,777	2,801,777	2,021,777	1,621,777
260	-748,485	1,197,576	3,717,576	2,877,576	2,097,576	1,697,576
280	-795,859	1,273,375	3,793,375	2,953,375	2,173,375	1,773,375
300	-843,233	1,349,173	3,869,173	3,029,173	2,249,173	1,849,173
350	-961,669	1,538,670	4,058,670	3,218,670	2,438,670	2,038,670



Site type 5	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,088,672	1,741,876	778,124	61,876	841,876	1,241,876
40	993,924	1,590,278	929,722	89,722	690,278	1,090,278
60	946,550	1,514,480	1,005,520	165,520	614,480	1,014,480
80	899,176	1,438,681	1,081,319	241,319	538,681	938,681
100	851,801	1,362,882	1,157,118	317,118	462,882	862,882
120	804,427	1,287,084	1,232,916	392,916	387,084	787,084
140	757,053	1,211,285	1,308,715	468,715	311,285	711,285
160	709,679	1,135,486	1,384,514	544,514	235,486	635,486
180	662,305	1,059,688	1,460,312	620,312	159,688	559,688
200	614,931	983,889	1,536,111	696,111	83,889	483,889
220	567,556	908,090	1,611,910	771,910	8,090	408,090
240	520,182	832,291	1,687,709	847,709	67,709	332,291
260	472,808	756,493	1,763,507	923,507	143,507	256,493
280	425,434	680,694	1,839,306	999,306	219,306	180,694
300	378,060	604,895	1,915,105	1,075,105	295,105	104,895
350	259,624	415,398	2,104,602	1,264,602	484,602	84,602



Site type 5	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	445,388	712,621	1,807,379	967,379	187,379	212,621
40	350,640	561,024	1,958,976	1,118,976	338,976	61,024
60	303,266	485,225	2,034,775	1,194,775	414,775	14,775
80	255,892	409,427	2,110,573	1,270,573	490,573	90,573
100	208,517	333,628	2,186,372	1,346,372	566,372	166,372
120	161,143	257,829	2,262,171	1,422,171	642,171	242,171
140	113,769	182,030	2,337,970	1,497,970	717,970	317,970
160	66,395	106,232	2,413,768	1,573,768	793,768	393,768
180	19,021	30,433	2,489,567	1,649,567	869,567	469,567
200	-28,354	45,366	2,565,366	1,725,366	945,366	545,366
220	-75,728	121,164	2,641,164	1,801,164	1,021,164	621,164
240	-123,102	-196,963	2,716,963	1,876,963	1,096,963	696,963
260	-170,476	-272,762	2,792,762	1,952,762	1,172,762	772,762
280	-217,850	-348,561	2,868,561	2,028,561	1,248,561	848,561
300	-265,225	-424,359	2,944,359	2,104,359	1,324,359	924,359
350	-383,660	-613,856	3,133,856	2,293,856	1,513,856	1,113,856



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

80 UPH

CSH level: 4

Aff Hsg: 25%

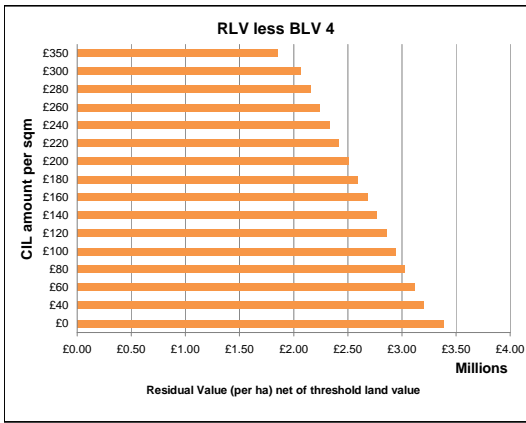
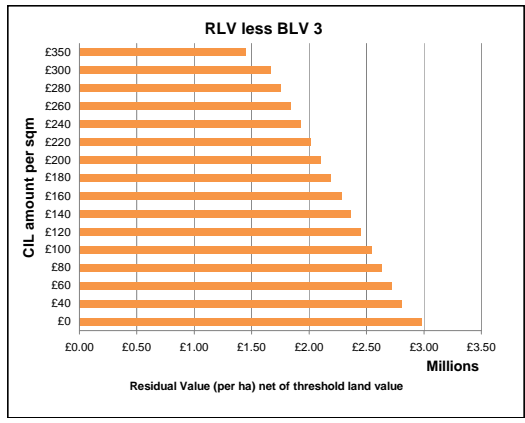
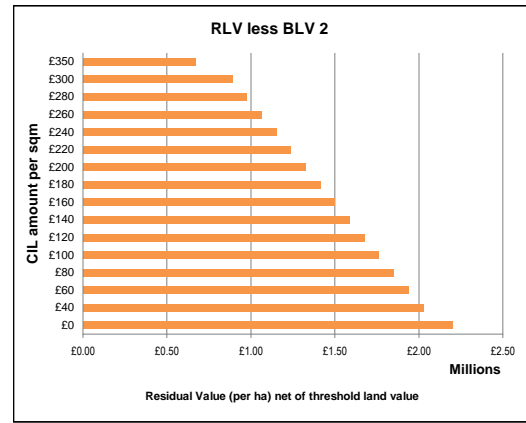
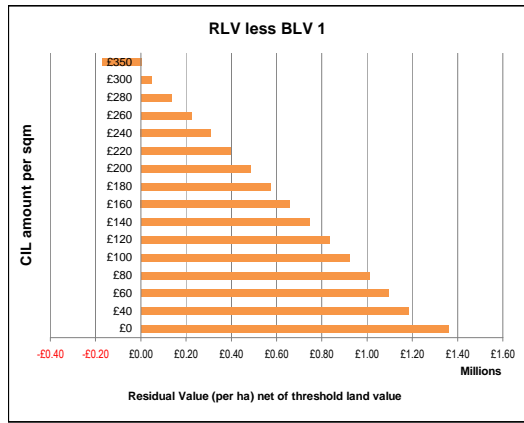
Sales value inflation

Build cost inflation

Profit

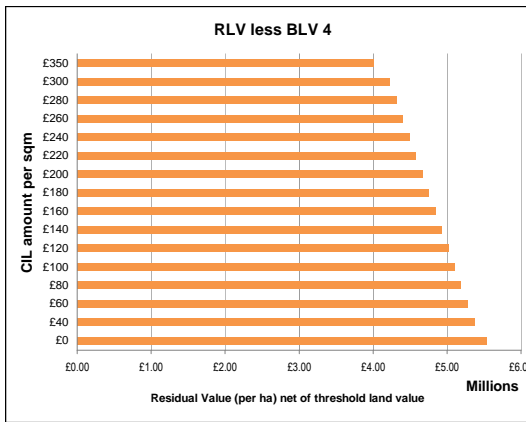
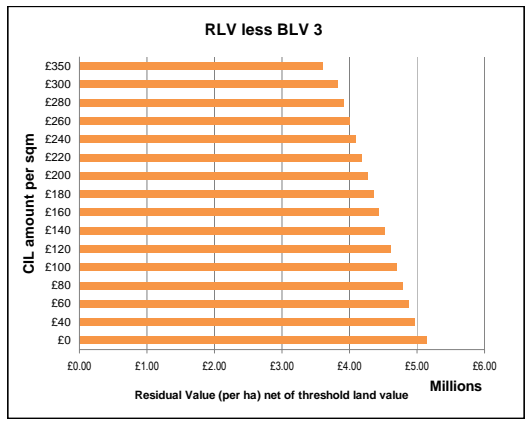
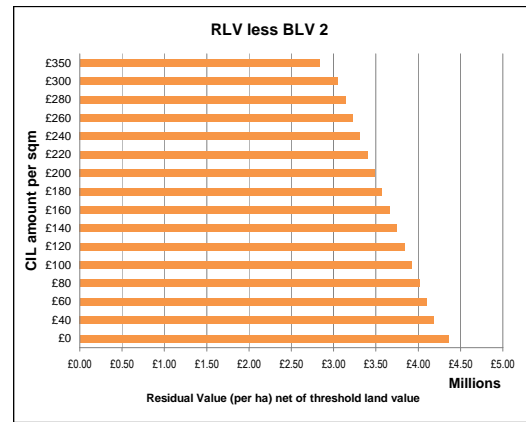
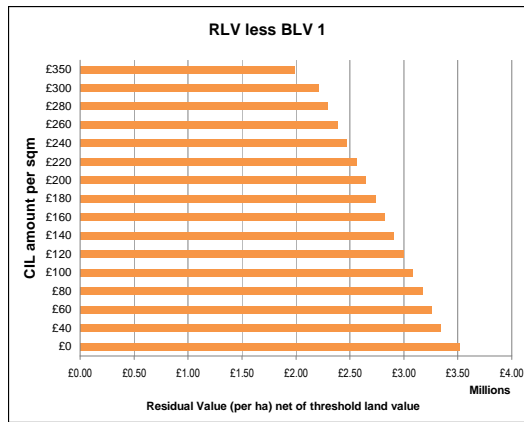
Site type 5 Description: **Area 1** £554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,423,802	3,878,083	1,358,083	2,198,083	2,978,083	3,378,083
40	2,314,477	3,703,163	1,183,163	2,023,163	2,803,163	3,203,163
60	2,259,815	3,615,703	1,095,703	1,935,703	2,715,703	3,115,703
80	2,205,152	3,528,243	1,008,243	1,848,243	2,628,243	3,028,243
100	2,150,490	3,440,783	920,783	1,760,783	2,540,783	2,940,783
120	2,095,827	3,353,323	833,323	1,673,323	2,453,323	2,853,323
140	2,041,164	3,265,863	745,863	1,585,863	2,365,863	2,765,863
160	1,986,502	3,178,403	658,403	1,498,403	2,278,403	2,678,403
180	1,931,839	3,090,943	570,943	1,410,943	2,190,943	2,590,943
200	1,877,177	3,003,483	483,483	1,323,483	2,103,483	2,503,483
220	1,822,514	2,916,023	396,023	1,236,023	2,016,023	2,416,023
240	1,767,852	2,828,563	308,563	1,148,563	1,928,563	2,328,563
260	1,713,189	2,741,103	221,103	1,061,103	1,841,103	2,241,103
280	1,658,527	2,653,643	133,643	973,643	1,753,643	2,153,643
300	1,603,864	2,566,183	46,183	886,183	1,666,183	2,066,183
350	1,467,208	2,347,533	-172,467	667,533	1,447,533	1,847,533



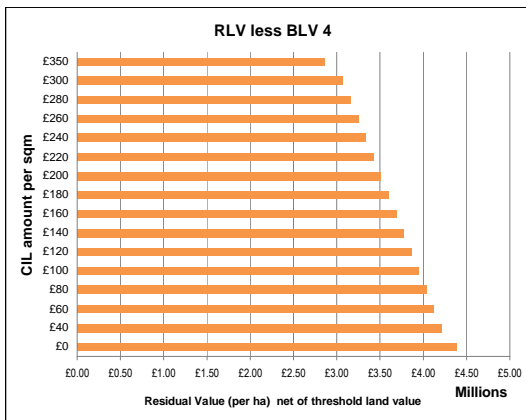
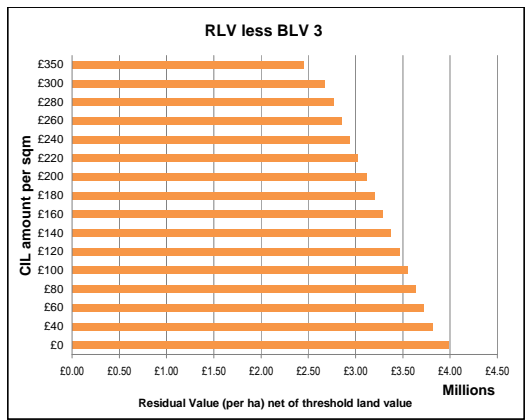
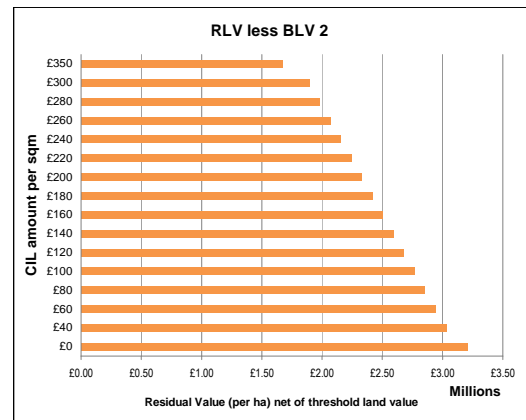
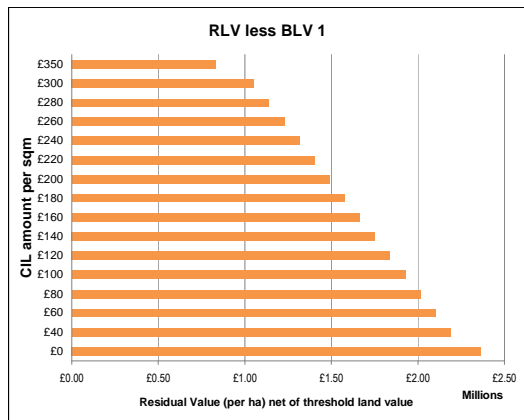
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,773,746	6,037,994	3,517,994	4,357,994	5,137,994	5,537,994
40	3,664,421	5,863,073	3,343,073	4,183,073	4,963,073	5,363,073
60	3,609,758	5,775,613	3,255,613	4,095,613	4,875,613	5,275,613
80	3,555,096	5,688,153	3,168,153	4,008,153	4,788,153	5,188,153
100	3,500,433	5,600,693	3,080,693	3,920,693	4,700,693	5,100,693
120	3,445,771	5,513,233	2,993,233	3,833,233	4,613,233	5,013,233
140	3,391,108	5,425,773	2,905,773	3,745,773	4,525,773	4,925,773
160	3,336,446	5,338,313	2,818,313	3,658,313	4,438,313	4,838,313
180	3,281,783	5,250,853	2,730,853	3,570,853	4,350,853	4,750,853
200	3,227,121	5,163,393	2,643,393	3,483,393	4,263,393	4,663,393
220	3,172,458	5,075,933	2,555,933	3,395,933	4,175,933	4,575,933
240	3,117,796	4,988,473	2,468,473	3,308,473	4,088,473	4,488,473
260	3,063,133	4,901,013	2,381,013	3,221,013	4,001,013	4,401,013
280	3,008,470	4,813,553	2,293,553	3,133,553	3,913,553	4,313,553
300	2,953,808	4,726,093	2,206,093	3,046,093	3,826,093	4,226,093
350	2,817,152	4,507,443	1,987,443	2,827,443	3,607,443	4,007,443

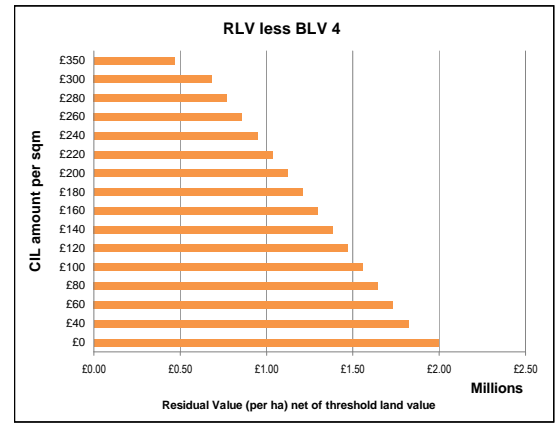
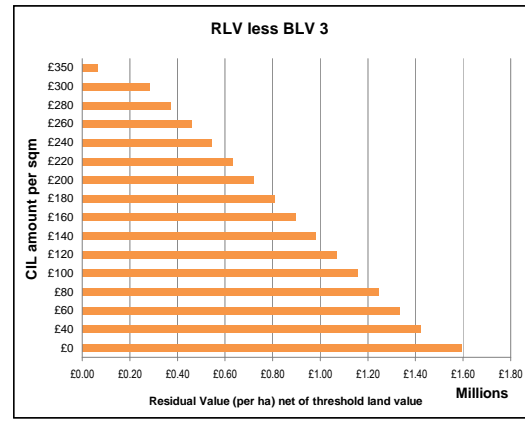
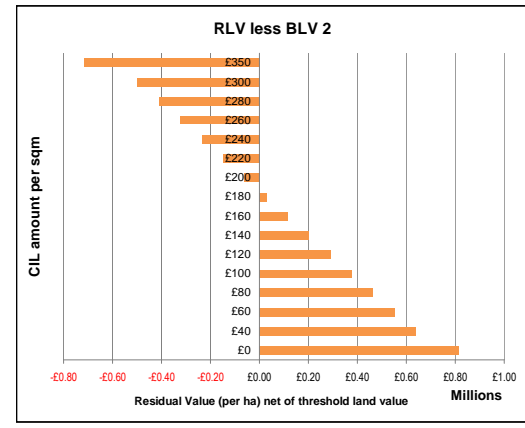
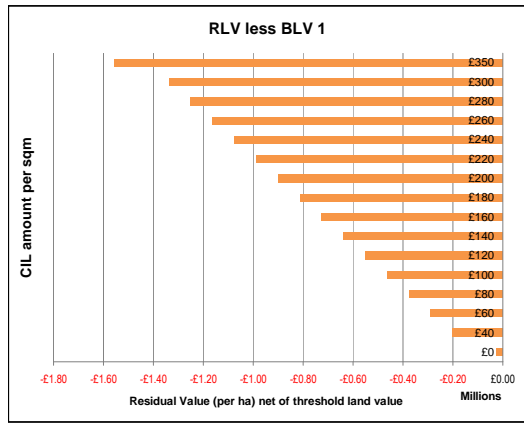


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

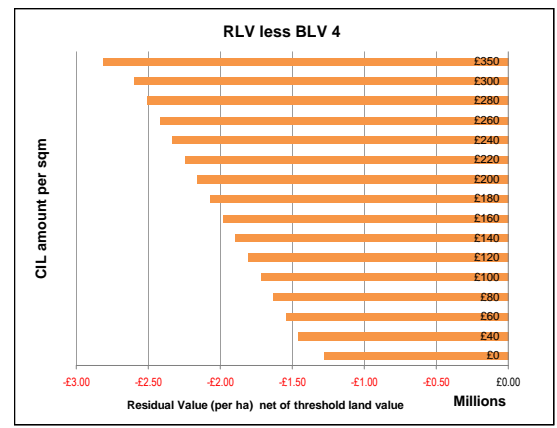
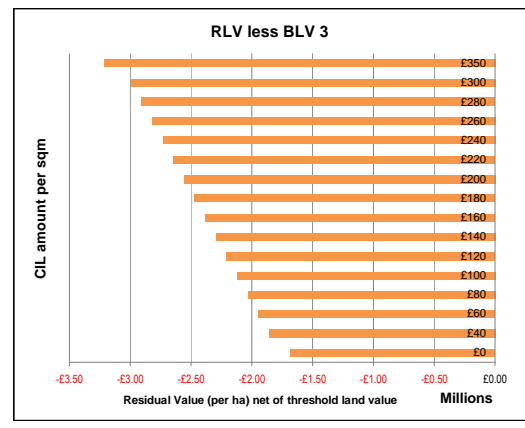
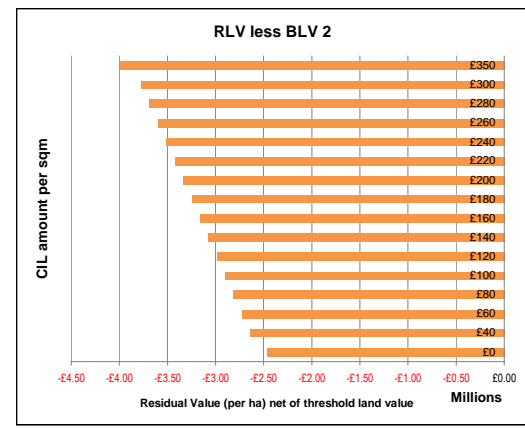
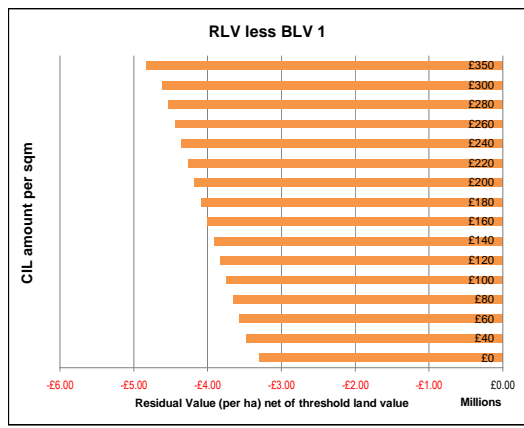
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,051,559	4,882,494	2,362,494	3,202,494	3,982,494	4,382,494
40	2,942,233	4,707,574	2,187,574	3,027,574	3,807,574	4,207,574
60	2,887,571	4,620,113	2,100,113	2,940,113	3,720,113	4,120,113
80	2,832,908	4,532,653	2,012,653	2,852,653	3,632,653	4,032,653
100	2,778,246	4,445,193	1,925,193	2,765,193	3,545,193	3,945,193
120	2,723,583	4,357,733	1,837,733	2,677,733	3,457,733	3,857,733
140	2,668,921	4,270,273	1,750,273	2,590,273	3,370,273	3,770,273
160	2,614,258	4,182,813	1,662,813	2,502,813	3,282,813	3,682,813
180	2,559,596	4,095,353	1,575,353	2,415,353	3,195,353	3,595,353
200	2,504,933	4,007,893	1,487,893	2,327,893	3,107,893	3,507,893
220	2,450,271	3,920,433	1,400,433	2,240,433	3,020,433	3,420,433
240	2,395,608	3,832,973	1,312,973	2,152,973	2,932,973	3,332,973
260	2,340,946	3,745,513	1,225,513	2,065,513	2,845,513	3,245,513
280	2,286,283	3,658,053	1,138,053	1,978,053	2,758,053	3,158,053
300	2,231,621	3,570,593	1,050,593	1,890,593	2,670,593	3,070,593
350	2,094,964	3,351,943	831,943	1,671,943	2,451,943	2,851,943



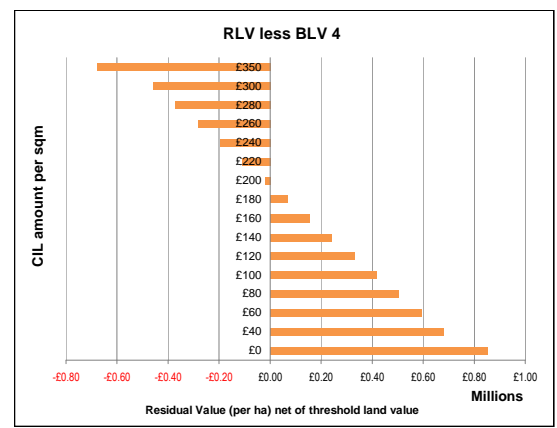
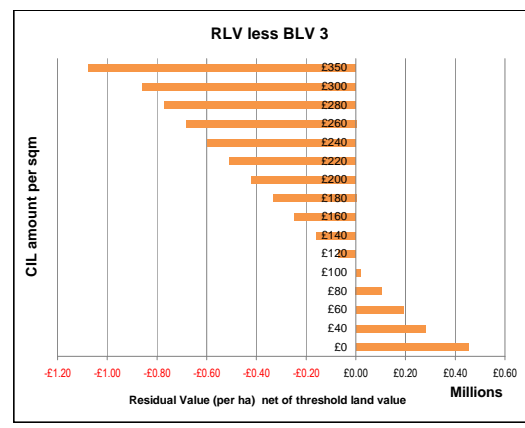
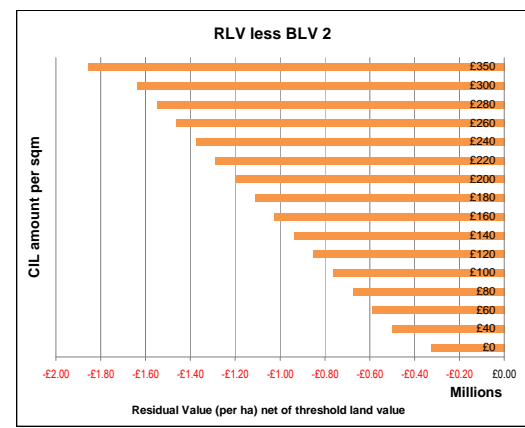
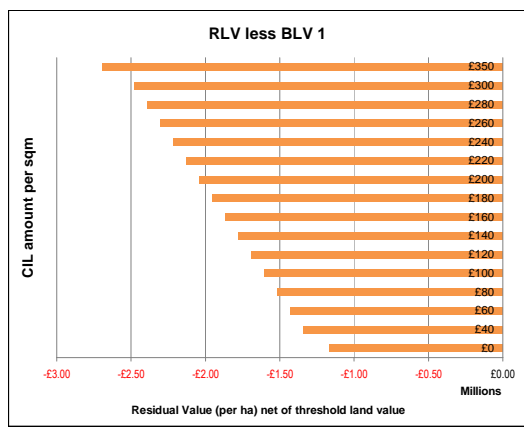
Site type 5		Description: Area 4 £3721 psm Chew Valley (West)					Site area: 0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	1,558,807	2,494,091	-	25,909	814,091	1,594,091	1,994,091	
40	1,449,482	2,319,171	-	200,829	639,171	1,419,171	1,819,171	
60	1,394,820	2,231,711	-	288,289	551,711	1,331,711	1,731,711	
80	1,340,157	2,144,251	-	375,749	464,251	1,244,251	1,644,251	
100	1,285,494	2,056,791	-	463,209	376,791	1,156,791	1,556,791	
120	1,230,832	1,969,331	-	550,669	289,331	1,069,331	1,469,331	
140	1,176,169	1,881,871	-	638,129	201,871	981,871	1,381,871	
160	1,121,507	1,794,411	-	725,589	114,411	894,411	1,294,411	
180	1,066,844	1,706,951	-	813,049	26,951	806,951	1,206,951	
200	1,012,182	1,619,491	-	900,509	-	60,509	719,491	1,119,491
220	957,519	1,532,031	-	987,969	-	147,969	632,031	1,032,031
240	902,857	1,444,571	-	1,075,429	-	235,429	544,571	944,571
260	848,194	1,357,111	-	1,162,889	-	322,889	457,111	857,111
280	793,532	1,269,651	-	1,250,349	-	410,349	369,651	769,651
300	738,869	1,182,191	-	1,337,809	-	497,809	282,191	682,191
350	602,213	963,540	-	1,556,460	-	716,460	63,540	463,540



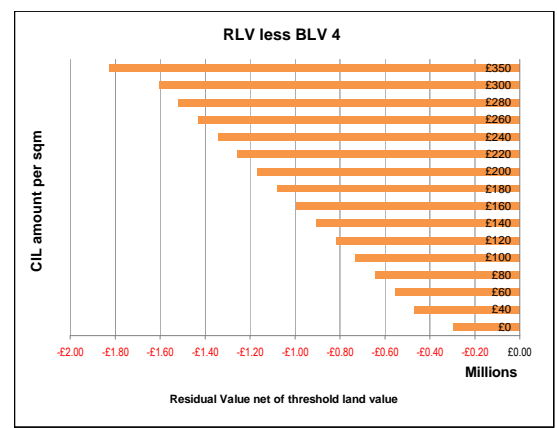
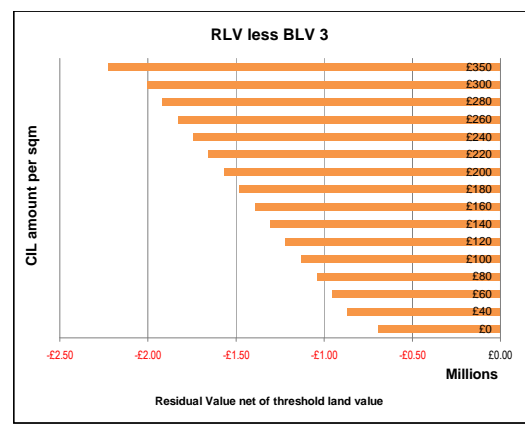
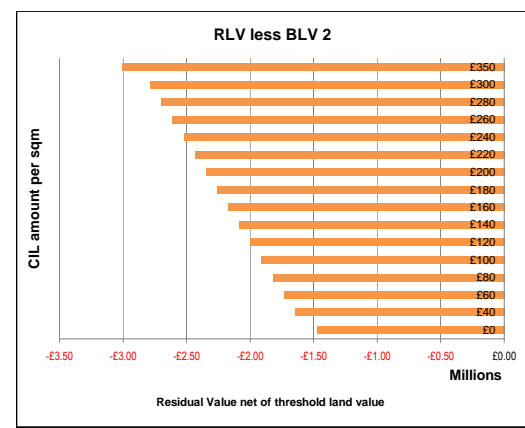
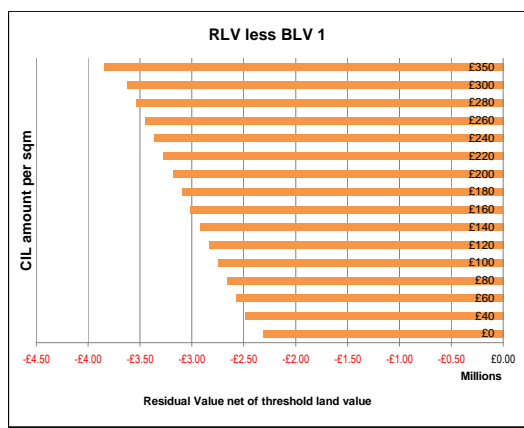
Site type 5		Description: Area 5 £2769 psm Bath N/W/S & CV [E]					Site area: 0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	-489,190	782,703	-	3,302,703	-	2,462,703	-	1,282,703
40	-598,515	957,624	-	3,477,624	-	2,637,624	-	1,457,624
60	-653,177	1,045,084	-	3,565,084	-	2,725,084	-	1,545,084
80	-707,840	1,132,544	-	3,652,544	-	2,812,544	-	1,632,544
100	-762,502	1,220,004	-	3,740,004	-	2,900,004	-	1,720,004
120	-817,165	1,307,464	-	3,827,464	-	2,987,464	-	1,807,464
140	-871,827	1,394,924	-	3,914,924	-	3,074,924	-	1,894,924
160	-926,490	1,482,384	-	4,002,384	-	3,162,384	-	1,982,384
180	-981,152	1,569,844	-	4,089,844	-	3,249,844	-	2,069,844
200	-1,035,815	1,657,304	-	4,177,304	-	3,337,304	-	2,157,304
220	-1,090,478	1,744,764	-	4,264,764	-	3,424,764	-	2,244,764
240	-1,145,140	1,832,224	-	4,352,224	-	3,512,224	-	2,332,224
260	-1,199,803	1,919,684	-	4,439,684	-	3,599,684	-	2,419,684
280	-1,254,465	2,007,144	-	4,527,144	-	3,687,144	-	2,507,144
300	-1,309,128	2,094,604	-	4,614,604	-	3,774,604	-	2,594,604
350	-1,445,784	2,313,254	-	4,833,254	-	3,993,254	-	2,813,254



Site type 5		Description: Area 6 £2428 psm Keynsham					Site area: 0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	845,995	1,353,592	-	1,166,408	-	326,408	453,592	853,592
40	736,670	1,178,672	-	1,341,328	-	501,328	278,672	678,672
60	682,007	1,091,212	-	1,428,788	-	588,788	191,212	591,212
80	627,345	1,003,752	-	1,516,248	-	676,248	103,752	503,752
100	572,682	916,292	-	1,603,708	-	763,708	16,292	416,292
120	518,020	828,832	-	1,691,168	-	851,168	-	328,832
140	463,357	741,372	-	1,778,628	-	938,628	-	241,372
160	408,695	653,912	-	1,866,088	-	1,026,088	-	153,912
180	354,032	566,452	-	1,953,548	-	1,113,548	-	66,452
200	299,370	478,992	-	2,041,008	-	1,201,008	-	-
220	244,707	391,532	-	2,128,468	-	1,288,468	-	-
240	190,045	304,072	-	2,215,928	-	1,375,928	-	-
260	135,382	216,611	-	2,303,389	-	1,463,389	-	-
280	80,720	129,151	-	2,390,849	-	1,550,849	-	-
300	26,057	41,691	-	2,478,309	-	1,638,309	-	-
350	-110,599	176,959	-	2,696,959	-	1,856,959	-	-



Site type 5		Description: Area 7 £2095 psm Norton Radstock					Site area: 0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	129,416	207,066	-	2,312,934	-	1,472,934	692,934	292,934
40	20,091	32,146	-	2,487,854	-	1,647,854	867,854	467,854
60	34,571	55,314	-	2,575,314	-	1,735,314	955,314	555,314
80	89,234	142,774	-	2,662,774	-	1,822,774	1,042,774	642,774
100	143,896	230,234	-	2,750,234	-	1,910,234	1,130,234	730,234
120	198,559	317,694	-	2,837,694	-	1,997,694	1,217,694	817,694
140	253,221	405,154	-	2,925,154	-	2,085,154	1,305,154	905,154
160	307,884	492,614	-	3,012,614	-	2,172,614	1,392,614	992,614
180	362,547	580,074	-	3,100,074	-	2,260,074	1,480,074	1,080,074
200	417,209	667,535	-	3,187,535	-	2,347,535	1,567,535	1,167,535
220	471,872	754,995	-	3,274,995	-	2,434,995	1,654,995	1,254,995
240	526,534	842,455	-	3,362,455	-	2,522,455	1,742,455	1,342,455
260	581,197	929,915	-	3,449,915	-	2,609,915	1,829,915	1,429,915
280	635,859	1,017,375	-	3,537,375	-	2,697,375	1,917,375	1,517,375
300	690,522	1,104,835	-	3,624,835	-	2,784,835	2,004,835	1,604,835
350	827,178	1,323,485	-	3,843,485	-	3,003,485	2,223,485	1,823,485



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

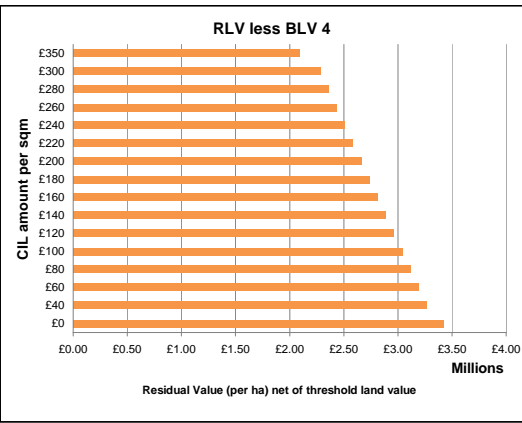
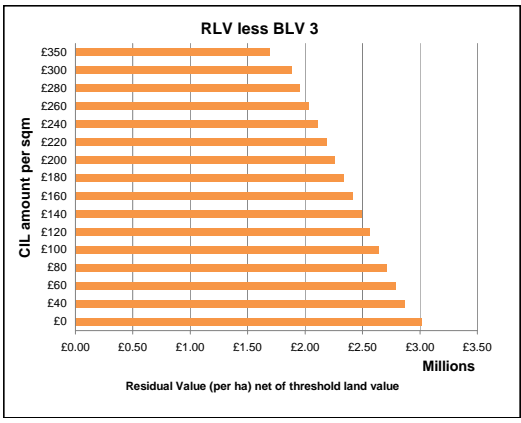
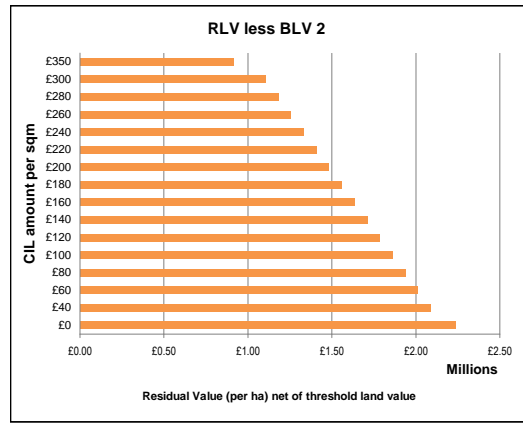
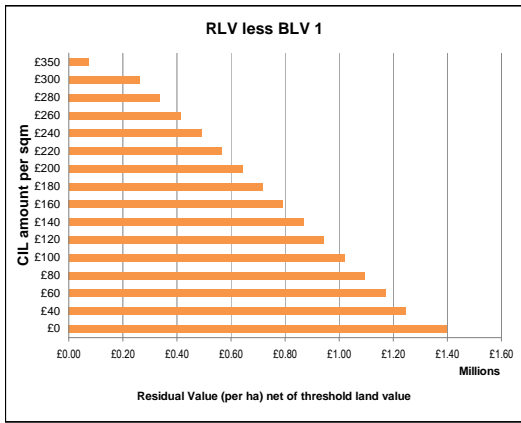
80 UPH

CSH level:	3
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

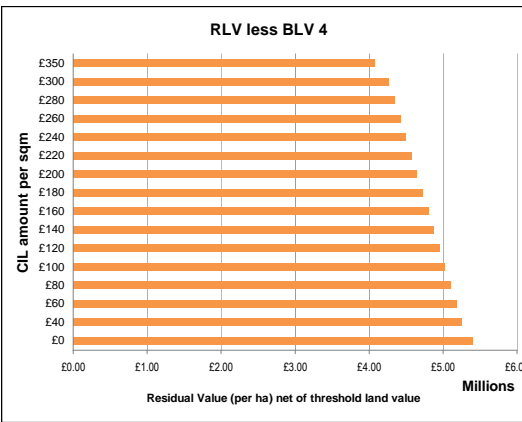
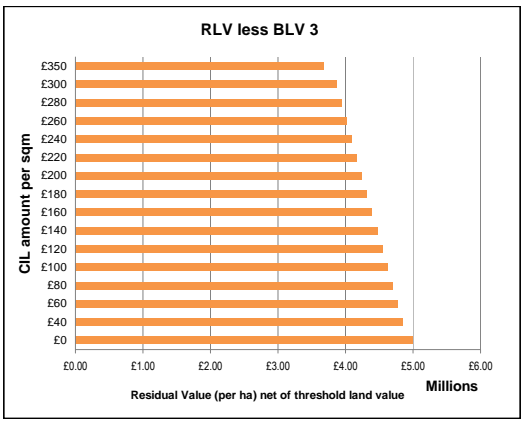
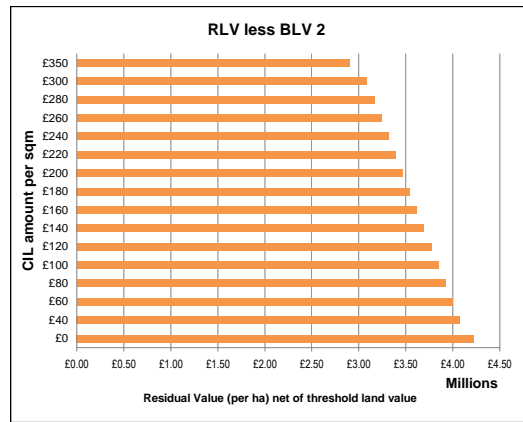
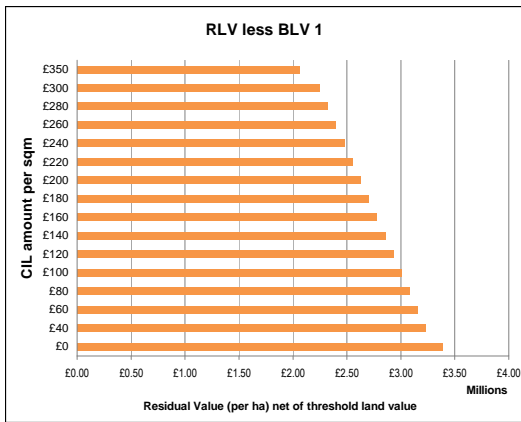
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,448,659	3,917,854	1,397,854	2,237,854	3,017,854	3,417,854
40	2,353,910	3,766,257	1,246,257	2,086,257	2,866,257	3,266,257
60	2,306,536	3,690,458	1,170,458	2,010,458	2,790,458	3,190,458
80	2,259,162	3,614,659	1,094,659	1,934,659	2,714,659	3,114,659
100	2,211,788	3,538,860	1,018,860	1,858,860	2,638,860	3,038,860
120	2,164,414	3,463,062	943,062	1,783,062	2,563,062	2,963,062
140	2,117,039	3,387,263	867,263	1,707,263	2,487,263	2,887,263
160	2,069,665	3,311,464	791,464	1,631,464	2,411,464	2,811,464
180	2,022,291	3,235,666	715,666	1,555,666	2,335,666	2,735,666
200	1,974,917	3,159,867	639,867	1,479,867	2,259,867	2,659,867
220	1,927,543	3,084,068	564,068	1,404,068	2,184,068	2,584,068
240	1,880,168	3,008,269	488,269	1,328,269	2,108,269	2,508,269
260	1,832,794	2,932,471	412,471	1,252,471	2,032,471	2,432,471
280	1,785,420	2,856,672	336,672	1,176,672	1,956,672	2,356,672
300	1,738,046	2,780,873	260,873	1,100,873	1,880,873	2,280,873
350	1,619,610	2,591,377	71,377	911,377	1,691,377	2,091,377



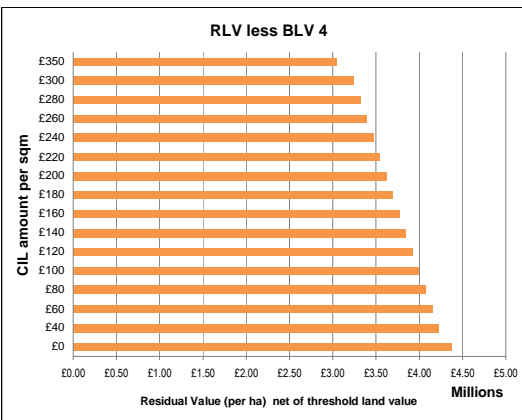
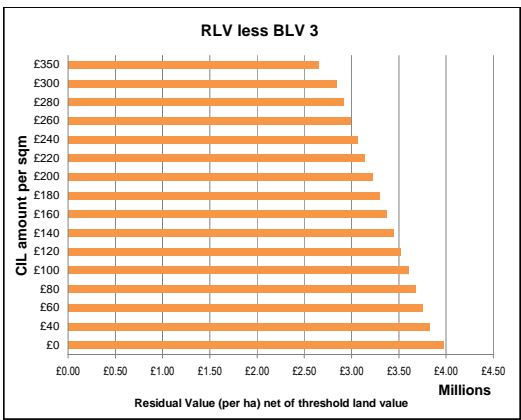
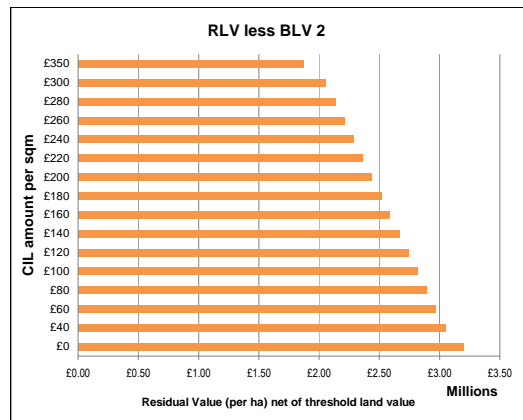
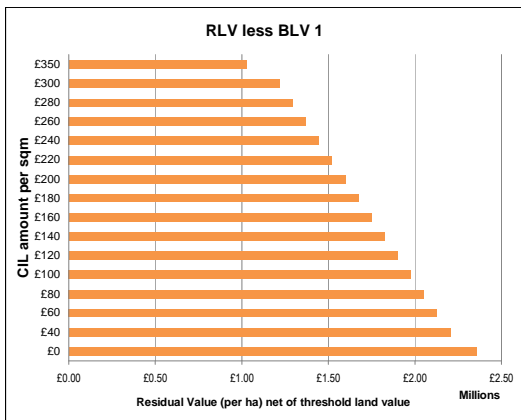
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,688,600	5,901,760	3,381,760	4,221,760	5,001,760	5,401,760
40	3,593,852	5,750,163	3,230,163	4,070,163	4,850,163	5,250,163
60	3,546,478	5,674,364	3,154,364	3,994,364	4,774,364	5,174,364
80	3,499,103	5,598,566	3,078,566	3,918,566	4,698,566	5,098,566
100	3,451,729	5,522,767	3,002,767	3,842,767	4,622,767	5,022,767
120	3,404,355	5,446,968	2,926,968	3,766,968	4,546,968	4,946,968
140	3,356,981	5,371,169	2,851,169	3,691,169	4,471,169	4,871,169
160	3,309,607	5,295,371	2,775,371	3,615,371	4,395,371	4,795,371
180	3,262,232	5,219,572	2,699,572	3,539,572	4,319,572	4,719,572
200	3,214,858	5,143,773	2,623,773	3,463,773	4,243,773	4,643,773
220	3,167,484	5,067,975	2,547,975	3,387,975	4,167,975	4,567,975
240	3,120,110	4,992,176	2,472,176	3,312,176	4,092,176	4,492,176
260	3,072,736	4,916,377	2,396,377	3,236,377	4,016,377	4,416,377
280	3,025,362	4,840,578	2,320,578	3,160,578	3,940,578	4,340,578
300	2,977,987	4,764,780	2,244,780	3,084,780	3,864,780	4,264,780
350	2,859,552	4,575,283	2,055,283	2,895,283	3,675,283	4,075,283

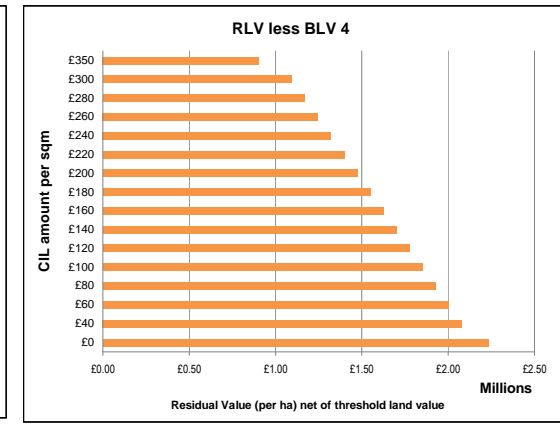
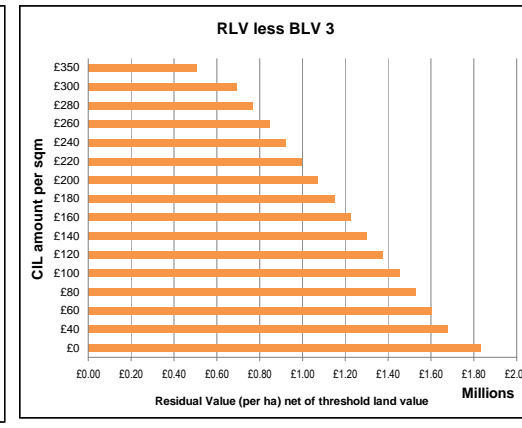
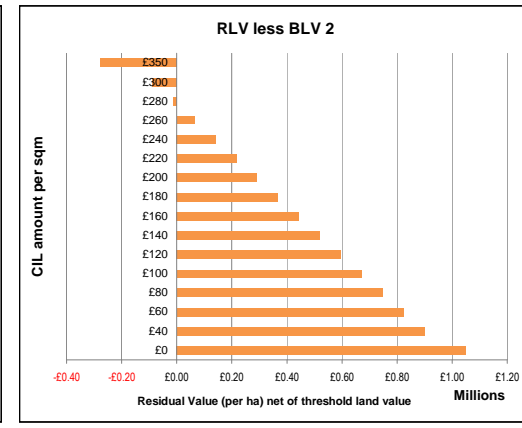
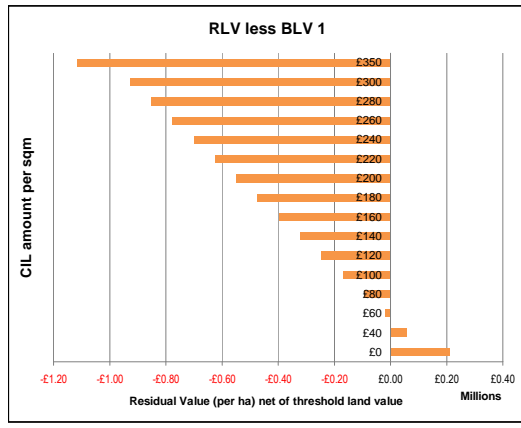


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

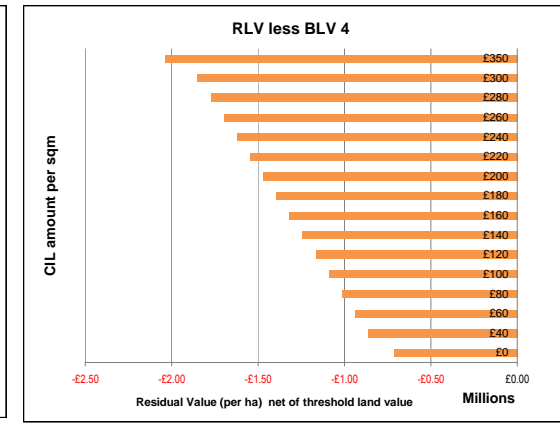
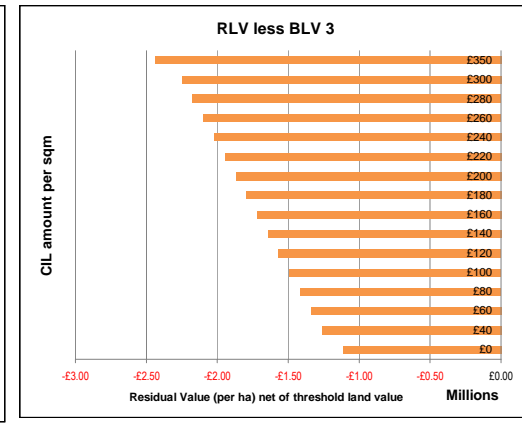
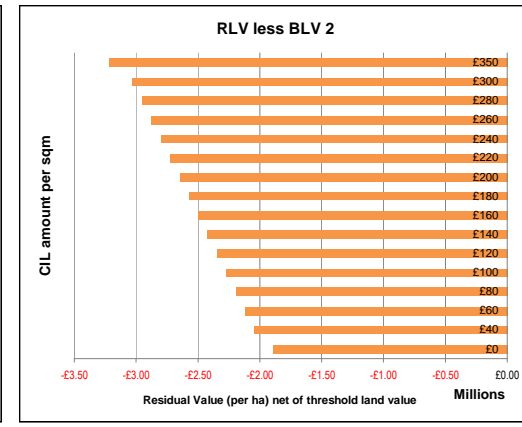
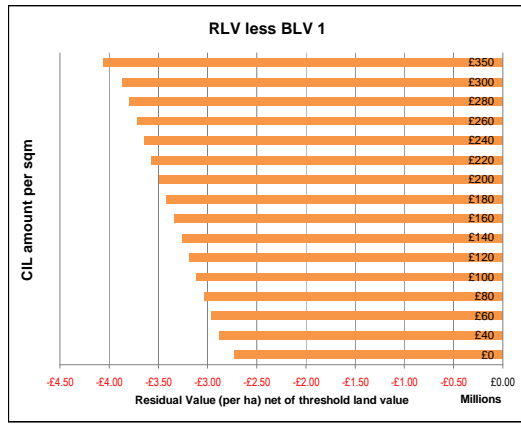
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,045,965	4,873,543	2,353,543	3,193,543	3,973,543	4,373,543
40	2,951,216	4,721,946	2,201,946	3,041,946	3,821,946	4,221,946
60	2,903,842	4,646,147	2,126,147	2,966,147	3,746,147	4,146,147
80	2,856,468	4,570,349	2,050,349	2,890,349	3,670,349	4,070,349
100	2,809,094	4,494,550	1,974,550	2,814,550	3,594,550	3,994,550
120	2,761,719	4,418,751	1,898,751	2,738,751	3,518,751	3,918,751
140	2,714,345	4,342,952	1,822,952	2,662,952	3,442,952	3,842,952
160	2,666,971	4,267,154	1,747,154	2,587,154	3,367,154	3,767,154
180	2,619,597	4,191,355	1,671,355	2,511,355	3,291,355	3,691,355
200	2,572,223	4,115,556	1,595,556	2,435,556	3,215,556	3,615,556
220	2,524,849	4,039,758	1,519,758	2,359,758	3,139,758	3,539,758
240	2,477,474	3,963,959	1,443,959	2,283,959	3,063,959	3,463,959
260	2,430,100	3,888,160	1,368,160	2,208,160	2,988,160	3,388,160
280	2,382,726	3,812,361	1,292,361	2,132,361	2,912,361	3,312,361
300	2,335,352	3,736,563	1,216,563	2,056,563	2,836,563	3,236,563
350	2,216,916	3,547,066	1,027,066	1,867,066	2,647,066	3,047,066



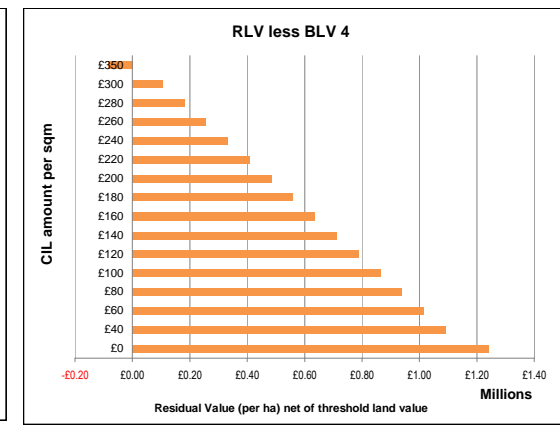
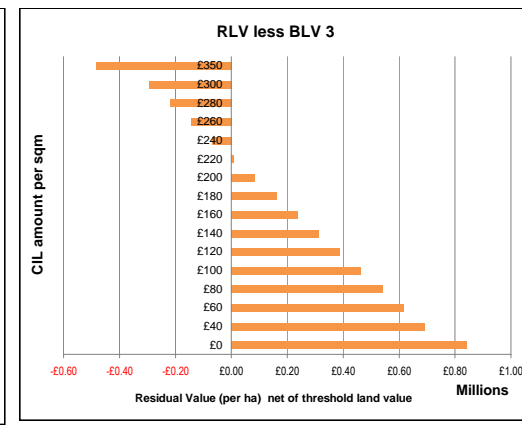
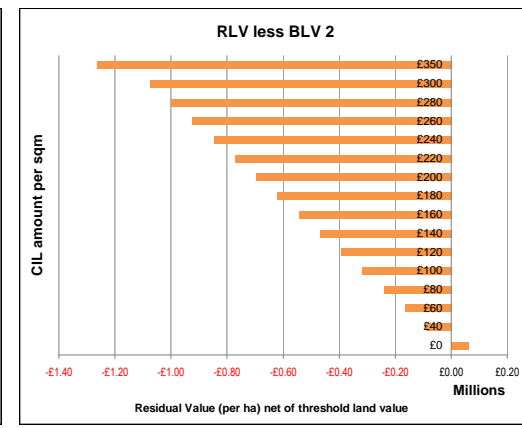
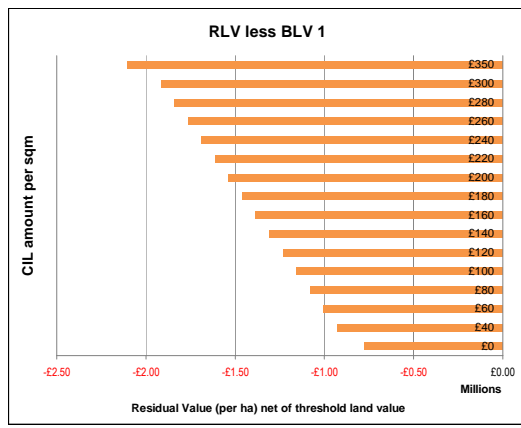
Site type 5	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,705,898	2,729,437	209,437	1,049,437	1,829,437	2,229,437
40	1,611,150	2,577,840	57,840	897,840	1,677,840	2,077,840
60	1,563,776	2,502,041	-17,959	822,041	1,602,041	2,002,041
80	1,516,402	2,426,243	-93,757	746,243	1,526,243	1,926,243
100	1,469,027	2,350,444	-169,556	670,444	1,450,444	1,850,444
120	1,421,653	2,274,645	-245,355	594,645	1,374,645	1,774,645
140	1,374,279	2,198,846	-321,154	518,846	1,298,846	1,698,846
160	1,326,905	2,123,048	-396,952	443,048	1,223,048	1,623,048
180	1,279,531	2,047,249	-472,751	367,249	1,147,249	1,547,249
200	1,232,156	1,971,450	-548,550	291,450	1,071,450	1,471,450
220	1,184,782	1,895,652	-624,348	215,652	995,652	1,395,652
240	1,137,408	1,819,853	-700,147	139,853	919,853	1,319,853
260	1,090,034	1,744,054	-775,946	64,054	844,054	1,244,054
280	1,042,660	1,668,255	-851,745	-11,745	768,255	1,168,255
300	995,285	1,592,457	-927,543	-87,543	692,457	1,092,457
350	876,850	1,402,960	-1,117,040	-277,040	502,960	902,960



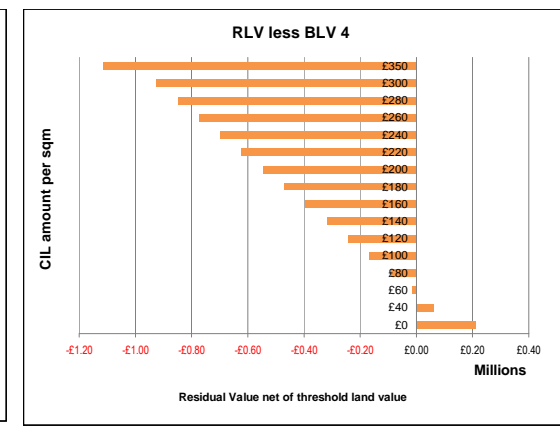
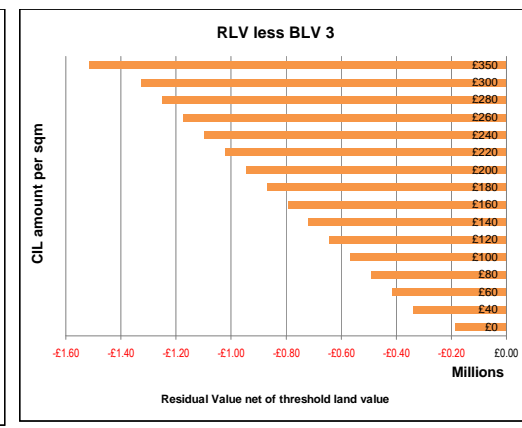
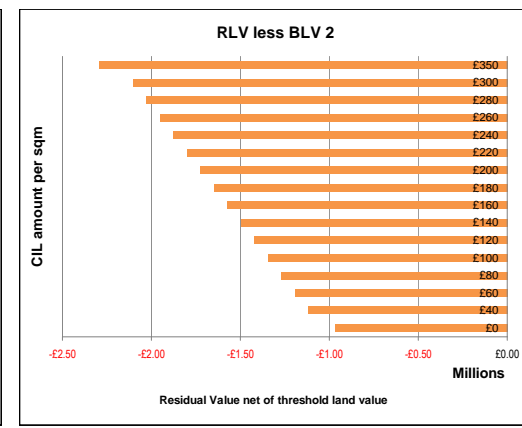
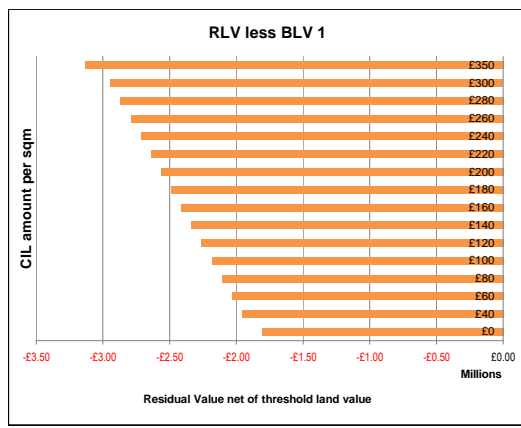
Site type 5	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-132,620	212,193	2,732,193	1,892,193	1,112,193	712,193
40	-227,369	363,790	2,883,790	2,043,790	1,263,790	863,790
60	-274,743	439,589	2,959,589	2,119,589	1,339,589	939,589
80	-322,117	515,387	3,035,387	2,195,387	1,415,387	1,015,387
100	-369,491	591,186	3,111,186	2,271,186	1,491,186	1,091,186
120	-416,866	666,985	3,186,985	2,346,985	1,566,985	1,166,985
140	-464,240	742,784	3,262,784	2,422,784	1,642,784	1,242,784
160	-511,614	818,582	3,338,582	2,498,582	1,718,582	1,318,582
180	-558,988	894,381	3,414,381	2,574,381	1,794,381	1,394,381
200	-606,362	970,180	3,490,180	2,650,180	1,870,180	1,470,180
220	-653,737	1,045,978	3,565,978	2,725,978	1,945,978	1,545,978
240	-701,111	1,121,777	3,641,777	2,801,777	2,021,777	1,621,777
260	-748,485	1,197,576	3,717,576	2,877,576	2,097,576	1,697,576
280	-795,859	1,273,375	3,793,375	2,953,375	2,173,375	1,773,375
300	-843,233	1,349,173	3,869,173	3,029,173	2,249,173	1,849,173
350	-961,669	1,538,670	4,058,670	3,218,670	2,438,670	2,038,670



Site type 5	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,088,672	1,741,876	778,124	618,766	841,876	1,241,876
40	993,924	1,590,278	929,722	89,722	690,278	1,090,278
60	946,550	1,514,480	1,005,520	165,520	614,480	1,014,480
80	899,176	1,438,681	1,081,319	241,319	538,681	938,681
100	851,801	1,362,882	1,157,118	317,118	462,882	862,882
120	804,427	1,287,084	1,232,916	392,916	387,084	787,084
140	757,053	1,211,285	1,308,715	468,715	311,285	711,285
160	709,679	1,135,486	1,384,514	544,514	235,486	635,486
180	662,305	1,059,688	1,460,312	620,312	159,688	559,688
200	614,931	983,889	1,536,111	696,111	83,889	483,889
220	567,556	908,090	1,611,910	771,910	8,090	408,090
240	520,182	832,291	1,687,709	847,709	67,709	332,291
260	472,808	756,493	1,763,507	923,507	143,507	256,493
280	425,434	680,694	1,839,306	999,306	219,306	180,694
300	378,060	604,895	1,915,105	1,075,105	295,105	104,895
350	259,624	415,398	2,104,602	1,264,602	484,602	84,602



Site type 5	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	445,388	712,621	1,807,379	967,379	187,379	212,621
40	350,640	561,024	1,958,976	1,118,976	338,976	61,024
60	303,266	485,225	2,034,775	1,194,775	414,775	14,775
80	255,892	409,427	2,110,573	1,270,573	490,573	90,573
100	208,517	333,628	2,186,372	1,346,372	566,372	166,372
120	161,143	257,829	2,262,171	1,422,171	642,171	242,171
140	113,769	182,030	2,337,970	1,497,970	717,970	317,970
160	66,395	106,232	2,413,768	1,573,768	793,768	393,768
180	19,021	30,433	2,489,567	1,649,567	869,567	469,567
200	-28,354	45,366	2,565,366	1,725,366	945,366	545,366
220	-75,728	121,164	2,641,164	1,801,164	1,021,164	621,164
240	-123,102	-196,963	2,716,963	1,876,963	1,096,963	696,963
260	-170,476	-272,762	2,792,762	1,952,762	1,172,762	772,762
280	-217,850	-348,561	2,868,561	2,028,561	1,248,561	848,561
300	-265,225	-424,359	2,944,359	2,104,359	1,324,359	924,359
350	-383,660	-613,856	3,133,856	2,293,856	1,513,856	1,113,856



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

80 UPH

CSH level: 4

Aff Hsg: 35%

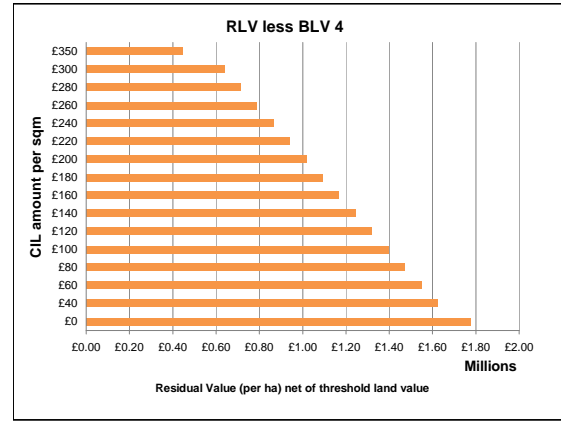
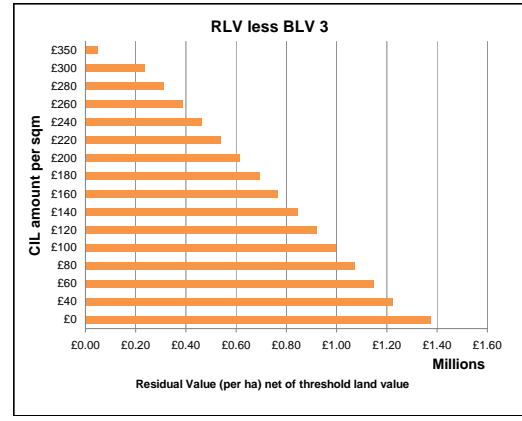
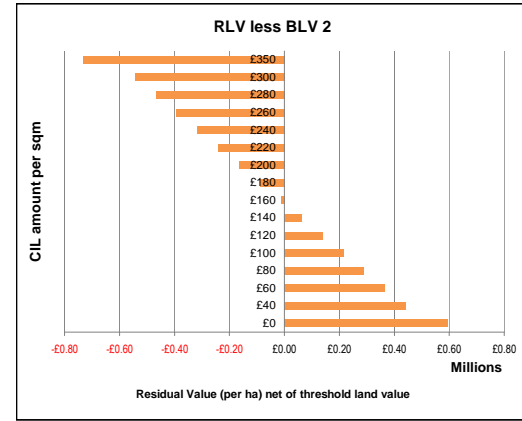
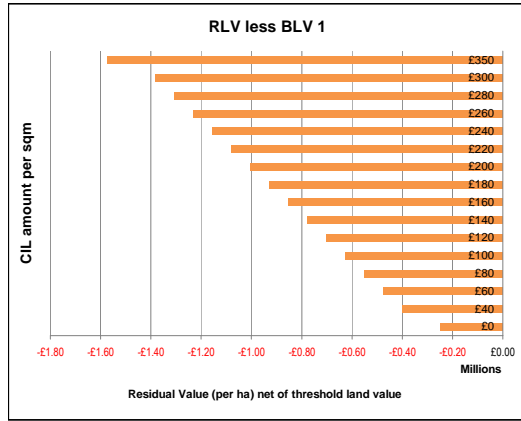
Sales value inflation

Build cost inflation

Profit

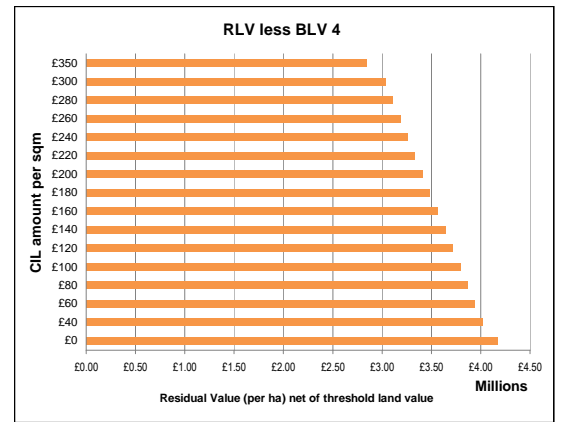
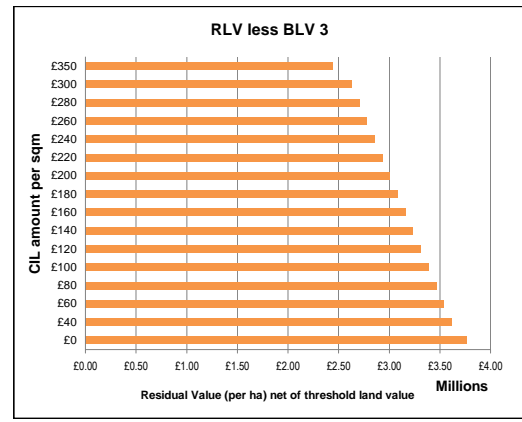
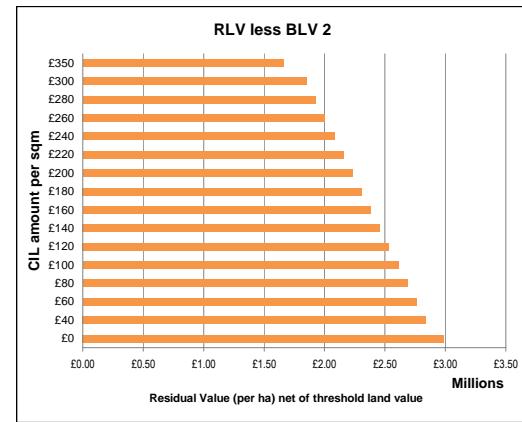
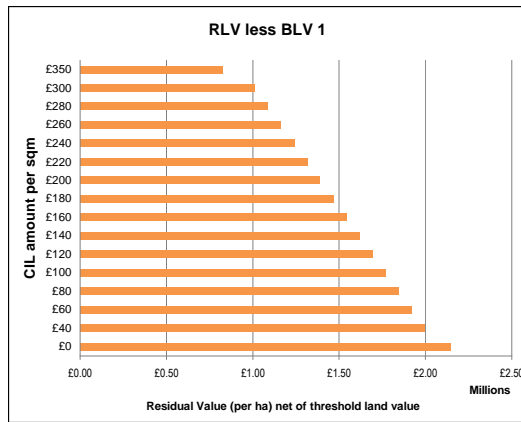
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,420,861	2,273,378	-246,622	593,378	1,373,378	1,773,378
40	1,326,113	2,121,781	-398,219	441,781	1,221,781	1,621,781
60	1,278,739	2,045,982	-474,018	365,982	1,145,982	1,545,982
80	1,231,365	1,970,183	-549,817	290,183	1,070,183	1,470,183
100	1,183,990	1,894,385	-625,615	214,385	994,385	1,394,385
120	1,136,616	1,818,586	-701,414	138,586	918,586	1,318,586
140	1,089,242	1,742,787	-777,213	62,787	842,787	1,242,787
160	1,041,868	1,666,988	-853,012	-13,012	766,988	1,166,988
180	994,494	1,591,190	-928,810	-88,810	691,190	1,091,190
200	947,119	1,515,391	-1,004,609	-164,609	615,391	1,015,391
220	899,745	1,439,592	-1,080,408	-240,408	539,592	939,592
240	852,371	1,363,794	-1,156,206	-316,206	463,794	863,794
260	804,997	1,287,995	-1,232,005	-392,005	387,995	787,995
280	757,623	1,212,196	-1,307,804	-467,804	312,196	712,196
300	710,248	1,136,397	-1,383,603	-543,603	236,397	636,397
350	591,813	946,901	-1,573,099	-733,099	46,901	446,901



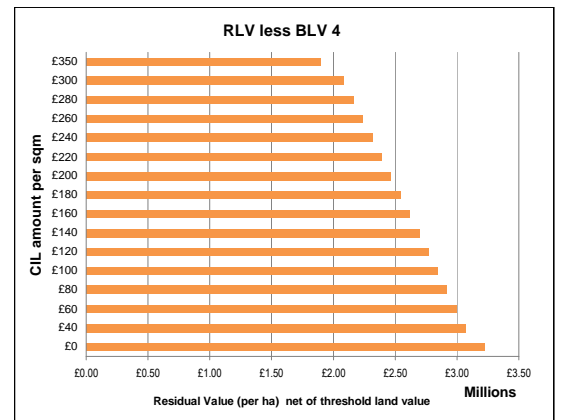
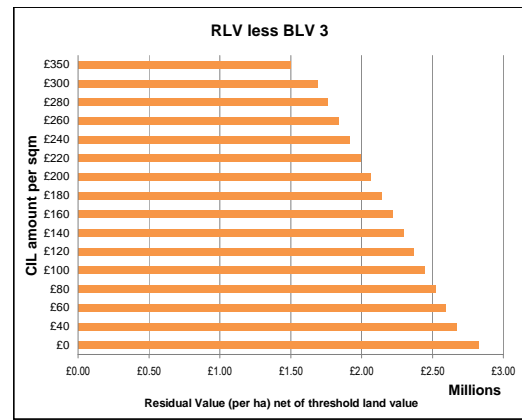
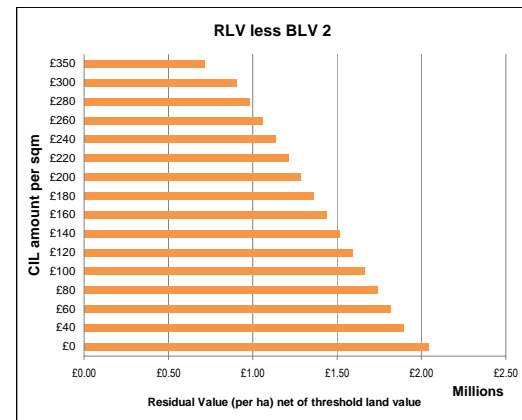
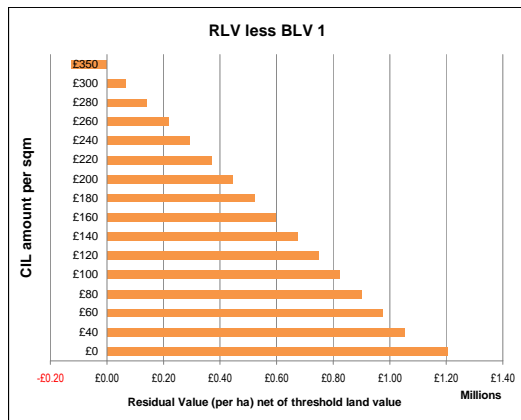
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,916,845	4,666,952	2,146,952	2,986,952	3,766,952	4,166,952
40	2,822,097	4,515,355	1,995,355	2,835,355	3,615,355	4,015,355
60	2,774,723	4,439,556	1,919,556	2,759,556	3,539,556	3,939,556
80	2,727,348	4,363,757	1,843,757	2,683,757	3,463,757	3,863,757
100	2,679,974	4,287,959	1,767,959	2,607,959	3,387,959	3,787,959
120	2,632,600	4,212,160	1,692,160	2,532,160	3,312,160	3,712,160
140	2,585,226	4,136,361	1,616,361	2,456,361	3,236,361	3,636,361
160	2,537,852	4,060,562	1,540,562	2,380,562	3,160,562	3,560,562
180	2,490,477	3,984,764	1,464,764	2,304,764	3,084,764	3,484,764
200	2,443,103	3,908,965	1,388,965	2,228,965	3,008,965	3,408,965
220	2,395,729	3,833,166	1,313,166	2,153,166	2,933,166	3,333,166
240	2,348,355	3,757,368	1,237,368	2,077,368	2,857,368	3,257,368
260	2,300,981	3,681,569	1,161,569	2,001,569	2,781,569	3,181,569
280	2,253,606	3,605,770	1,085,770	1,925,770	2,705,770	3,105,770
300	2,206,232	3,529,971	1,009,971	1,849,971	2,629,971	3,029,971
350	2,087,797	3,340,475	820,475	1,660,475	2,440,475	2,840,475

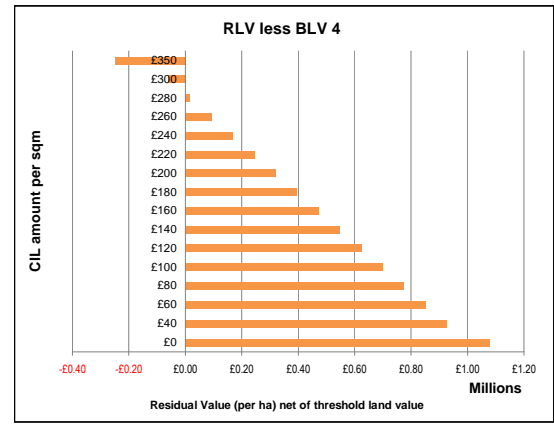
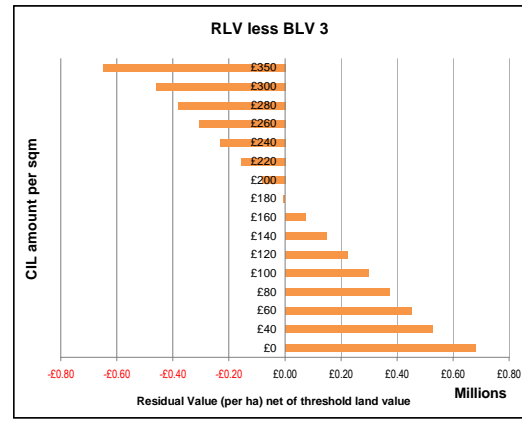
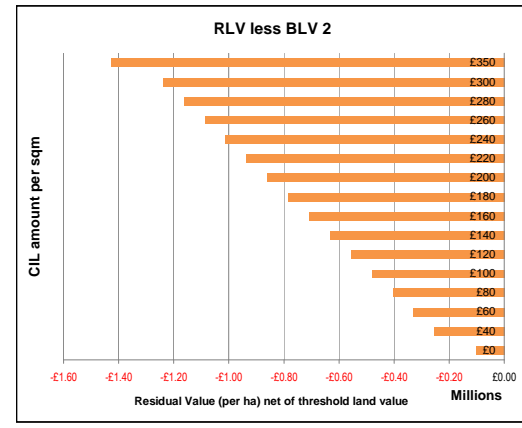
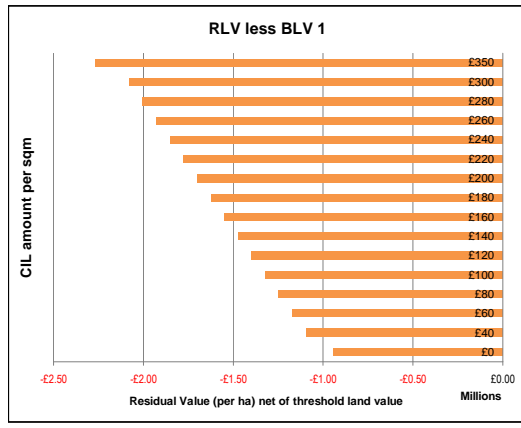


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

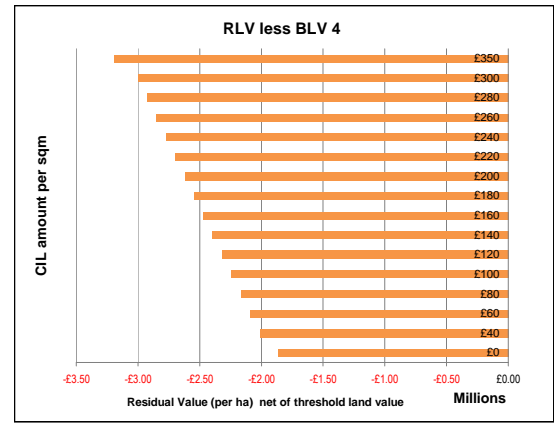
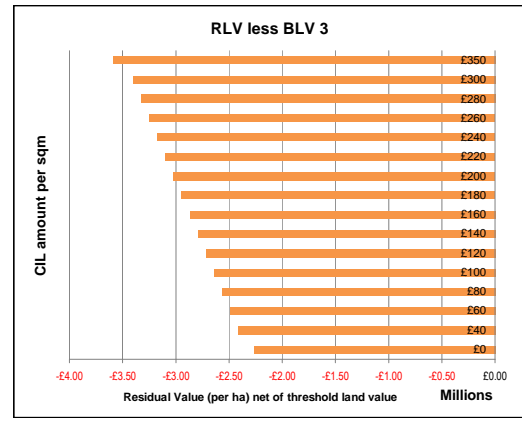
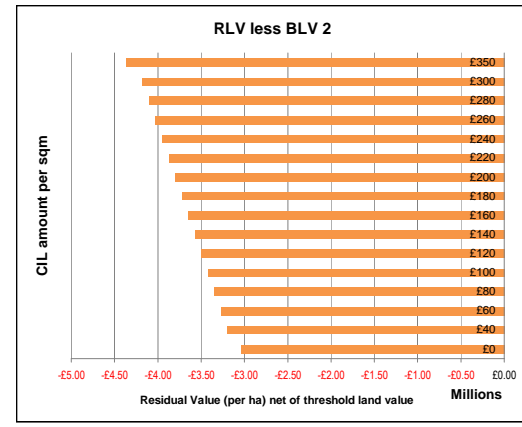
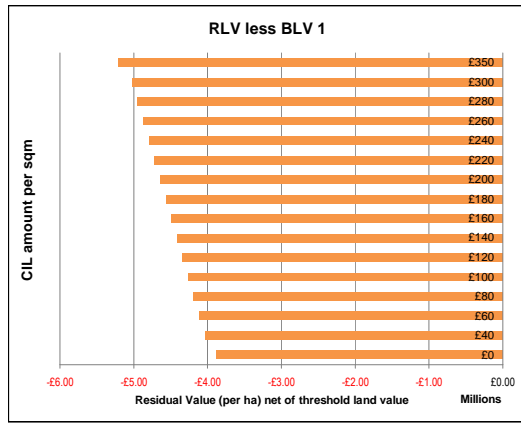
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,326,040	3,721,664	1,201,664	2,041,664	2,821,664	3,221,664
40	2,231,292	3,570,066	1,050,066	1,890,066	2,670,066	3,070,066
60	2,183,917	3,494,268	974,268	1,814,268	2,594,268	2,994,268
80	2,136,543	3,418,469	898,469	1,738,469	2,518,469	2,918,469
100	2,089,169	3,342,670	822,670	1,662,670	2,442,670	2,842,670
120	2,041,795	3,266,872	746,872	1,586,872	2,366,872	2,766,872
140	1,994,421	3,191,073	671,073	1,511,073	2,291,073	2,691,073
160	1,947,046	3,115,274	595,274	1,435,274	2,215,274	2,615,274
180	1,899,672	3,039,476	519,476	1,359,476	2,139,476	2,539,476
200	1,852,298	2,963,677	443,677	1,283,677	2,063,677	2,463,677
220	1,804,924	2,887,878	367,878	1,207,878	1,987,878	2,387,878
240	1,757,550	2,812,079	292,079	1,132,079	1,912,079	2,312,079
260	1,710,175	2,736,281	216,281	1,056,281	1,836,281	2,236,281
280	1,662,801	2,660,482	140,482	980,482	1,760,482	2,160,482
300	1,615,427	2,584,683	64,683	904,683	1,684,683	2,084,683
350	1,496,992	2,395,186	-124,814	715,186	1,495,186	1,895,186



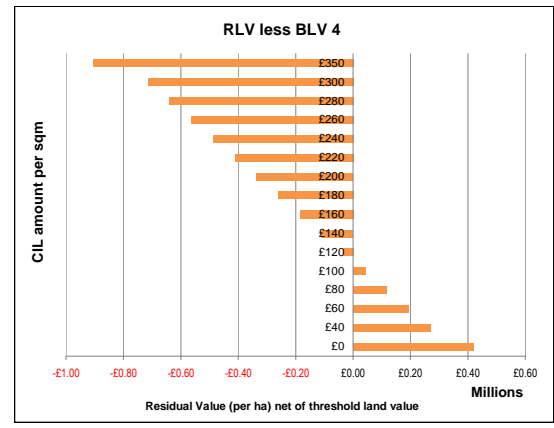
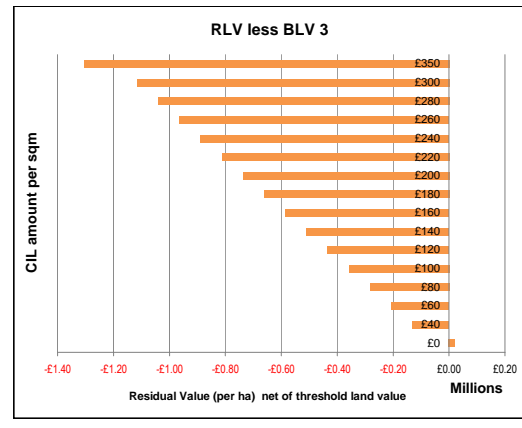
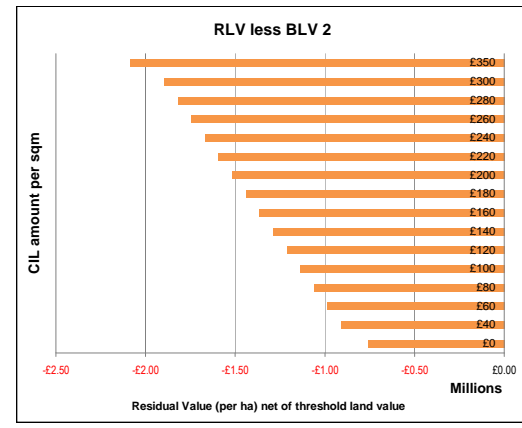
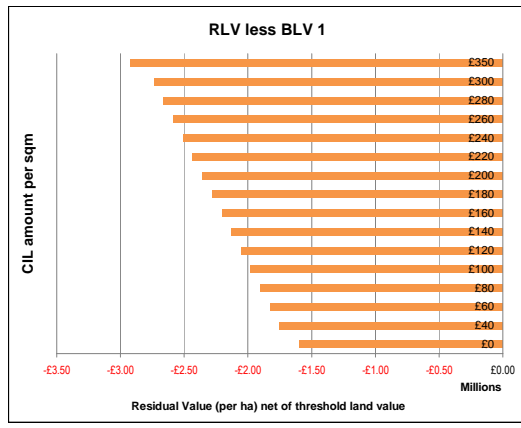
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	985,974	1,577,558	- 942,442	- 102,442	677,558	1,077,558
40	891,225	1,425,960	- 1,094,040	- 254,040	525,960	925,960
60	843,851	1,350,162	- 1,169,838	- 329,838	450,162	850,162
80	796,477	1,274,363	- 1,245,637	- 405,637	374,363	774,363
100	749,103	1,198,564	- 1,321,436	- 481,436	298,564	698,564
120	701,728	1,122,766	- 1,397,234	- 557,234	222,766	622,766
140	654,354	1,046,967	- 1,473,033	- 633,033	146,967	546,967
160	606,980	971,168	- 1,548,832	- 708,832	71,168	471,168
180	559,606	895,369	- 1,624,631	- 784,631	- 4,631	395,369
200	512,232	819,571	- 1,700,429	- 860,429	- 80,429	319,571
220	464,857	743,772	- 1,776,228	- 936,228	- 156,228	243,772
240	417,483	667,973	- 1,852,027	- 1,012,027	- 232,027	167,973
260	370,109	592,175	- 1,927,825	- 1,087,825	- 307,825	92,175
280	322,735	516,376	- 2,003,624	- 1,163,624	- 383,624	16,376
300	275,361	440,577	- 2,079,423	- 1,239,423	- 459,423	- 59,423
350	156,925	251,080	- 2,268,920	- 1,428,920	- 648,920	- 248,920



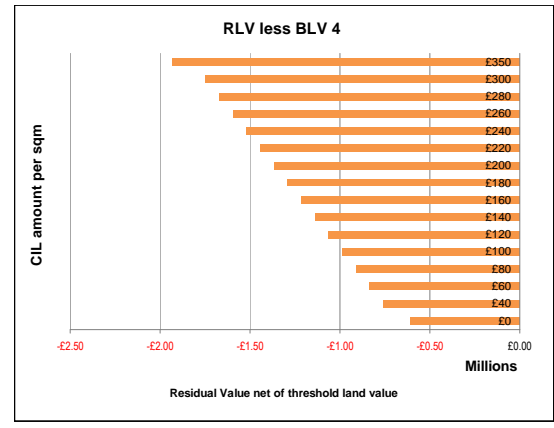
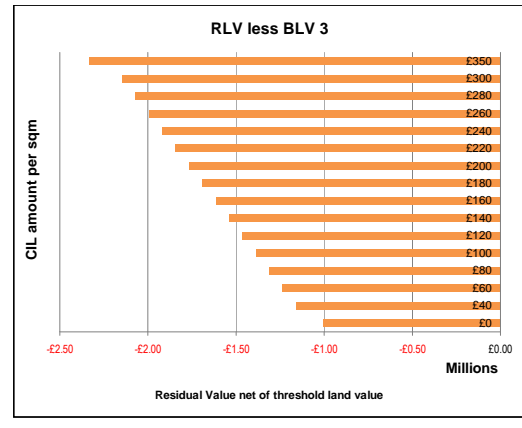
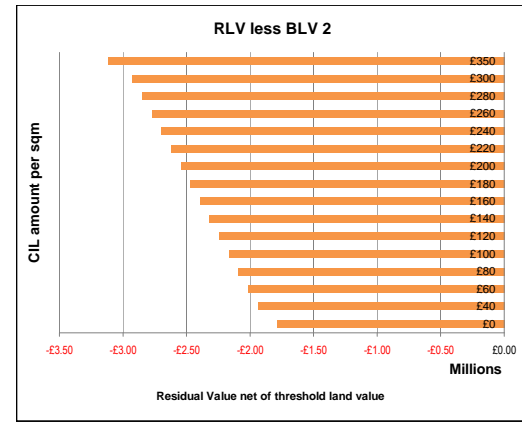
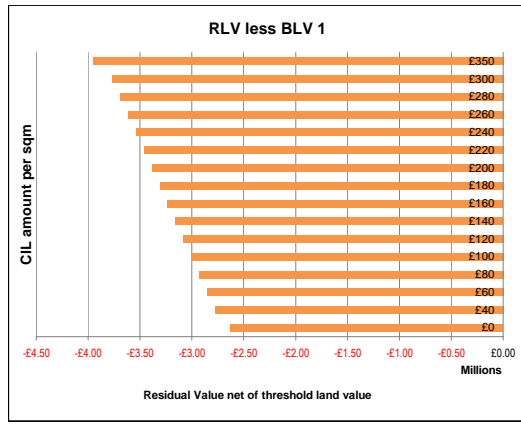
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-852,545	- 1,364,072	- 3,884,072	- 3,044,072	- 2,264,072	- 1,864,072
40	-947,294	- 1,515,670	- 4,035,670	- 3,195,670	- 2,415,670	- 2,015,670
60	-994,668	- 1,591,468	- 4,111,468	- 3,271,468	- 2,491,468	- 2,091,468
80	-1,042,042	- 1,667,267	- 4,187,267	- 3,347,267	- 2,567,267	- 2,167,267
100	-1,089,416	- 1,743,066	- 4,263,066	- 3,423,066	- 2,643,066	- 2,243,066
120	-1,136,790	- 1,818,864	- 4,338,864	- 3,498,864	- 2,718,864	- 2,318,864
140	-1,184,164	- 1,894,663	- 4,414,663	- 3,574,663	- 2,794,663	- 2,394,663
160	-1,231,539	- 1,970,462	- 4,490,462	- 3,650,462	- 2,870,462	- 2,470,462
180	-1,278,913	- 2,046,261	- 4,566,261	- 3,726,261	- 2,946,261	- 2,546,261
200	-1,326,287	- 2,122,059	- 4,642,059	- 3,802,059	- 3,022,059	- 2,622,059
220	-1,373,661	- 2,197,858	- 4,717,858	- 3,877,858	- 3,097,858	- 2,697,858
240	-1,421,035	- 2,273,657	- 4,793,657	- 3,953,657	- 3,173,657	- 2,773,657
260	-1,468,410	- 2,349,455	- 4,869,455	- 4,029,455	- 3,249,455	- 2,849,455
280	-1,515,784	- 2,425,254	- 4,945,254	- 4,105,254	- 3,325,254	- 2,925,254
300	-1,563,158	- 2,501,053	- 5,021,053	- 4,181,053	- 3,401,053	- 3,001,053
350	-1,681,594	- 2,690,550	- 5,210,550	- 4,370,550	- 3,590,550	- 3,190,550



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	575,551	920,882	- 1,599,118	- 759,118	20,882	420,882
40	480,803	769,284	- 1,750,716	- 910,716	- 130,716	269,284
60	433,429	693,486	- 1,826,514	- 986,514	- 206,514	193,486
80	386,054	617,687	- 1,902,313	- 1,062,313	- 282,313	117,687
100	338,680	541,888	- 1,978,112	- 1,138,112	- 358,112	41,888
120	291,306	466,090	- 2,053,910	- 1,213,910	- 433,910	- 33,910
140	243,932	390,291	- 2,129,709	- 1,289,709	- 509,709	- 109,709
160	196,558	314,492	- 2,205,508	- 1,365,508	- 585,508	- 185,508
180	149,183	238,693	- 2,281,307	- 1,441,307	- 661,307	- 261,307
200	101,809	162,895	- 2,357,105	- 1,517,105	- 737,105	- 337,105
220	54,435	87,096	- 2,432,904	- 1,592,904	- 812,904	- 412,904
240	7,061	11,297	- 2,508,703	- 1,668,703	- 888,703	- 488,703
260	-40,313	64,501	- 2,584,501	- 1,744,501	- 964,501	- 564,501
280	-87,688	140,300	- 2,660,300	- 1,820,300	- 1,040,300	- 640,300
300	-135,062	216,099	- 2,736,099	- 1,896,099	- 1,116,099	- 716,099
350	-253,497	405,596	- 2,925,596	- 2,085,596	- 1,305,596	- 905,596



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	67,733	108,373	- 2,628,373	- 1,788,373	- 1,008,373	- 608,373
40	162,481	259,970	- 2,779,970	- 1,939,970	- 1,159,970	- 759,970
60	209,855	335,769	- 2,855,769	- 2,015,769	- 1,235,769	- 835,769
80	257,230	411,567	- 2,931,567	- 2,091,567	- 1,311,567	- 911,567
100	304,604	487,366	- 3,007,366	- 2,167,366	- 1,387,366	- 987,366
120	351,978	563,165	- 3,083,165	- 2,243,165	- 1,463,165	- 1,063,165
140	399,352	638,964	- 3,158,964	- 2,318,964	- 1,538,964	- 1,138,964
160	446,726	714,762	- 3,234,762	- 2,394,762	- 1,614,762	- 1,214,762
180	494,101	790,561	- 3,310,561	- 2,470,561	- 1,690,561	- 1,290,561
200	541,475	866,360	- 3,386,360	- 2,546,360	- 1,766,360	- 1,366,360
220	588,849	942,158	- 3,462,158	- 2,622,158	- 1,842,158	- 1,442,158
240	636,223	1,017,957	- 3,537,957	- 2,697,957	- 1,917,957	- 1,517,957
260	683,597	1,093,756	- 3,613,756	- 2,773,756	- 1,993,756	- 1,593,756
280	730,972	1,169,555	- 3,689,555	- 2,849,555	- 2,069,555	- 1,669,555
300	778,346	1,245,353	- 3,765,353	- 2,925,353	- 2,145,353	- 1,745,353
350	896,781	1,434,850	- 3,954,850	- 3,114,850	- 2,334,850	- 1,934,850



BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

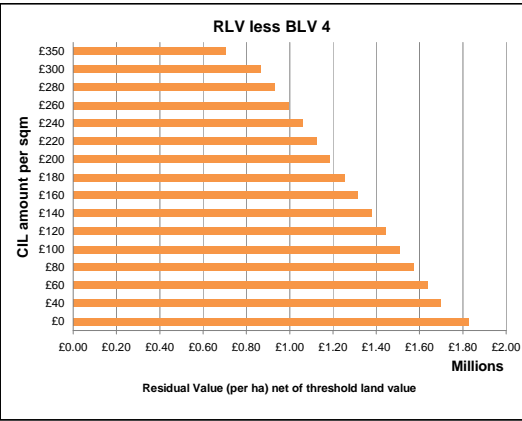
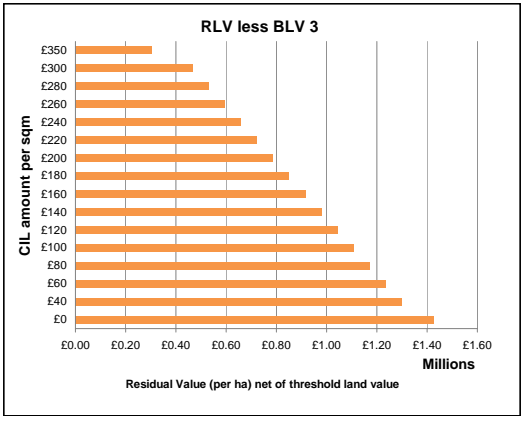
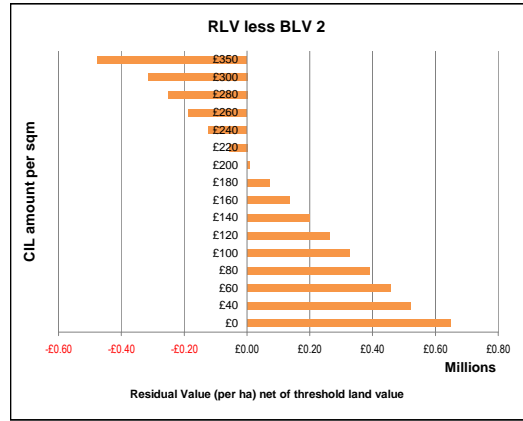
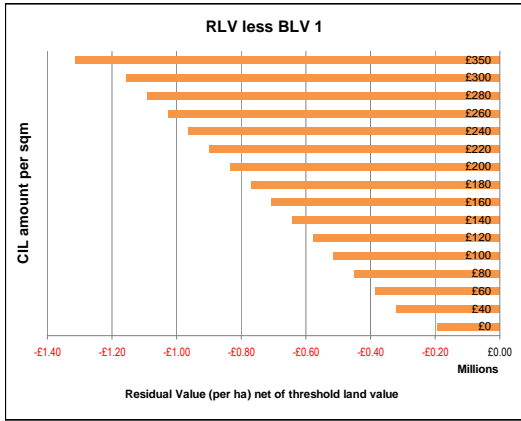
BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3
Aff Hsg:	45%

	Sales value inflation
	Build cost inflation
	Profit

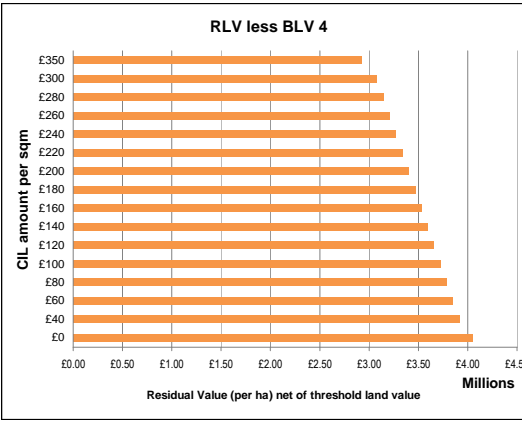
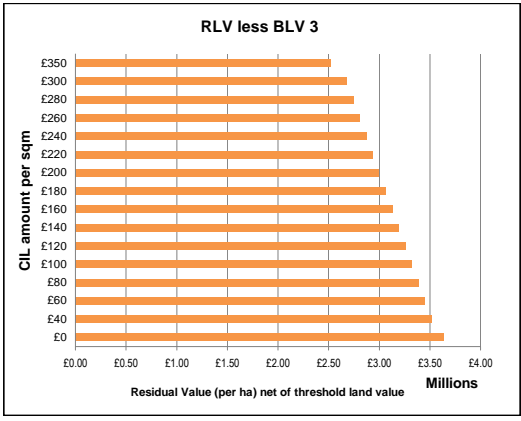
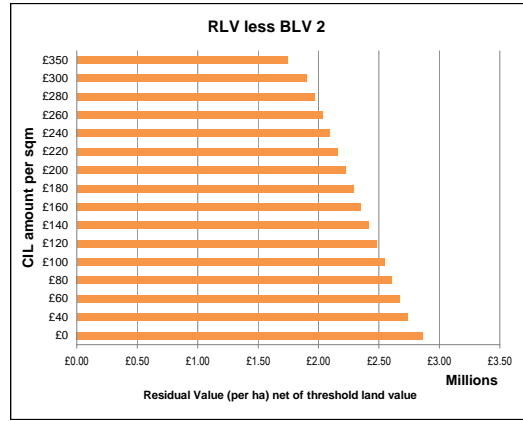
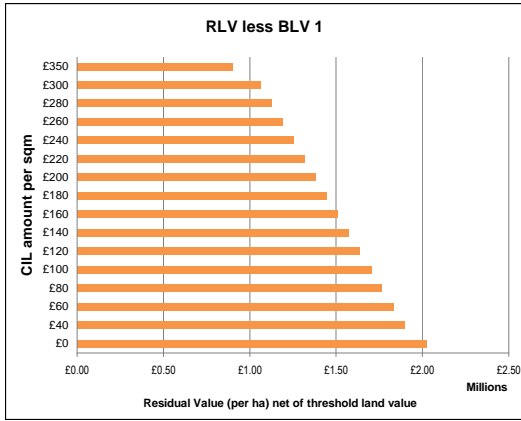
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,454,512	2,327,219	192,781	647,219	1,427,219	1,827,219
40	1,374,340	2,198,945	321,055	518,945	1,298,945	1,698,945
60	1,334,255	2,134,807	385,193	454,807	1,234,807	1,634,807
80	1,294,169	2,070,670	449,330	390,670	1,170,670	1,570,670
100	1,254,083	2,006,533	513,467	326,533	1,106,533	1,506,533
120	1,213,997	1,942,395	577,605	262,395	1,042,395	1,442,395
140	1,173,911	1,878,258	641,742	198,258	978,258	1,378,258
160	1,133,825	1,814,121	705,879	134,121	914,121	1,314,121
180	1,093,739	1,749,983	770,017	69,983	849,983	1,249,983
200	1,053,654	1,685,846	834,154	5,846	785,846	1,185,846
220	1,013,568	1,621,708	898,292	58,292	721,708	1,121,708
240	973,482	1,557,571	962,429	122,429	657,571	1,057,571
260	933,396	1,493,434	1,026,566	186,566	593,434	993,434
280	893,310	1,429,296	1,090,704	250,704	529,296	929,296
300	853,224	1,365,159	1,154,841	314,841	465,159	865,159
350	753,010	1,204,815	1,315,185	475,185	304,815	704,815



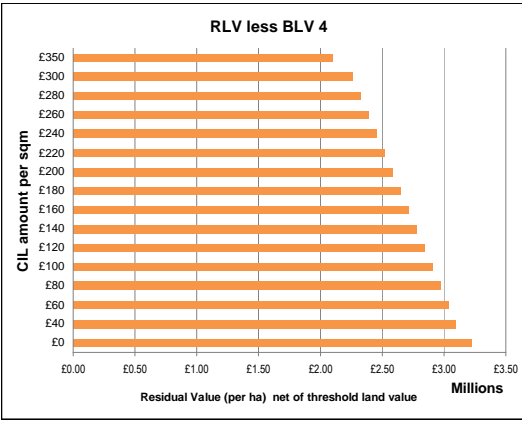
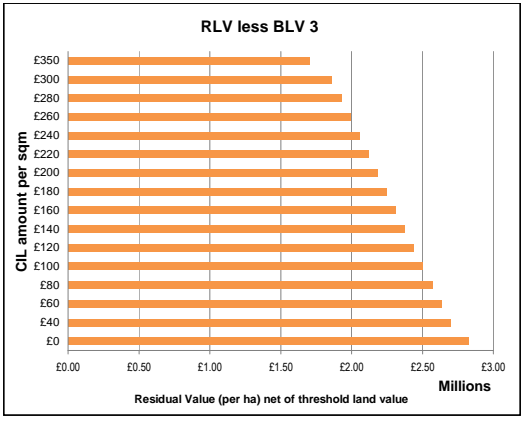
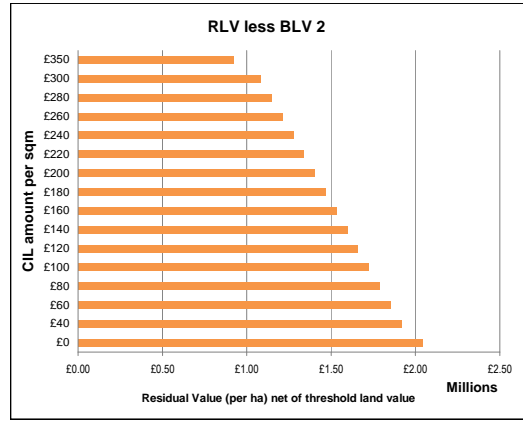
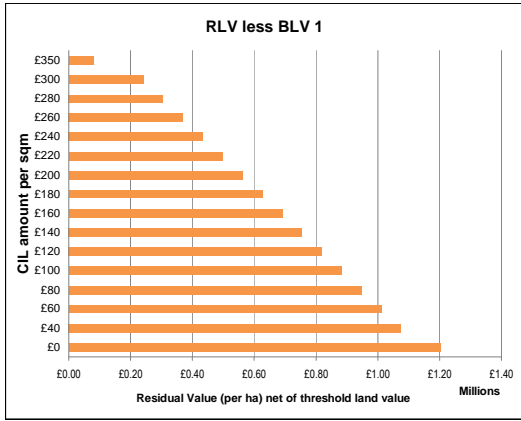
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,838,303	4,541,285	2,021,285	2,861,285	3,641,285	4,041,285
40	2,758,131	4,413,010	1,893,010	2,733,010	3,513,010	3,913,010
60	2,718,045	4,348,872	1,828,872	2,668,872	3,448,872	3,848,872
80	2,677,959	4,284,735	1,764,735	2,604,735	3,384,735	3,784,735
100	2,637,874	4,220,598	1,700,598	2,540,598	3,320,598	3,720,598
120	2,597,788	4,156,460	1,636,460	2,476,460	3,256,460	3,656,460
140	2,557,702	4,092,323	1,572,323	2,412,323	3,192,323	3,592,323
160	2,517,616	4,028,186	1,508,186	2,348,186	3,128,186	3,528,186
180	2,477,530	3,964,048	1,444,048	2,284,048	3,064,048	3,464,048
200	2,437,444	3,899,911	1,379,911	2,219,911	2,999,911	3,399,911
220	2,397,358	3,835,774	1,315,774	2,155,774	2,935,774	3,335,774
240	2,357,273	3,771,636	1,251,636	2,091,636	2,871,636	3,271,636
260	2,317,187	3,707,499	1,187,499	2,027,499	2,807,499	3,207,499
280	2,277,101	3,643,361	1,123,361	1,963,361	2,743,361	3,143,361
300	2,237,015	3,579,224	1,059,224	1,899,224	2,679,224	3,079,224
350	2,136,800	3,418,881	898,881	1,738,881	2,518,881	2,918,881

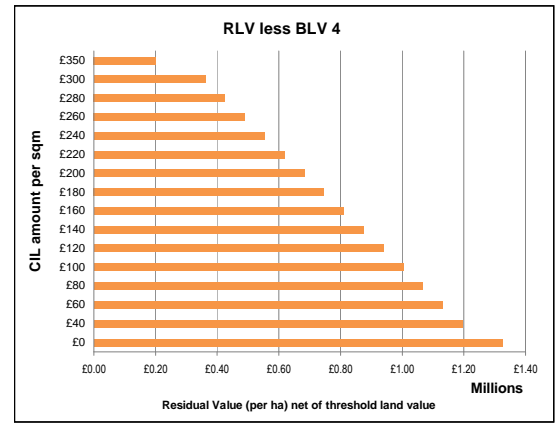
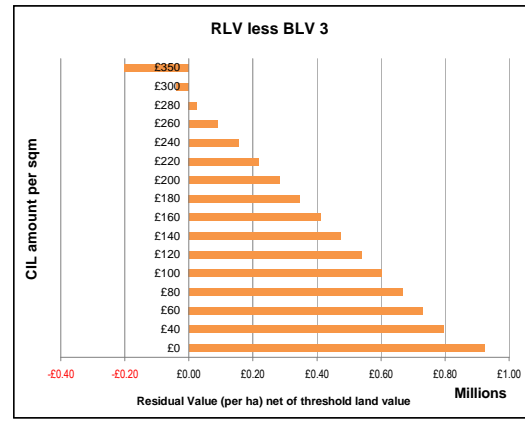
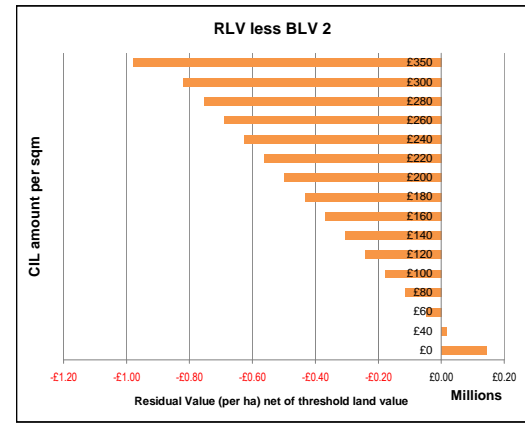
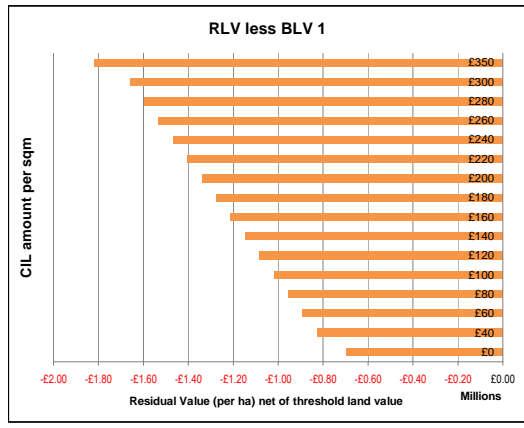


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

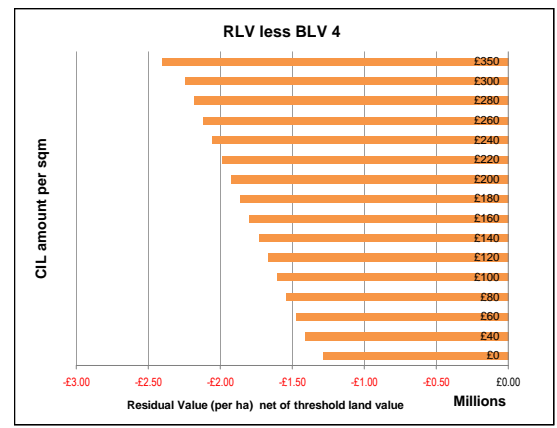
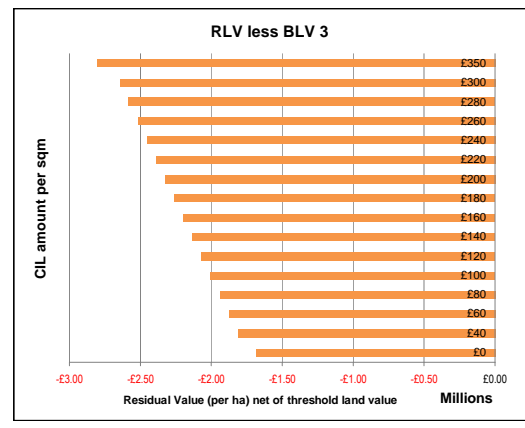
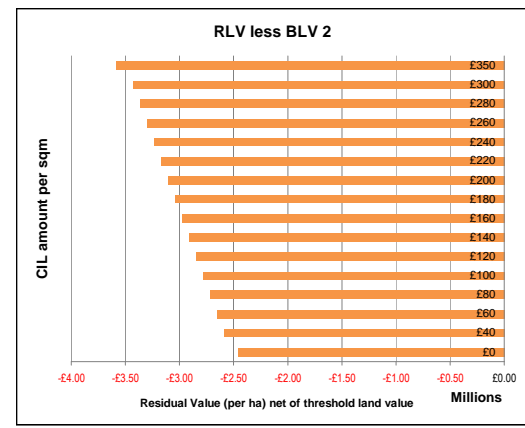
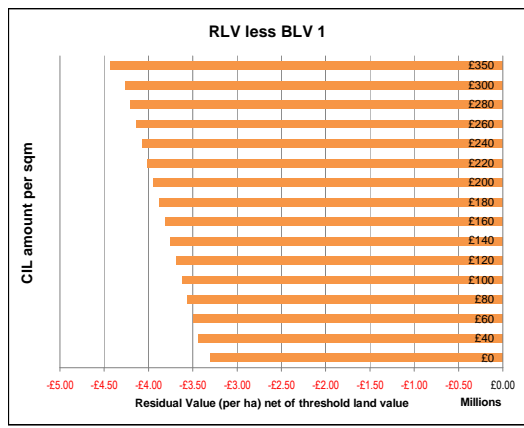
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,326,606	3,722,570	1,202,570	2,042,570	2,822,570	3,222,570
40	2,246,434	3,594,295	1,074,295	1,914,295	2,694,295	3,094,295
60	2,206,348	3,530,158	1,010,158	1,850,158	2,630,158	3,030,158
80	2,166,263	3,466,020	946,020	1,786,020	2,566,020	2,966,020
100	2,126,177	3,401,883	881,883	1,721,883	2,501,883	2,901,883
120	2,086,091	3,337,745	817,745	1,657,745	2,437,745	2,837,745
140	2,046,005	3,273,608	753,608	1,593,608	2,373,608	2,773,608
160	2,005,919	3,209,471	689,471	1,529,471	2,309,471	2,709,471
180	1,965,833	3,145,333	625,333	1,465,333	2,245,333	2,645,333
200	1,925,747	3,081,196	561,196	1,401,196	2,181,196	2,581,196
220	1,885,662	3,017,059	497,059	1,337,059	2,117,059	2,517,059
240	1,845,576	2,952,921	432,921	1,272,921	2,052,921	2,452,921
260	1,805,490	2,888,784	368,784	1,208,784	1,988,784	2,388,784
280	1,765,404	2,824,647	304,647	1,144,647	1,924,647	2,324,647
300	1,725,318	2,760,509	240,509	1,080,509	1,860,509	2,260,509
350	1,625,104	2,600,166	80,166	920,166	1,700,166	2,100,166



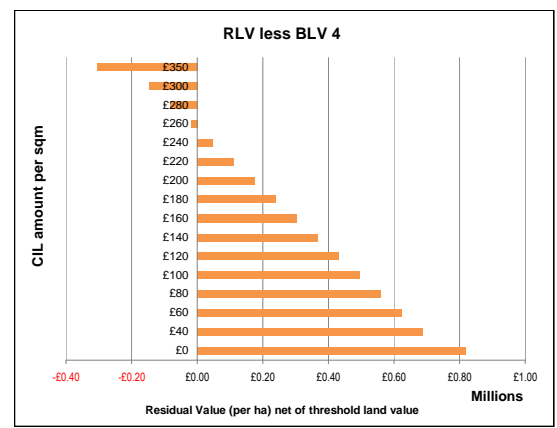
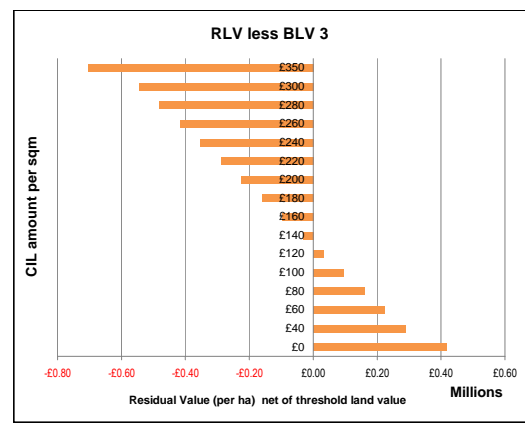
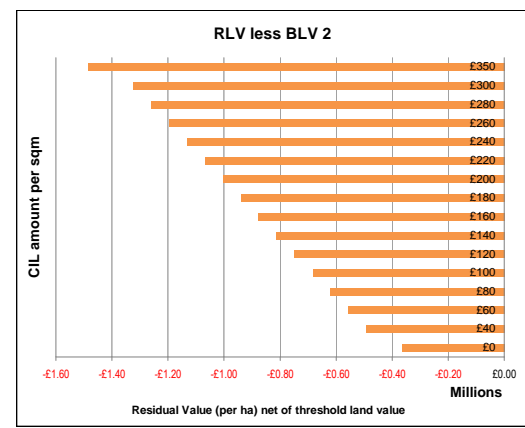
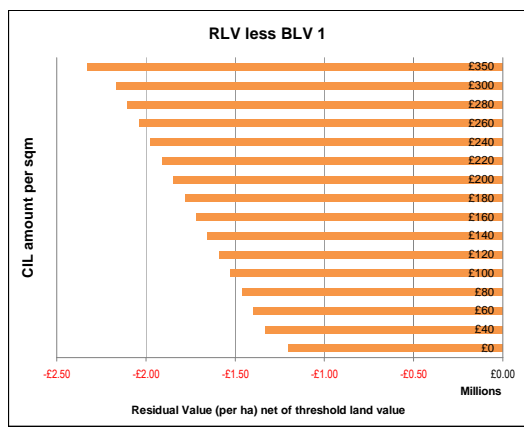
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,139,225	1,822,760	- 697,240	142,760	922,760	1,322,760
40	1,059,053	1,694,485	- 825,515	14,485	794,485	1,194,485
60	1,018,967	1,630,348	- 889,652	- 49,652	730,348	1,130,348
80	978,881	1,566,210	- 953,790	- 113,790	666,210	1,066,210
100	938,796	1,502,073	- 1,017,927	- 177,927	602,073	1,002,073
120	898,710	1,437,936	- 1,082,064	- 242,064	537,936	937,936
140	858,624	1,373,798	- 1,146,202	- 306,202	473,798	873,798
160	818,538	1,309,661	- 1,210,339	- 370,339	409,661	809,661
180	778,452	1,245,523	- 1,274,477	- 434,477	345,523	745,523
200	738,366	1,181,386	- 1,338,614	- 498,614	281,386	681,386
220	698,280	1,117,249	- 1,402,751	- 562,751	217,249	617,249
240	658,195	1,053,111	- 1,466,889	- 626,889	153,111	553,111
260	618,109	988,974	- 1,531,026	- 691,026	88,974	488,974
280	578,023	924,837	- 1,595,163	- 755,163	24,837	424,837
300	537,937	860,699	- 1,659,301	- 819,301	- 39,301	360,699
350	437,722	700,356	- 1,819,644	- 979,644	- 199,644	200,356



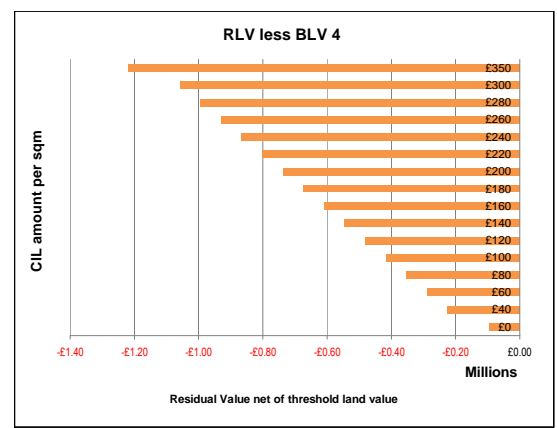
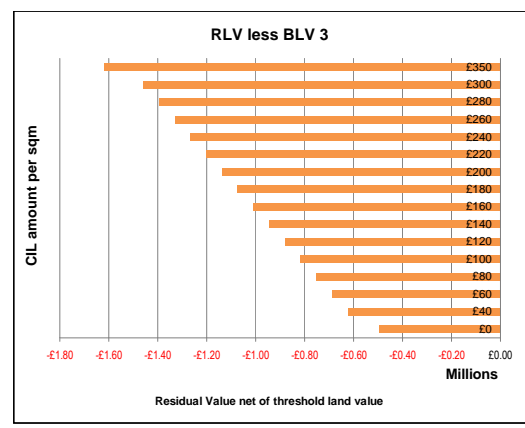
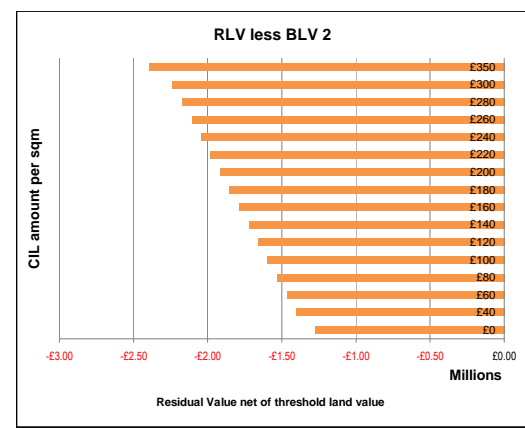
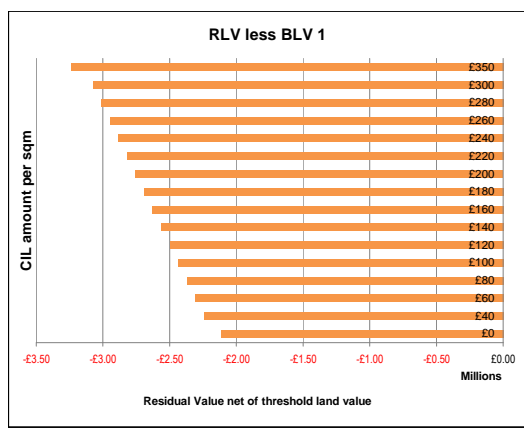
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-489,816	783,705	- 3,303,705	- 2,463,705	- 1,683,705	- 1,283,705
40	-569,988	911,980	- 3,431,980	- 2,591,980	- 1,811,980	- 1,411,980
60	-610,073	976,117	- 3,496,117	- 2,656,117	- 1,876,117	- 1,476,117
80	-650,159	1,040,255	- 3,560,255	- 2,720,255	- 1,940,255	- 1,540,255
100	-690,245	1,104,392	- 3,624,392	- 2,784,392	- 2,004,392	- 1,604,392
120	-730,331	1,168,530	- 3,688,530	- 2,848,530	- 2,068,530	- 1,668,530
140	-770,417	1,232,667	- 3,752,667	- 2,912,667	- 2,132,667	- 1,732,667
160	-810,503	1,296,804	- 3,816,804	- 2,976,804	- 2,196,804	- 1,796,804
180	-850,589	1,360,942	- 3,880,942	- 3,040,942	- 2,260,942	- 1,860,942
200	-890,674	1,425,079	- 3,945,079	- 3,105,079	- 2,325,079	- 1,925,079
220	-930,760	1,489,216	- 4,009,216	- 3,169,216	- 2,389,216	- 1,989,216
240	-970,846	1,553,354	- 4,073,354	- 3,233,354	- 2,453,354	- 2,053,354
260	-1,010,932	1,617,491	- 4,137,491	- 3,297,491	- 2,517,491	- 2,117,491
280	-1,051,018	1,681,629	- 4,201,629	- 3,361,629	- 2,581,629	- 2,181,629
300	-1,091,104	1,745,766	- 4,265,766	- 3,425,766	- 2,645,766	- 2,245,766
350	-1,191,318	1,906,109	- 4,426,109	- 3,586,109	- 2,806,109	- 2,406,109



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	822,619	1,316,190	- 1,203,810	- 363,810	416,190	816,190
40	742,447	1,187,916	- 1,332,084	- 492,084	287,916	687,916
60	702,361	1,123,778	- 1,396,222	- 556,222	223,778	623,778
80	662,276	1,059,641	- 1,460,359	- 620,359	159,641	559,641
100	622,190	995,504	- 1,524,496	- 684,496	95,504	495,504
120	582,104	931,366	- 1,588,634	- 748,634	31,366	431,366
140	542,018	867,229	- 1,652,771	- 812,771	- 32,771	367,229
160	501,932	803,091	- 1,716,909	- 876,909	- 96,909	303,091
180	461,846	738,954	- 1,781,046	- 941,046	- 161,046	238,954
200	421,760	674,817	- 1,845,183	- 1,005,183	- 225,183	174,817
220	381,675	610,679	- 1,909,321	- 1,069,321	- 289,321	110,679
240	341,589	546,542	- 1,973,458	- 1,133,458	- 353,458	46,542
260	301,503	482,405	- 2,037,595	- 1,197,595	- 417,595	- 17,595
280	261,417	418,267	- 2,101,733	- 1,261,733	- 481,733	- 81,733
300	221,331	354,130	- 2,165,870	- 1,325,870	- 545,870	- 145,870
350	121,117	193,786	- 2,326,214	- 1,486,214	- 706,214	- 306,214



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,630	404,208	- 2,115,792	- 1,275,792	- 495,792	- 95,792
40	172,458	275,933	- 2,244,067	- 1,404,067	- 624,067	- 224,067
60	132,372	211,796	- 2,308,204	- 1,468,204	- 688,204	- 288,204
80	92,286	147,658	- 2,372,342	- 1,532,342	- 752,342	- 352,342
100	52,201	83,521	- 2,436,479	- 1,596,479	- 816,479	- 416,479
120	12,115	19,383	- 2,500,617	- 1,660,617	- 880,617	- 480,617
140	-27,971	44,754	- 2,564,754	- 1,724,754	- 944,754	- 544,754
160	-68,057	108,891	- 2,628,891	- 1,788,891	- 1,008,891	- 608,891
180	-108,143	173,029	- 2,693,029	- 1,853,029	- 1,073,029	- 673,029
200	-148,229	237,166	- 2,757,166	- 1,917,166	- 1,137,166	- 737,166
220	-188,315	301,303	- 2,821,303	- 1,981,303	- 1,201,303	- 801,303
240	-228,400	365,441	- 2,885,441	- 2,045,441	- 1,265,441	- 865,441
260	-268,486	429,578	- 2,949,578	- 2,109,578	- 1,329,578	- 929,578
280	-308,572	493,716	- 3,013,716	- 2,173,716	- 1,393,716	- 993,716
300	-348,658	557,853	- 3,077,853	- 2,237,853	- 1,457,853	- 1,057,853
350	-448,743	718,196	- 3,238,196	- 2,398,196	- 1,618,196	- 1,218,196



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

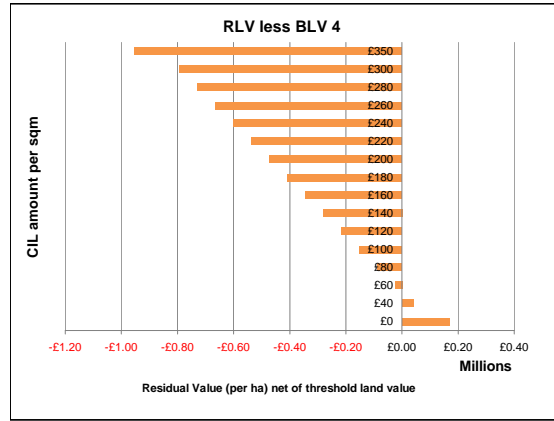
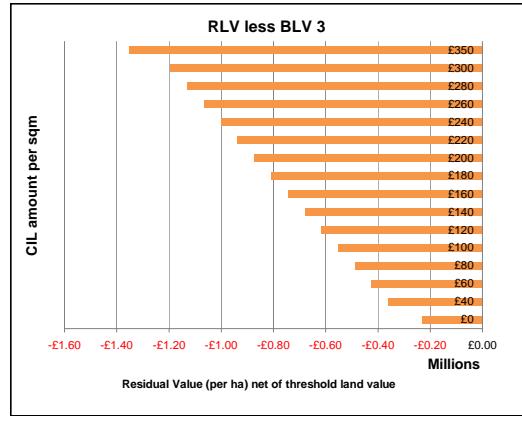
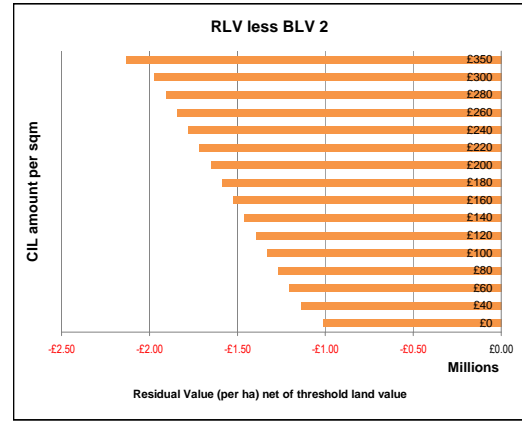
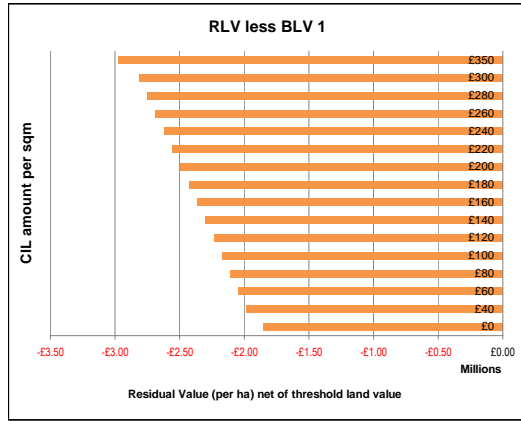
80 UPH

CSH level:	4
Aff Hsg:	45%

Sales value inflation	
Build cost inflation	
Profit	

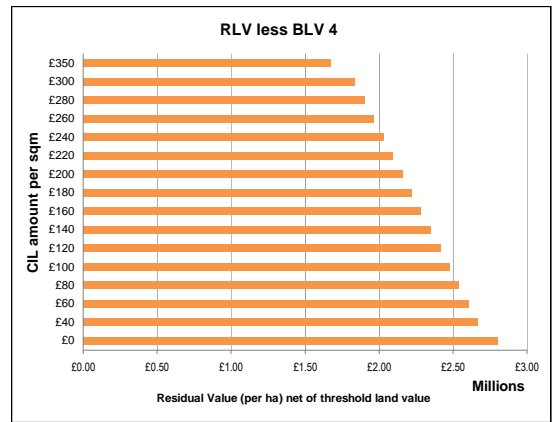
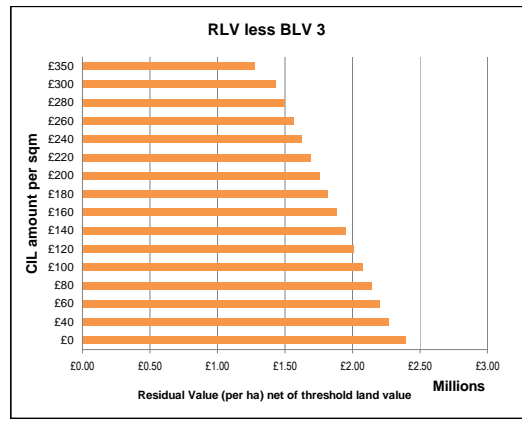
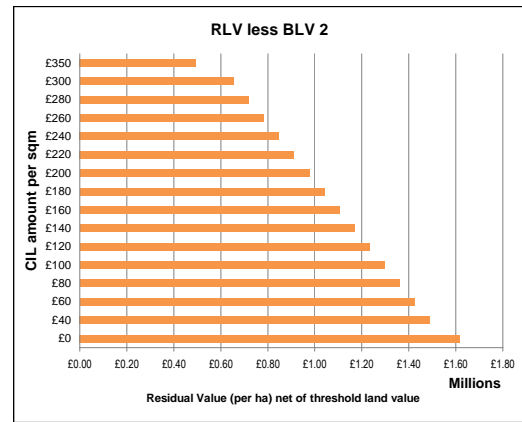
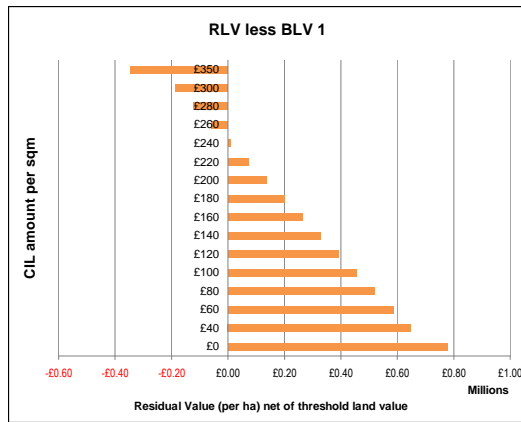
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	417,920	668,673	-1,851,327	-1,011,327	-231,327	168,673
40	337,749	540,398	-1,979,602	-1,139,602	-359,602	-40,398
60	297,663	476,261	-2,043,739	-1,203,739	-423,739	-23,739
80	257,577	412,123	-2,107,877	-1,267,877	-487,877	-87,877
100	217,491	347,986	-2,172,014	-1,332,014	-552,014	-152,014
120	177,405	283,848	-2,236,152	-1,396,152	-616,152	-216,152
140	137,319	219,711	-2,300,289	-1,460,289	-680,289	-280,289
160	97,234	155,574	-2,364,426	-1,524,426	-744,426	-344,426
180	57,148	91,436	-2,428,564	-1,588,564	-808,564	-408,564
200	17,062	27,299	-2,492,701	-1,652,701	-872,701	-472,701
220	-23,024	-36,838	-2,556,838	-1,716,838	-936,838	-536,838
240	-63,110	-100,976	-2,620,976	-1,780,976	-1,000,976	-600,976
260	-103,196	-165,113	-2,685,113	-1,845,113	-1,065,113	-665,113
280	-143,282	-229,251	-2,749,251	-1,909,251	-1,129,251	-729,251
300	-183,367	-293,388	-2,813,388	-1,973,388	-1,193,388	-793,388
350	-283,582	-453,731	-2,973,731	-2,133,731	-1,353,731	-953,731



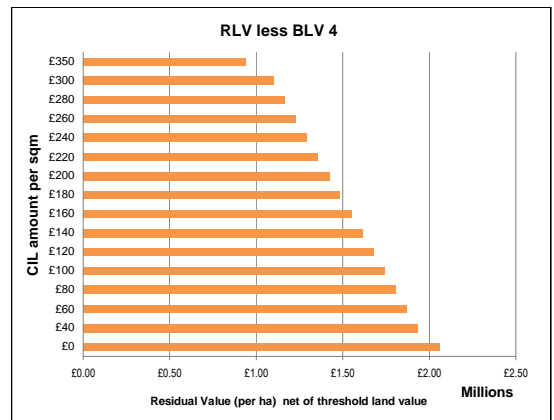
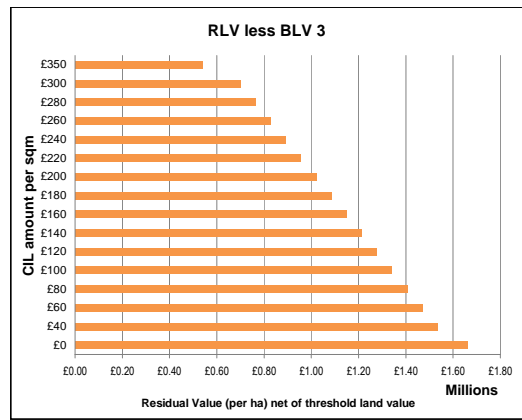
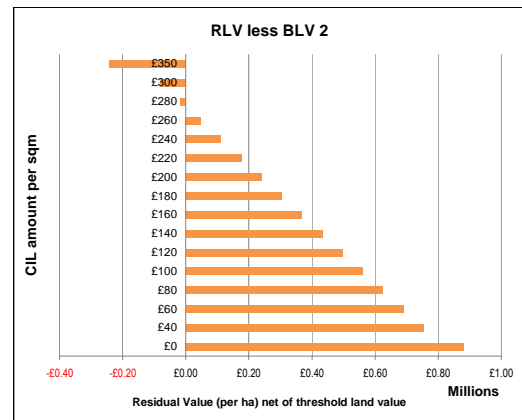
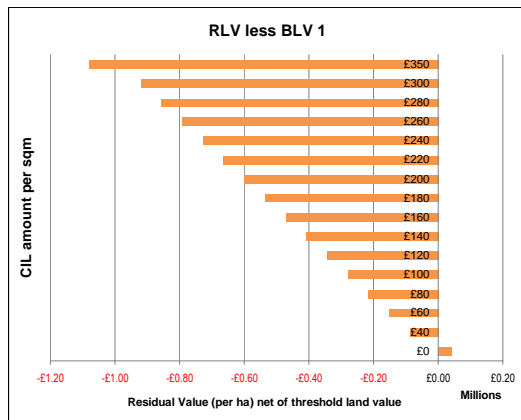
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,059,944	3,295,911	775,911	1,615,911	2,395,911	2,795,911
40	1,979,773	3,167,636	647,636	1,487,636	2,267,636	2,667,636
60	1,939,687	3,103,499	583,499	1,423,499	2,203,499	2,603,499
80	1,899,601	3,039,361	519,361	1,359,361	2,139,361	2,539,361
100	1,859,515	2,975,224	455,224	1,295,224	2,075,224	2,475,224
120	1,819,429	2,911,087	391,087	1,231,087	2,011,087	2,411,087
140	1,779,343	2,846,949	326,949	1,166,949	1,946,949	2,346,949
160	1,739,257	2,782,812	262,812	1,102,812	1,882,812	2,282,812
180	1,699,172	2,718,674	198,674	1,038,674	1,818,674	2,218,674
200	1,659,086	2,654,537	134,537	974,537	1,754,537	2,154,537
220	1,619,000	2,590,400	70,400	910,400	1,690,400	2,090,400
240	1,578,914	2,526,262	6,262	846,262	1,626,262	2,026,262
260	1,538,828	2,462,125	-57,875	782,125	1,562,125	1,962,125
280	1,498,742	2,397,988	-122,012	717,988	1,497,988	1,897,988
300	1,458,656	2,333,850	-186,150	653,850	1,433,850	1,833,850
350	1,358,442	2,173,507	-346,493	493,507	1,273,507	1,673,507

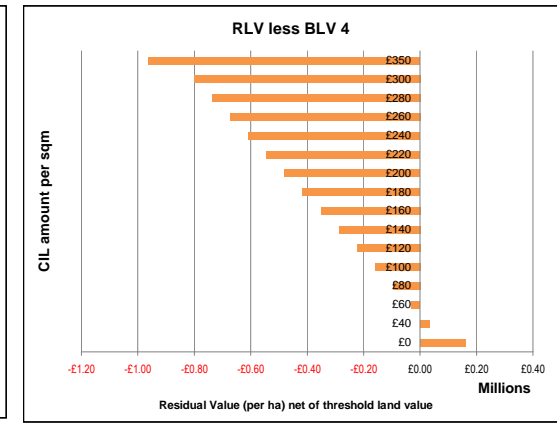
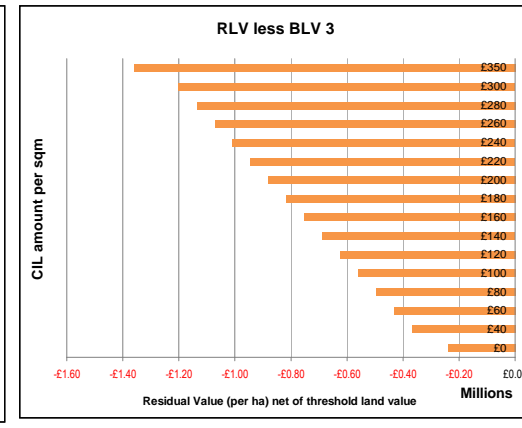
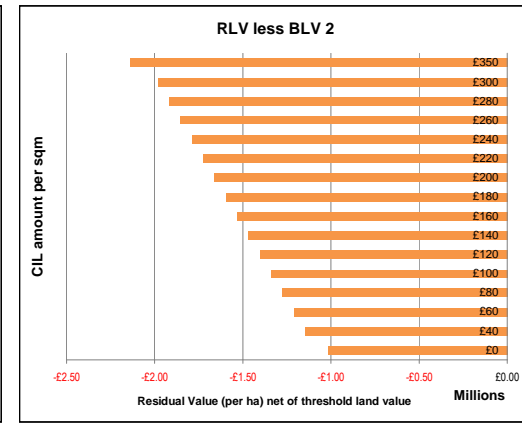
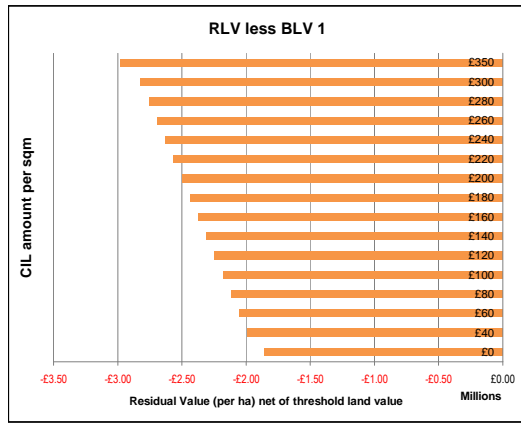


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

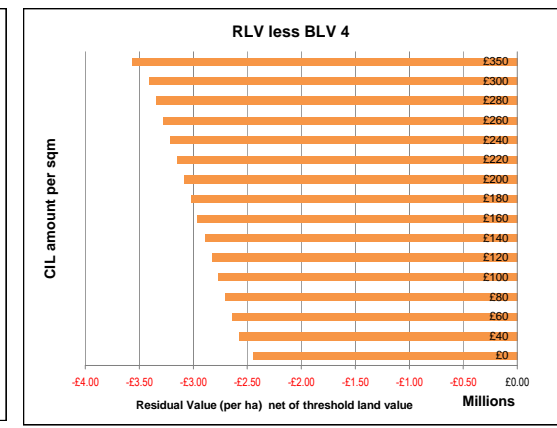
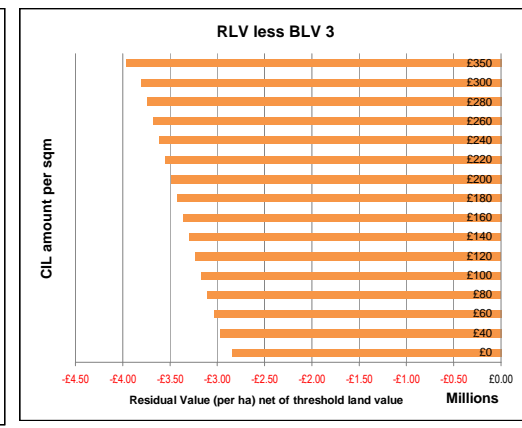
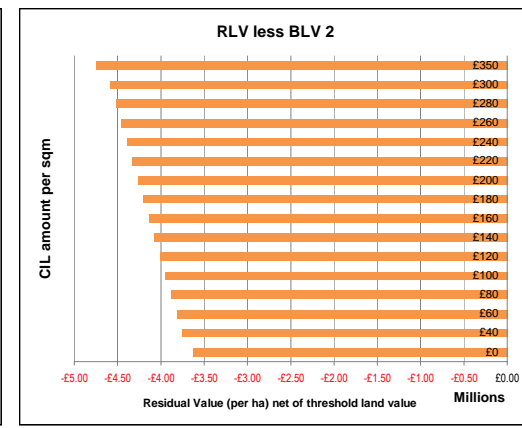
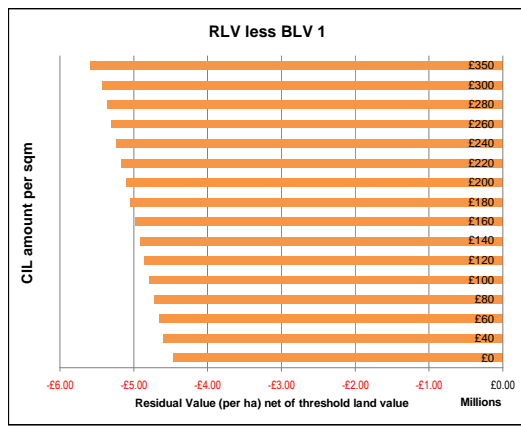
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,600,521	2,560,834	40,834	880,834	1,660,834	2,060,834
40	1,520,350	2,432,559	87,441	752,559	1,532,559	1,932,559
60	1,480,264	2,368,422	151,578	688,422	1,468,422	1,868,422
80	1,440,178	2,304,285	215,715	624,285	1,404,285	1,804,285
100	1,400,092	2,240,147	279,853	560,147	1,340,147	1,740,147
120	1,360,006	2,176,010	343,990	496,010	1,276,010	1,676,010
140	1,319,920	2,111,873	408,127	431,873	1,211,873	1,611,873
160	1,279,834	2,047,735	472,265	367,735	1,147,735	1,547,735
180	1,239,749	1,983,598	536,402	303,598	1,083,598	1,483,598
200	1,199,663	1,919,460	600,540	239,460	1,019,460	1,419,460
220	1,159,577	1,855,323	664,677	175,323	955,323	1,355,323
240	1,119,491	1,791,186	728,814	111,186	891,186	1,291,186
260	1,079,405	1,727,048	792,952	47,048	827,048	1,227,048
280	1,039,319	1,662,911	857,089	-17,089	762,911	1,162,911
300	999,233	1,598,774	921,226	-81,226	698,774	1,098,774
350	899,019	1,438,430	1,081,570	-241,570	538,430	938,430



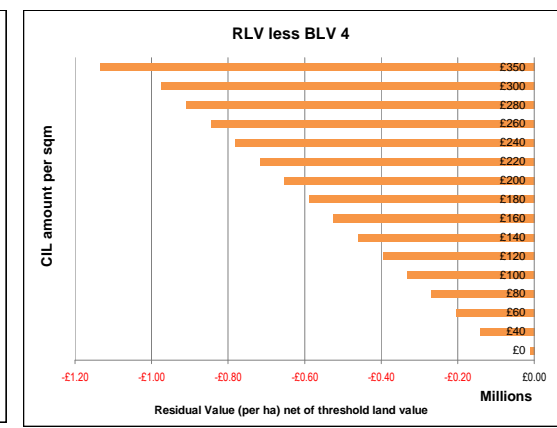
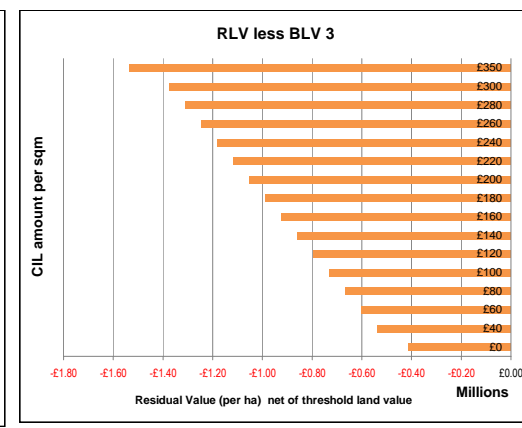
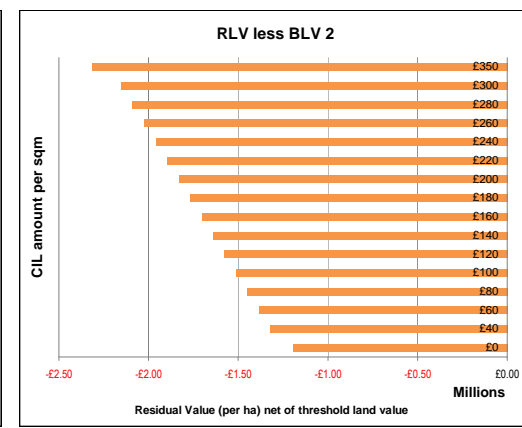
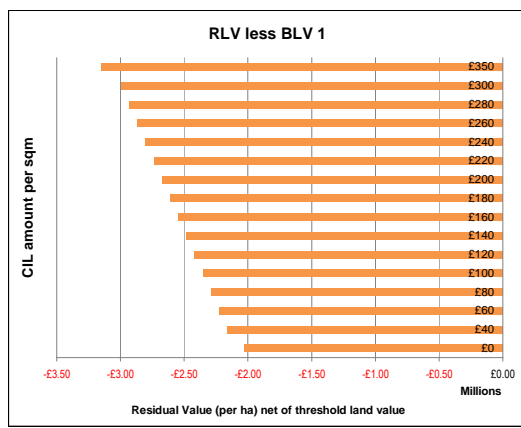
Site type 5	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	413,140	661,024	- 1,858,976	- 1,018,976	- 238,976	161,024
40	332,968	532,750	- 1,987,250	- 1,147,250	- 367,250	32,750
60	292,883	468,612	- 2,051,388	- 1,211,388	- 431,388	- 31,388
80	252,797	404,475	- 2,115,525	- 1,275,525	- 495,525	- 95,525
100	212,711	340,337	- 2,179,663	- 1,339,663	- 559,663	- 159,663
120	172,625	276,200	- 2,243,800	- 1,403,800	- 623,800	- 223,800
140	132,539	212,063	- 2,307,937	- 1,467,937	- 687,937	- 287,937
160	92,453	147,925	- 2,372,075	- 1,532,075	- 752,075	- 352,075
180	52,367	83,788	- 2,436,212	- 1,596,212	- 816,212	- 416,212
200	12,282	19,651	- 2,500,349	- 1,660,349	- 880,349	- 480,349
220	- 27,804	- 44,487	- 2,564,487	- 1,724,487	- 944,487	- 544,487
240	- 67,890	- 108,624	- 2,628,624	- 1,788,624	- 1,008,624	- 608,624
260	- 107,976	- 172,762	- 2,692,762	- 1,852,762	- 1,072,762	- 672,762
280	- 148,062	- 236,899	- 2,756,899	- 1,916,899	- 1,136,899	- 736,899
300	- 188,148	- 301,036	- 2,821,036	- 1,981,036	- 1,201,036	- 801,036
350	- 288,362	- 461,380	- 2,981,380	- 2,141,380	- 1,361,380	- 961,380



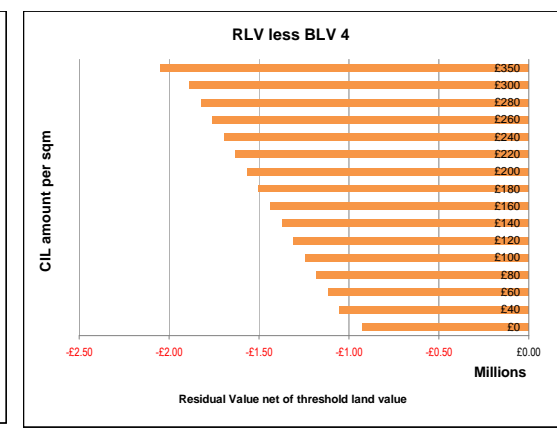
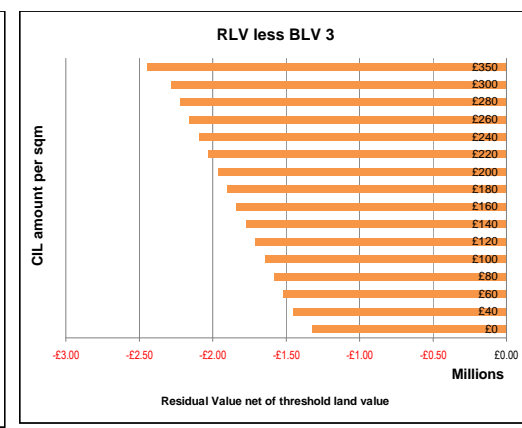
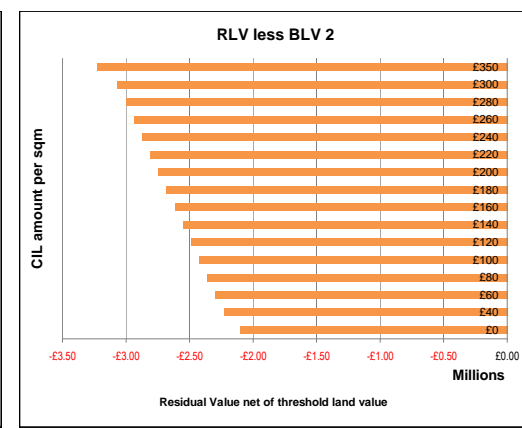
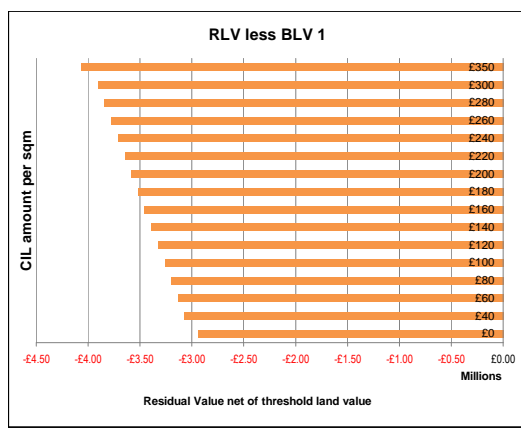
Site type 5	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	- 1,215,901	- 1,945,441	- 4,465,441	- 3,625,441	- 2,845,441	- 2,445,441
40	- 1,296,072	- 2,073,716	- 4,593,716	- 3,753,716	- 2,973,716	- 2,573,716
60	- 1,336,158	- 2,137,853	- 4,657,853	- 3,817,853	- 3,037,853	- 2,637,853
80	- 1,376,244	- 2,201,990	- 4,721,990	- 3,881,990	- 3,101,990	- 2,697,990
100	- 1,416,330	- 2,266,128	- 4,786,128	- 3,946,128	- 3,166,128	- 2,756,128
120	- 1,456,416	- 2,330,265	- 4,850,265	- 4,010,265	- 3,230,265	- 2,816,265
140	- 1,496,502	- 2,394,403	- 4,914,403	- 4,074,403	- 3,294,403	- 2,876,403
160	- 1,536,587	- 2,458,540	- 4,978,540	- 4,138,540	- 3,358,540	- 2,936,540
180	- 1,576,673	- 2,522,677	- 5,042,677	- 4,202,677	- 3,422,677	- 3,000,677
200	- 1,616,759	- 2,586,815	- 5,106,815	- 4,266,815	- 3,486,815	- 3,064,815
220	- 1,656,845	- 2,650,952	- 5,170,952	- 4,330,952	- 3,550,952	- 3,128,952
240	- 1,696,931	- 2,715,089	- 5,235,089	- 4,395,089	- 3,615,089	- 3,193,089
260	- 1,737,017	- 2,779,227	- 5,299,227	- 4,459,227	- 3,679,227	- 3,257,227
280	- 1,777,103	- 2,843,364	- 5,363,364	- 4,523,364	- 3,743,364	- 3,321,364
300	- 1,817,188	- 2,907,502	- 5,427,502	- 4,587,502	- 3,807,502	- 3,385,502
350	- 1,917,403	- 3,067,845	- 5,587,845	- 4,747,845	- 3,967,845	- 3,545,845



Site type 5	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	305,107	488,172	- 2,031,828	- 1,191,828	- 411,828	- 11,828
40	224,936	359,897	- 2,160,103	- 1,320,103	- 540,103	- 140,103
60	184,850	295,759	- 2,224,241	- 1,384,241	- 604,241	- 204,241
80	144,764	231,622	- 2,288,378	- 1,448,378	- 668,378	- 268,378
100	104,678	167,485	- 2,352,515	- 1,512,515	- 732,515	- 332,515
120	64,592	103,347	- 2,416,653	- 1,576,653	- 796,653	- 396,653
140	24,506	39,210	- 2,480,790	- 1,640,790	- 860,790	- 460,790
160	- 15,580	- 24,927	- 2,544,927	- 1,704,927	- 924,927	- 524,927
180	- 55,665	- 89,065	- 2,609,065	- 1,769,065	- 989,065	- 589,065
200	- 95,751	- 153,202	- 2,673,202	- 1,833,202	- 1,053,202	- 653,202
220	- 135,837	- 217,339	- 2,737,339	- 1,897,339	- 1,117,339	- 717,339
240	- 175,923	- 281,477	- 2,801,477	- 1,961,477	- 1,181,477	- 781,477
260	- 216,009	- 345,614	- 2,865,614	- 2,025,614	- 1,245,614	- 845,614
280	- 256,095	- 409,752	- 2,929,752	- 2,089,752	- 1,309,752	- 909,752
300	- 296,181	- 473,889	- 2,993,889	- 2,153,889	- 1,373,889	- 973,889
350	- 396,395	- 634,232	- 3,154,232	- 2,314,232	- 1,534,232	- 1,134,232



Site type 5	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	264,882	423,811	- 2,943,811	- 2,103,811	- 1,323,811	- 923,811
40	345,054	552,086	- 3,072,086	- 2,232,086	- 1,452,086	- 1,052,086
60	385,140	616,223	- 3,136,223	- 2,296,223	- 1,516,223	- 1,116,223
80	425,225	680,361	- 3,200,361	- 2,360,361	- 1,580,361	- 1,180,361
100	465,311	744,498	- 3,264,498	- 2,424,498	- 1,644,498	- 1,244,498
120	505,397	808,635	- 3,328,635	- 2,488,635	- 1,708,635	- 1,308,635
140	545,483	872,773	- 3,392,773	- 2,552,773	- 1,772,773	- 1,372,773
160	585,569	936,910	- 3,456,910	- 2,616,910	- 1,836,910	- 1,436,910
180	625,655	1,001,048	- 3,521,048	- 2,681,048	- 1,901,048	- 1,501,048
200	665,741	1,065,185	- 3,585,185	- 2,745,185	- 1,965,185	- 1,565,185
220	705,826	1,129,322	- 3,649,322	- 2,809,322	- 2,029,322	- 1,629,322
240	745,912	1,193,460	- 3,713,460	- 2,873,460	- 2,093,460	- 1,693,460
260	785,998	1,257,597	- 3,777,597	- 2,937,597	- 2,157,597	- 1,757,597
280	826,084	1,321,734	- 3,841,734	- 3,001,734	- 2,221,734	- 1,821,734
300	866,170	1,385,872	- 3,905,872	- 3,065,872	- 2,285,872	- 1,885,872
350	966,384	1,546,215	- 4,066,215	- 3,226,215	- 2,446,215	- 2,046,215



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

80 UPH

CSH level: 4

10% Sales value inflation

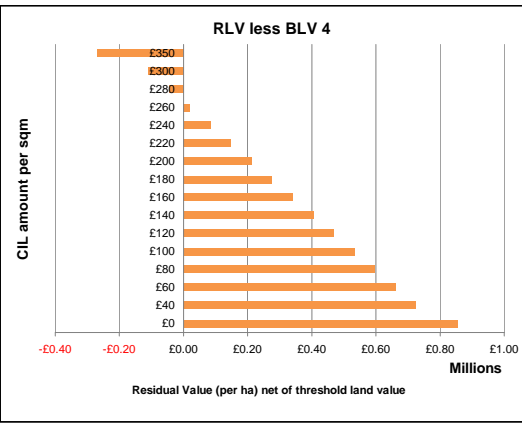
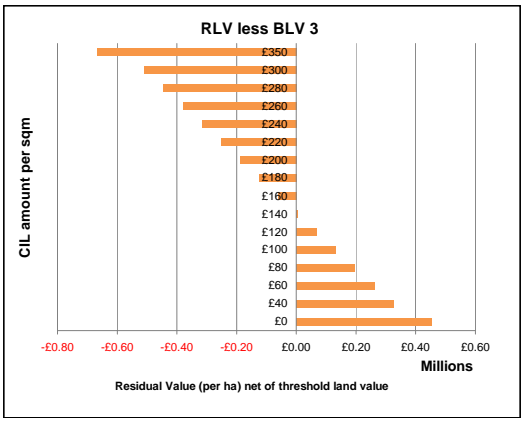
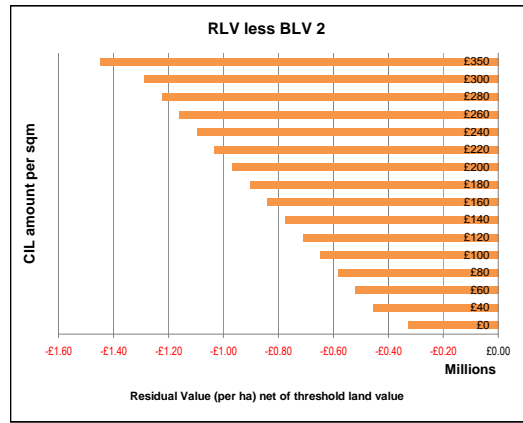
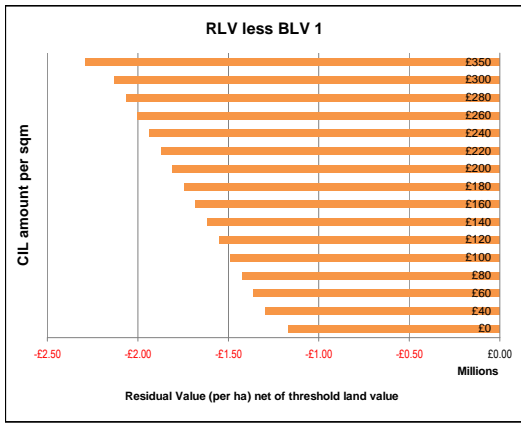
Aff Hsg: 45%

5% Build cost inflation

Profit

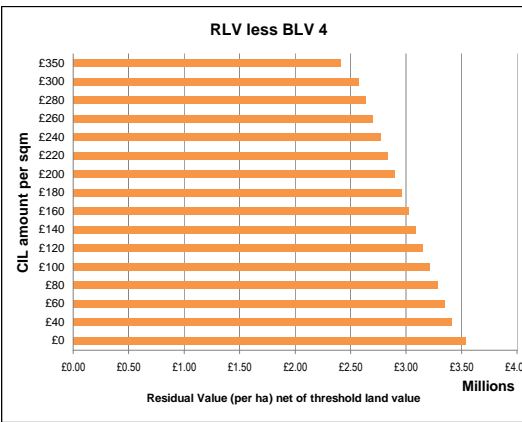
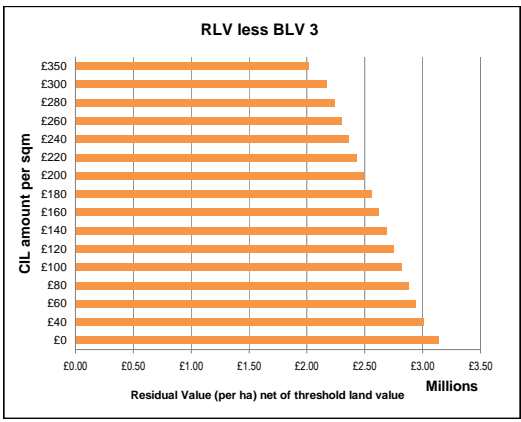
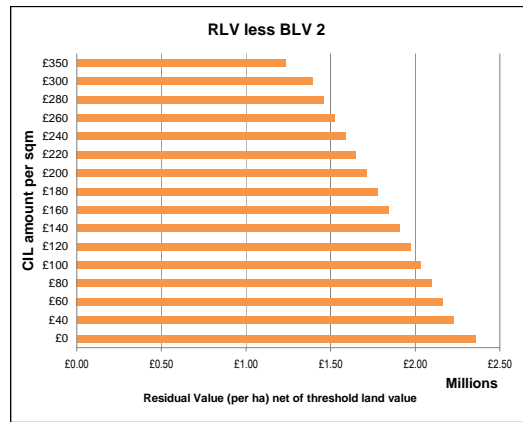
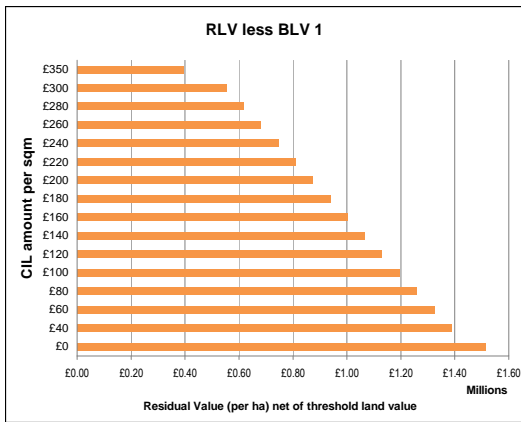
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	845,589	1,352,942	-1,167,058	-327,058	452,942	852,942
40	765,417	1,224,667	-1,295,333	-455,333	324,667	724,667
60	725,331	1,160,530	-1,359,470	-519,470	260,530	660,530
80	685,245	1,096,392	-1,423,608	-583,608	196,392	596,392
100	645,159	1,032,255	-1,487,745	-647,745	132,255	532,255
120	605,074	968,118	-1,551,882	-711,882	68,118	468,118
140	564,988	903,980	-1,616,020	-776,020	3,980	403,980
160	524,902	839,843	-1,680,157	-840,157	60,157	339,843
180	484,816	775,706	-1,744,294	-904,294	124,294	275,706
200	444,730	711,568	-1,808,432	-968,432	188,432	211,568
220	404,644	647,431	-1,872,569	-1,032,569	252,569	147,431
240	364,558	583,293	-1,936,707	-1,096,707	316,707	83,293
260	324,473	519,156	-2,000,844	-1,160,844	380,844	19,156
280	284,387	455,019	-2,064,981	-1,224,981	444,981	44,981
300	244,301	390,881	-2,129,119	-1,289,119	509,119	109,119
350	144,086	230,538	-2,289,462	-1,449,462	669,462	269,462



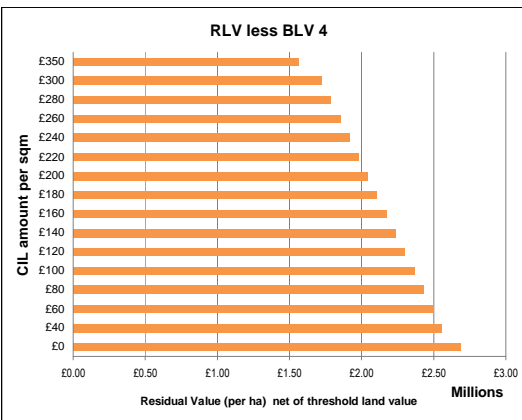
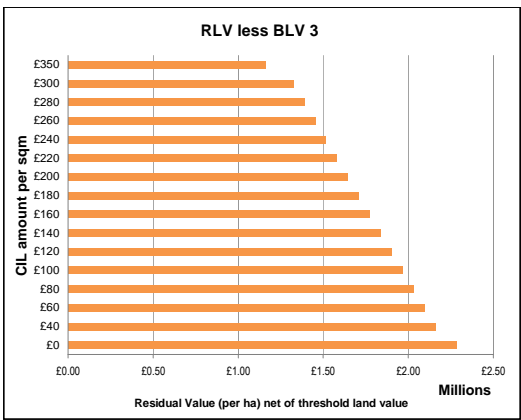
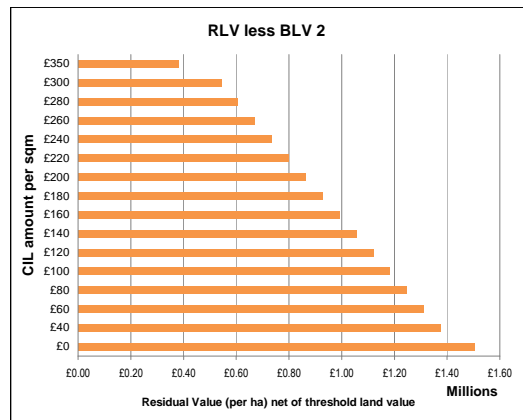
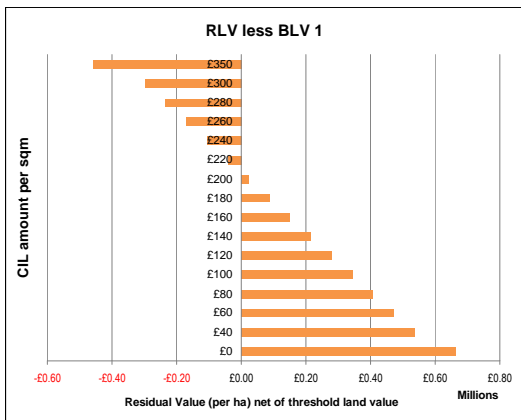
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,521,525	4,034,439	1,514,439	2,354,439	3,134,439	3,534,439
40	2,441,353	3,906,165	1,386,165	2,226,165	3,006,165	3,406,165
60	2,401,267	3,842,027	1,322,027	2,162,027	2,942,027	3,342,027
80	2,361,181	3,777,890	1,257,890	2,097,890	2,877,890	3,277,890
100	2,321,095	3,713,752	1,193,752	2,033,752	2,813,752	3,213,752
120	2,281,009	3,649,615	1,129,615	1,969,615	2,749,615	3,149,615
140	2,240,924	3,585,478	1,065,478	1,905,478	2,685,478	3,085,478
160	2,200,838	3,521,340	1,001,340	1,841,340	2,621,340	3,021,340
180	2,160,752	3,457,203	937,203	1,777,203	2,557,203	2,957,203
200	2,120,666	3,393,066	873,066	1,713,066	2,493,066	2,893,066
220	2,080,580	3,328,928	808,928	1,648,928	2,428,928	2,828,928
240	2,040,494	3,264,791	744,791	1,584,791	2,364,791	2,764,791
260	2,000,408	3,200,653	680,653	1,520,653	2,300,653	2,700,653
280	1,960,323	3,136,516	616,516	1,456,516	2,236,516	2,636,516
300	1,920,237	3,072,379	552,379	1,392,379	2,172,379	2,572,379
350	1,820,022	2,912,035	392,035	1,232,035	2,012,035	2,412,035

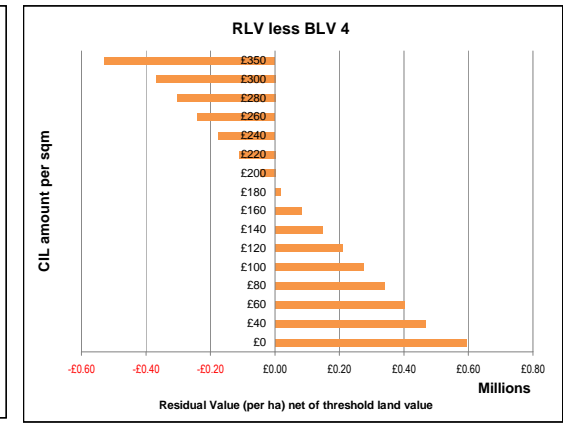
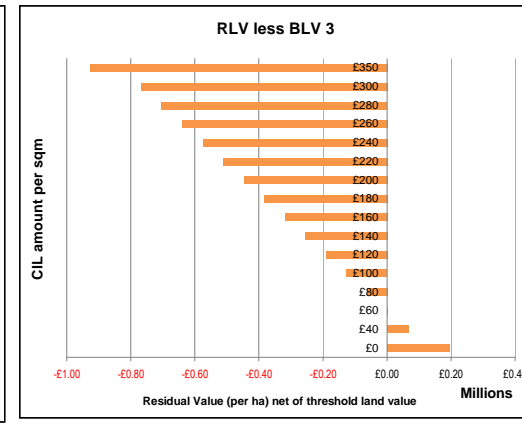
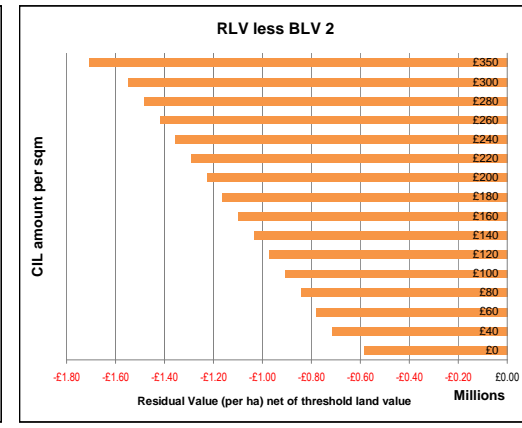
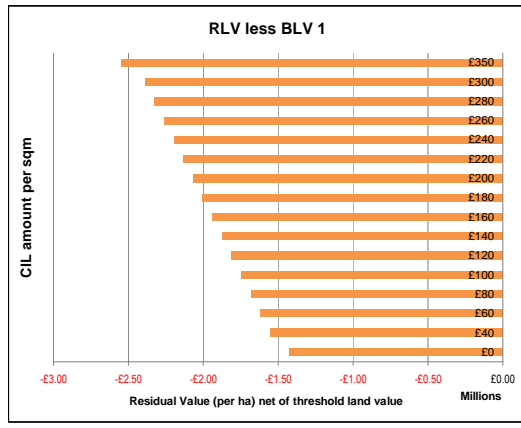


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

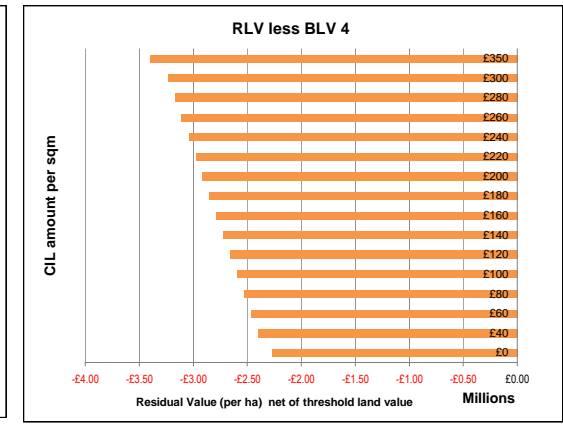
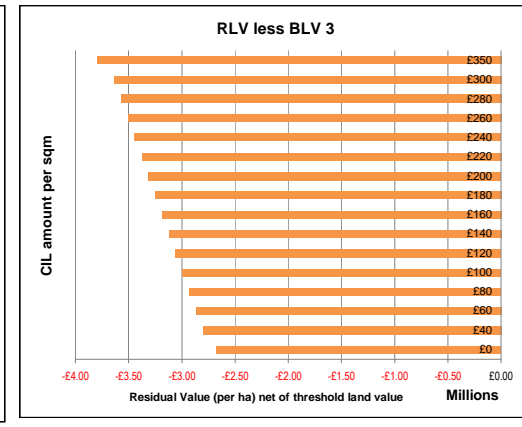
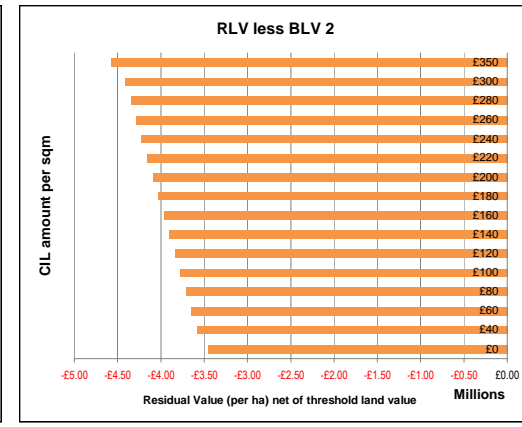
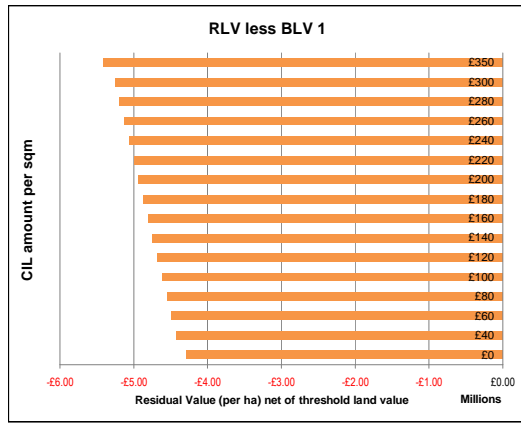
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,989,785	3,183,656	663,656	1,503,656	2,283,656	2,683,656
40	1,909,613	3,055,381	535,381	1,375,381	2,155,381	2,555,381
60	1,869,527	2,991,244	471,244	1,311,244	2,091,244	2,491,244
80	1,829,441	2,927,106	407,106	1,247,106	2,027,106	2,427,106
100	1,789,356	2,862,969	342,969	1,182,969	1,962,969	2,362,969
120	1,749,270	2,798,831	278,831	1,118,831	1,898,831	2,298,831
140	1,709,184	2,734,694	214,694	1,054,694	1,834,694	2,234,694
160	1,669,098	2,670,557	150,557	990,557	1,770,557	2,170,557
180	1,629,012	2,606,419	86,419	926,419	1,706,419	2,106,419
200	1,588,926	2,542,282	22,282	862,282	1,642,282	2,042,282
220	1,548,840	2,478,145	-41,855	798,145	1,578,145	1,978,145
240	1,508,755	2,414,007	-105,993	734,007	1,514,007	1,914,007
260	1,468,669	2,349,870	-170,130	669,870	1,449,870	1,849,870
280	1,428,583	2,285,733	-234,267	605,733	1,385,733	1,785,733
300	1,388,497	2,221,595	-298,405	541,595	1,321,595	1,721,595
350	1,288,282	2,061,252	-458,748	381,252	1,161,252	1,561,252



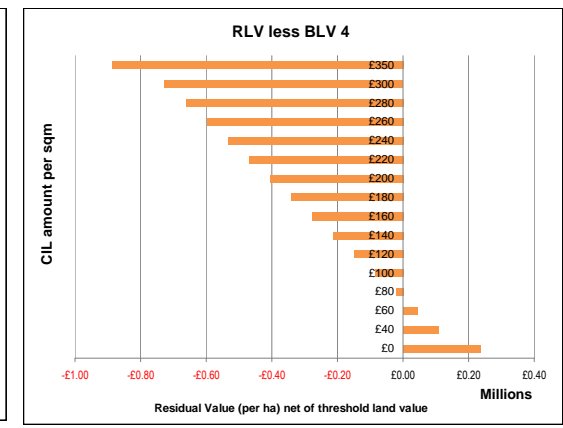
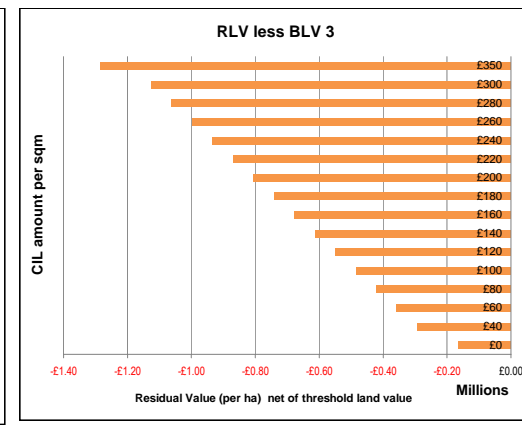
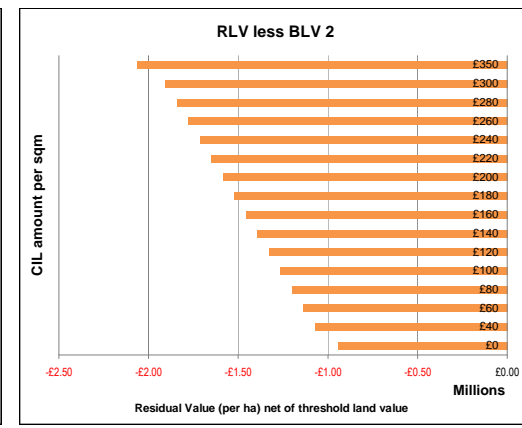
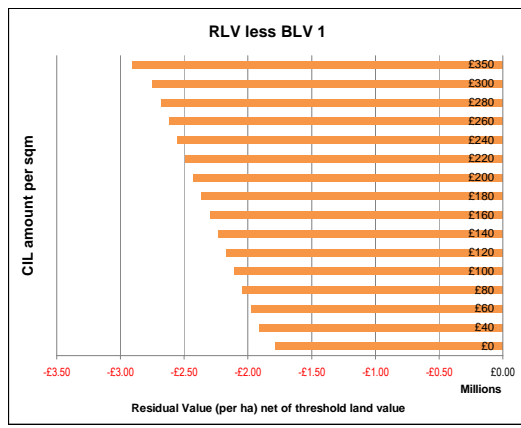
Site type 5	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	683,666	1,093,865	- 1,426,135	- 586,135	193,865	593,865
40	603,494	965,590	- 1,554,410	- 714,410	65,590	465,590
60	563,408	901,453	- 1,618,547	- 778,547	1,453	401,453
80	523,322	837,315	- 1,682,685	- 842,685	62,685	337,315
100	483,236	773,178	- 1,746,822	- 906,822	126,822	273,178
120	443,150	709,041	- 1,810,959	- 970,959	190,959	209,041
140	403,065	644,903	- 1,875,097	- 1,035,097	255,097	144,903
160	362,979	580,766	- 1,939,234	- 1,099,234	319,234	80,766
180	322,893	516,628	- 2,003,372	- 1,163,372	383,372	16,628
200	282,807	452,491	- 2,067,509	- 1,227,509	447,509	47,509
220	242,721	388,354	- 2,131,646	- 1,291,646	511,646	111,646
240	202,635	324,216	- 2,195,784	- 1,355,784	575,784	175,784
260	162,549	260,079	- 2,259,921	- 1,419,921	639,921	239,921
280	122,464	195,942	- 2,324,058	- 1,484,058	704,058	304,058
300	82,378	131,804	- 2,388,196	- 1,548,196	768,196	368,196
350	17,837	28,539	- 2,548,539	- 1,708,539	928,539	528,539



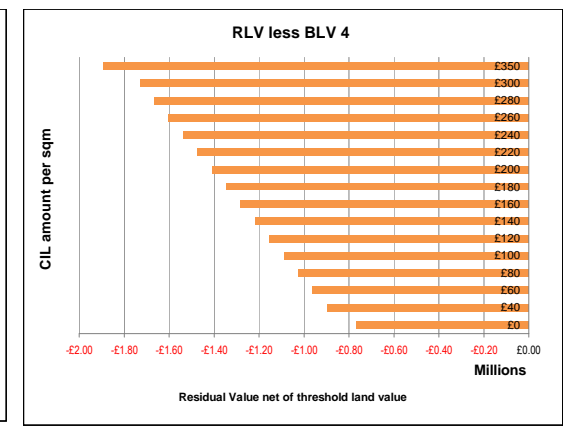
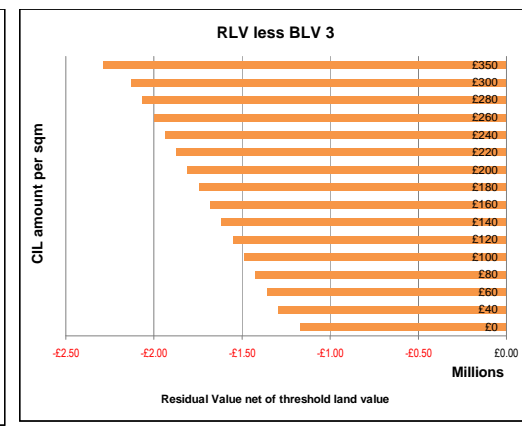
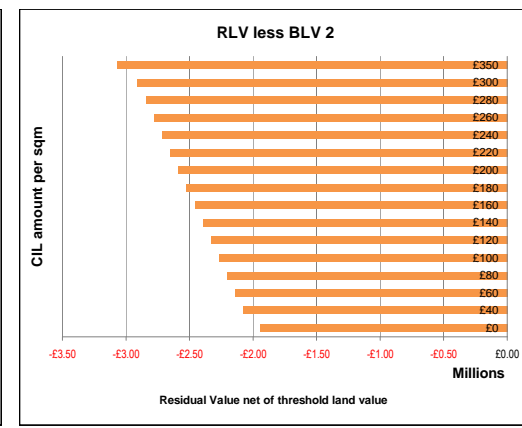
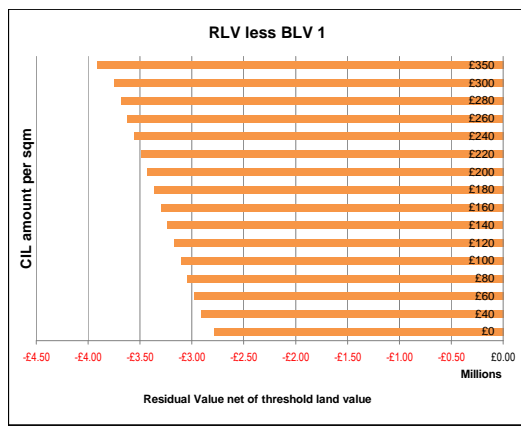
Site type 5	Description:	Area 5	£2769 psm Bath N/W/S & CV (E)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,108,279	- 1,773,247	- 4,293,247	- 3,453,247	- 2,673,247	- 2,273,247
40	-1,188,451	- 1,901,522	- 4,421,522	- 3,581,522	- 2,801,522	- 2,401,522
60	-1,228,537	- 1,965,659	- 4,485,659	- 3,645,659	- 2,865,659	- 2,465,659
80	-1,268,623	- 2,029,796	- 4,549,796	- 3,709,796	- 2,929,796	- 2,529,796
100	-1,308,709	- 2,093,934	- 4,613,934	- 3,773,934	- 2,993,934	- 2,593,934
120	-1,348,794	- 2,158,071	- 4,678,071	- 3,838,071	- 3,058,071	- 2,658,071
140	-1,388,880	- 2,222,208	- 4,742,208	- 3,902,208	- 3,122,208	- 2,722,208
160	-1,428,966	- 2,286,346	- 4,806,346	- 3,966,346	- 3,186,346	- 2,786,346
180	-1,469,052	- 2,350,483	- 4,870,483	- 4,030,483	- 3,250,483	- 2,850,483
200	-1,509,138	- 2,414,621	- 4,934,621	- 4,094,621	- 3,314,621	- 2,914,621
220	-1,549,224	- 2,478,758	- 4,998,758	- 4,158,758	- 3,378,758	- 2,978,758
240	-1,589,310	- 2,542,895	- 5,062,895	- 4,222,895	- 3,442,895	- 3,042,895
260	-1,629,395	- 2,607,033	- 5,127,033	- 4,287,033	- 3,507,033	- 3,107,033
280	-1,669,481	- 2,671,170	- 5,191,170	- 4,351,170	- 3,571,170	- 3,171,170
300	-1,709,567	- 2,735,307	- 5,255,307	- 4,415,307	- 3,635,307	- 3,235,307
350	-1,809,782	- 2,895,651	- 5,415,651	- 4,575,651	- 3,795,651	- 3,395,651



Site type 5	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	459,595	735,352	- 1,784,648	- 944,648	- 164,648	235,352
40	379,423	607,077	- 1,912,923	- 1,072,923	- 292,923	107,077
60	339,337	542,940	- 1,977,060	- 1,137,060	- 357,060	42,940
80	299,251	478,802	- 2,041,198	- 1,201,198	- 421,198	- 1,198
100	259,165	414,665	- 2,105,335	- 1,265,335	- 485,335	- 85,335
120	219,080	350,527	- 2,169,473	- 1,329,473	- 549,473	- 149,473
140	178,994	286,390	- 2,233,610	- 1,393,610	- 613,610	- 213,610
160	138,908	222,253	- 2,297,747	- 1,457,747	- 677,747	- 277,747
180	98,822	158,115	- 2,361,885	- 1,521,885	- 741,885	- 341,885
200	58,736	93,978	- 2,426,022	- 1,586,022	- 806,022	- 406,022
220	18,650	29,841	- 2,490,159	- 1,650,159	- 870,159	- 470,159
240	-21,436	- 34,297	- 2,554,297	- 1,714,297	- 934,297	- 534,297
260	-61,521	- 98,434	- 2,618,434	- 1,778,434	- 998,434	- 598,434
280	-101,607	- 162,572	- 2,682,572	- 1,842,572	- 1,062,572	- 662,572
300	-141,693	- 226,709	- 2,746,709	- 1,906,709	- 1,126,709	- 726,709
350	-241,908	- 387,052	- 2,907,052	- 2,067,052	- 1,287,052	- 887,052



Site type 5	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	167,393	267,829	- 2,787,829	- 1,947,829	- 1,167,829	767,829
40	247,565	396,104	- 2,916,104	- 2,076,104	- 1,296,104	896,104
60	287,651	460,242	- 2,980,242	- 2,140,242	- 1,360,242	960,242
80	327,737	524,379	- 3,044,379	- 2,204,379	- 1,424,379	1,024,379
100	367,823	588,516	- 3,108,516	- 2,268,516	- 1,488,516	1,088,516
120	407,909	652,654	- 3,172,654	- 2,332,654	- 1,552,654	1,152,654
140	447,994	716,791	- 3,236,791	- 2,396,791	- 1,616,791	1,216,791
160	488,080	780,928	- 3,300,928	- 2,460,928	- 1,680,928	1,280,928
180	528,166	845,066	- 3,365,066	- 2,525,066	- 1,745,066	1,345,066
200	568,252	909,203	- 3,429,203	- 2,589,203	- 1,809,203	1,409,203
220	608,338	973,340	- 3,493,340	- 2,653,340	- 1,873,340	1,473,340
240	648,424	1,037,478	- 3,557,478	- 2,717,478	- 1,937,478	1,537,478
260	688,510	1,101,615	- 3,621,615	- 2,781,615	- 2,001,615	1,601,615
280	728,595	1,165,753	- 3,685,753	- 2,845,753	- 2,065,753	1,665,753
300	768,681	1,229,890	- 3,749,890	- 2,909,890	- 2,129,890	1,729,890
350	868,896	1,390,233	- 3,910,233	- 3,070,233	- 2,290,233	1,890,233



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

30 UPH

CSH level: 3

Aff Hsg: 25%

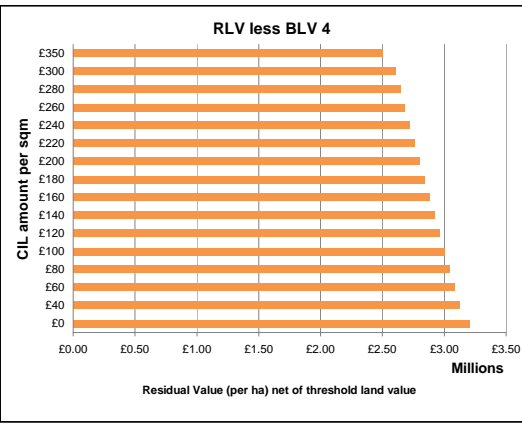
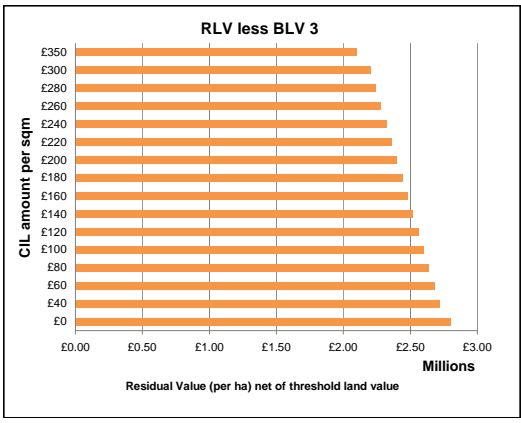
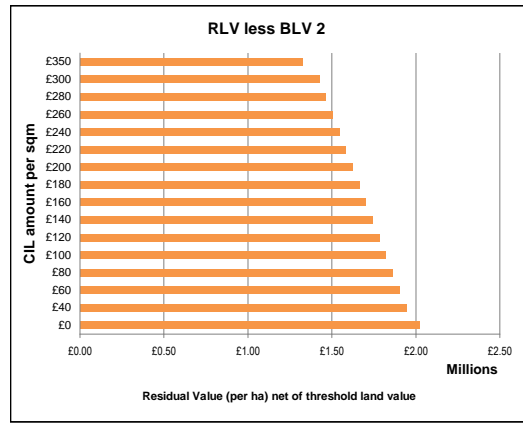
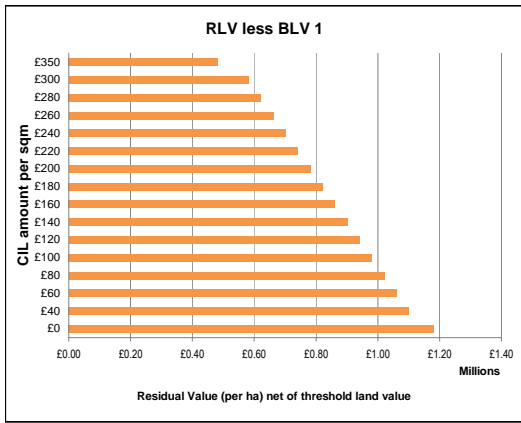
Sales value inflation

Build cost inflation

Profit

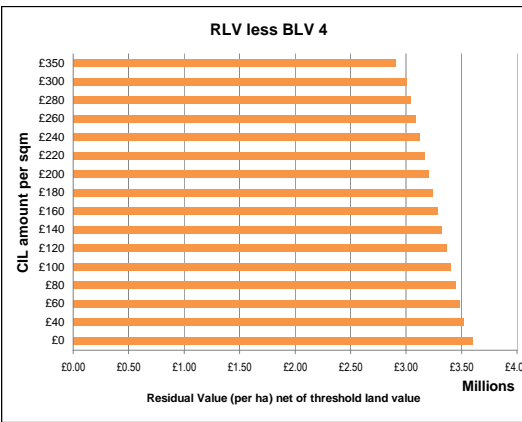
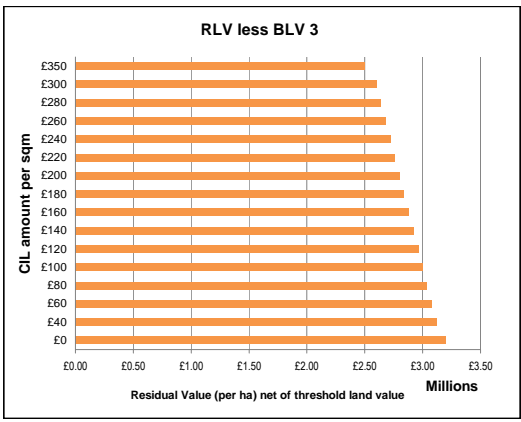
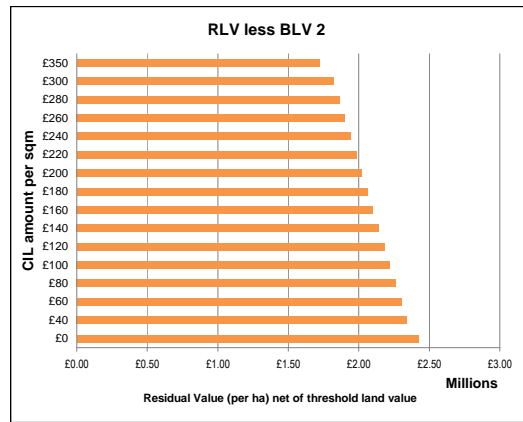
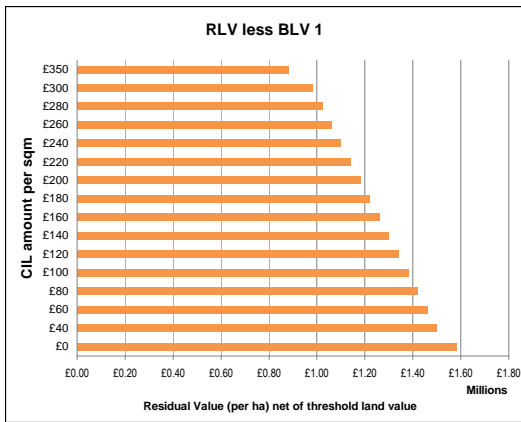
Site type 6 Description: **Area 1** £554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,500,123	3,700,025	1,180,025	2,020,025	2,800,025	3,200,025
40	18,100,858	3,620,172	1,100,172	1,940,172	2,720,172	3,120,172
60	17,901,225	3,580,245	1,060,245	1,900,245	2,680,245	3,080,245
80	17,701,592	3,540,318	1,020,318	1,860,318	2,640,318	3,040,318
100	17,501,960	3,500,392	980,392	1,820,392	2,600,392	3,000,392
120	17,302,327	3,460,465	940,465	1,780,465	2,560,465	2,960,465
140	17,102,694	3,420,539	900,539	1,740,539	2,520,539	2,920,539
160	16,903,061	3,380,612	860,612	1,700,612	2,480,612	2,880,612
180	16,703,429	3,340,686	820,686	1,660,686	2,440,686	2,840,686
200	16,503,796	3,300,759	780,759	1,620,759	2,400,759	2,800,759
220	16,304,163	3,260,833	740,833	1,580,833	2,360,833	2,760,833
240	16,104,530	3,220,906	700,906	1,540,906	2,320,906	2,720,906
260	15,904,898	3,180,980	660,980	1,500,980	2,280,980	2,680,980
280	15,705,265	3,141,053	621,053	1,461,053	2,241,053	2,641,053
300	15,505,632	3,101,126	581,126	1,421,126	2,201,126	2,601,126
350	15,006,550	3,001,310	481,310	1,321,310	2,101,310	2,501,310



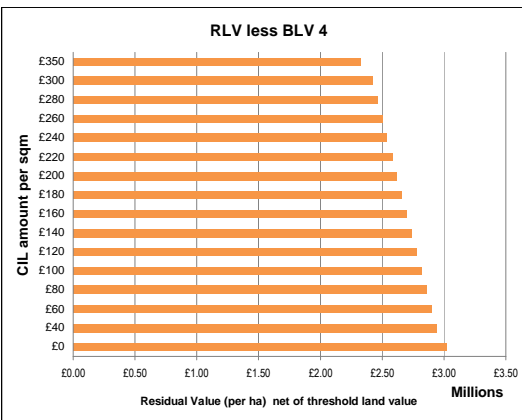
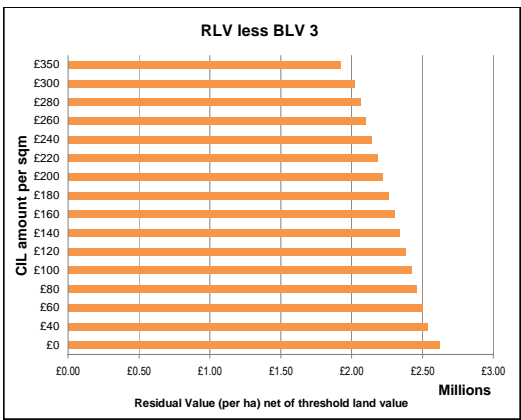
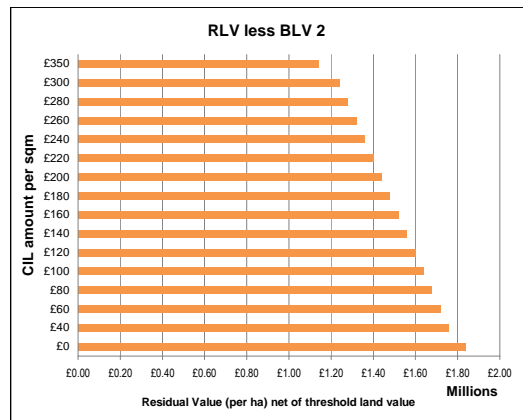
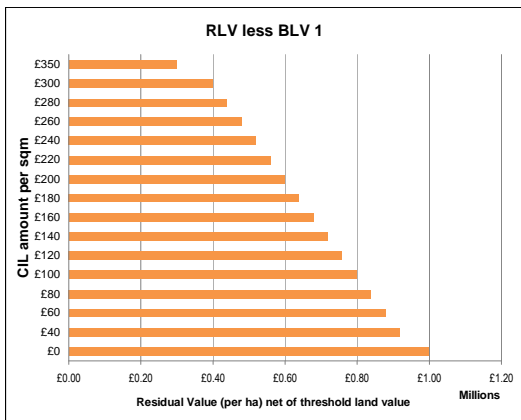
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,496,016	4,099,203	1,579,203	2,419,203	3,199,203	3,599,203
40	20,096,751	4,019,350	1,499,350	2,339,350	3,119,350	3,519,350
60	19,897,118	3,979,424	1,459,424	2,299,424	3,079,424	3,479,424
80	19,697,485	3,939,497	1,419,497	2,259,497	3,039,497	3,439,497
100	19,497,852	3,899,570	1,379,570	2,219,570	2,999,570	3,399,570
120	19,298,220	3,859,644	1,339,644	2,179,644	2,959,644	3,359,644
140	19,098,587	3,819,717	1,299,717	2,139,717	2,919,717	3,319,717
160	18,898,954	3,779,791	1,259,791	2,099,791	2,879,791	3,279,791
180	18,699,321	3,739,864	1,219,864	2,059,864	2,839,864	3,239,864
200	18,499,689	3,699,938	1,179,938	2,019,938	2,799,938	3,199,938
220	18,300,056	3,660,011	1,140,011	1,980,011	2,760,011	3,160,011
240	18,100,423	3,620,085	1,100,085	1,940,085	2,720,085	3,120,085
260	17,900,790	3,580,158	1,060,158	1,900,158	2,680,158	3,080,158
280	17,701,158	3,540,232	1,020,232	1,860,232	2,640,232	3,040,232
300	17,501,525	3,500,305	980,305	1,820,305	2,600,305	3,000,305
350	17,002,443	3,400,489	880,489	1,720,489	2,500,489	2,900,489

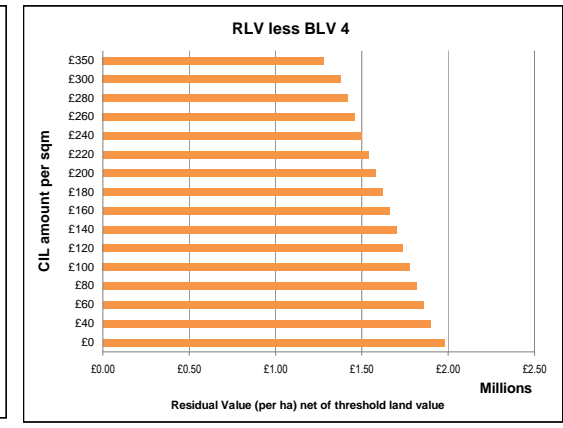
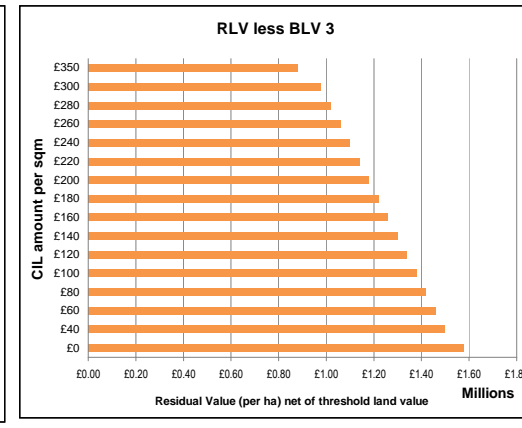
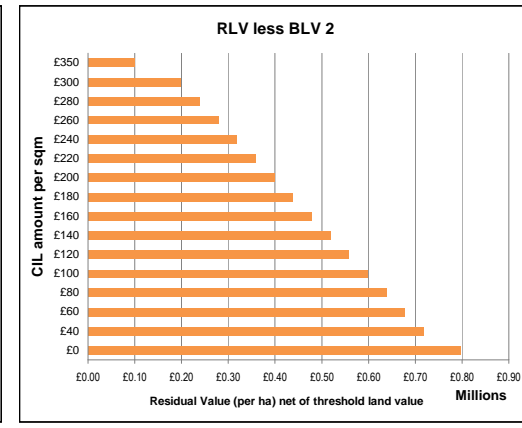
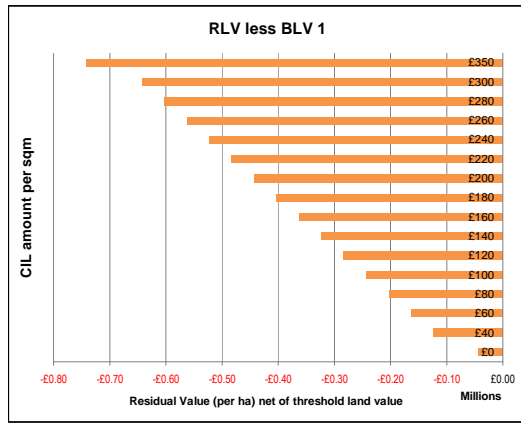


Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

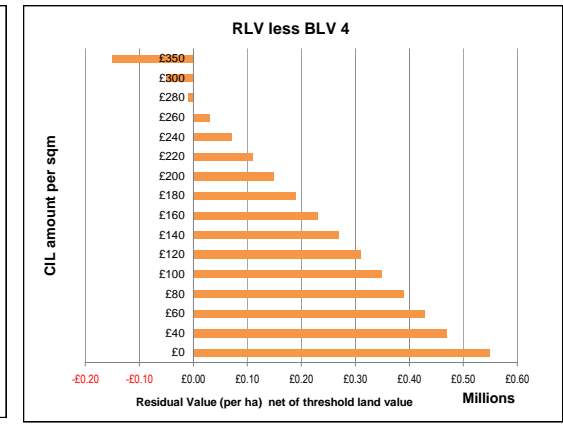
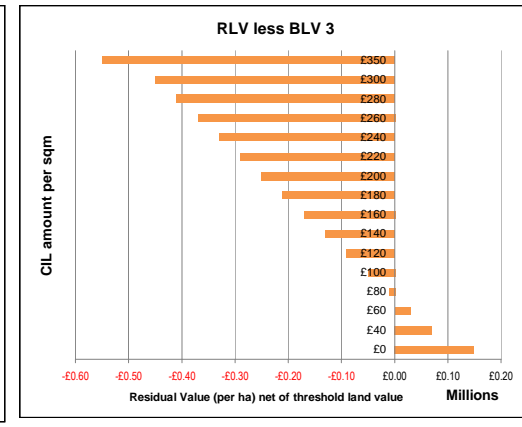
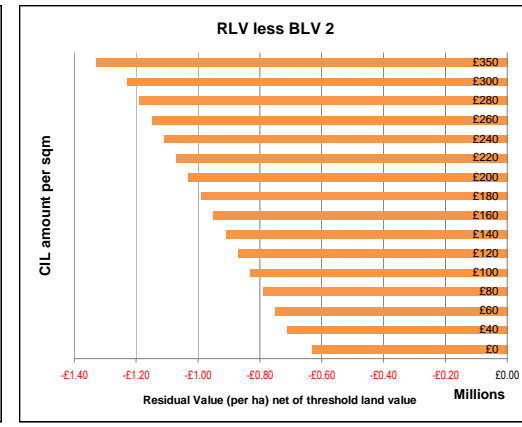
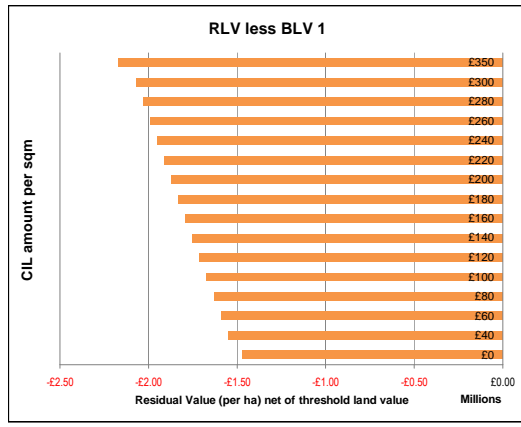
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,585,343	3,517,069	997,069	1,837,069	2,617,069	3,017,069
40	17,186,078	3,437,216	917,216	1,757,216	2,537,216	2,937,216
60	16,986,445	3,397,289	877,289	1,717,289	2,497,289	2,897,289
80	16,786,812	3,357,362	837,362	1,677,362	2,457,362	2,857,362
100	16,587,179	3,317,436	797,436	1,637,436	2,417,436	2,817,436
120	16,387,547	3,277,509	757,509	1,597,509	2,377,509	2,777,509
140	16,187,914	3,237,583	717,583	1,557,583	2,337,583	2,737,583
160	15,988,281	3,197,656	677,656	1,517,656	2,297,656	2,697,656
180	15,788,648	3,157,730	637,730	1,477,730	2,257,730	2,657,730
200	15,589,016	3,117,803	597,803	1,437,803	2,217,803	2,617,803
220	15,389,383	3,077,877	557,877	1,397,877	2,177,877	2,577,877
240	15,189,750	3,037,950	517,950	1,357,950	2,137,950	2,537,950
260	14,990,117	2,998,023	478,023	1,318,023	2,098,023	2,498,023
280	14,790,485	2,958,097	438,097	1,278,097	2,058,097	2,458,097
300	14,590,852	2,918,170	398,170	1,238,170	2,018,170	2,418,170
350	14,091,770	2,818,354	298,354	1,138,354	1,918,354	2,318,354



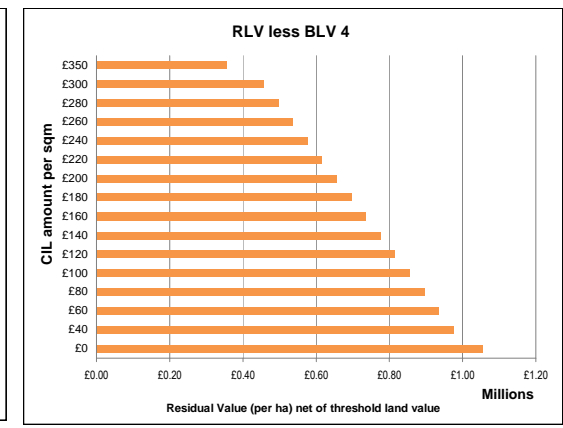
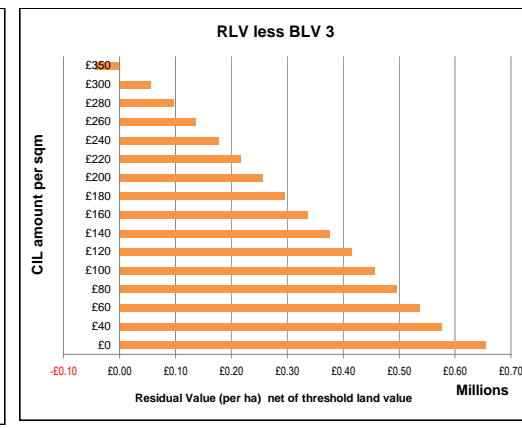
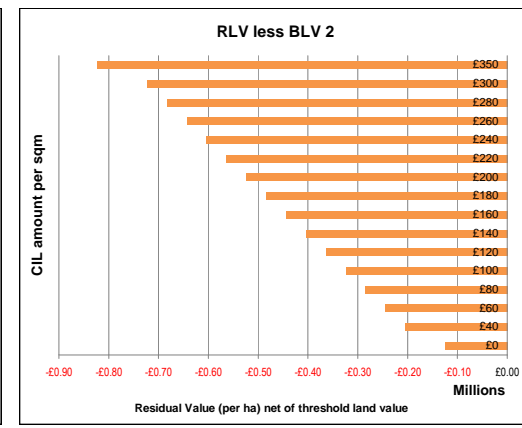
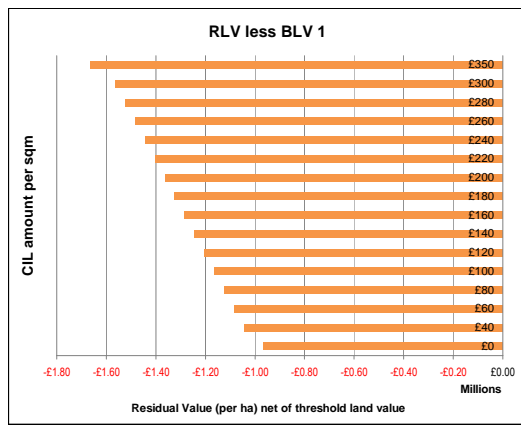
Site type 6	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,383,062	2,476,612	-	43,388	796,612	1,576,612
40	11,983,797	2,396,759	-	123,241	716,759	1,496,759
60	11,784,164	2,356,833	-	163,167	676,833	1,456,833
80	11,584,531	2,316,906	-	203,094	636,906	1,416,906
100	11,384,899	2,276,980	-	243,020	596,980	1,376,980
120	11,185,266	2,237,053	-	282,947	557,053	1,337,053
140	10,985,633	2,197,127	-	322,873	517,127	1,297,127
160	10,786,001	2,157,200	-	362,800	477,200	1,257,200
180	10,586,368	2,117,274	-	402,726	437,274	1,217,274
200	10,386,735	2,077,347	-	442,653	397,347	1,177,347
220	10,187,102	2,037,420	-	482,580	357,420	1,137,420
240	9,987,470	1,997,494	-	522,506	317,494	1,097,494
260	9,787,837	1,957,567	-	562,433	277,567	1,057,567
280	9,588,204	1,917,641	-	602,359	237,641	1,017,641
300	9,388,571	1,877,714	-	642,286	197,714	977,714
350	8,889,489	1,777,898	-	742,102	97,898	1,277,898



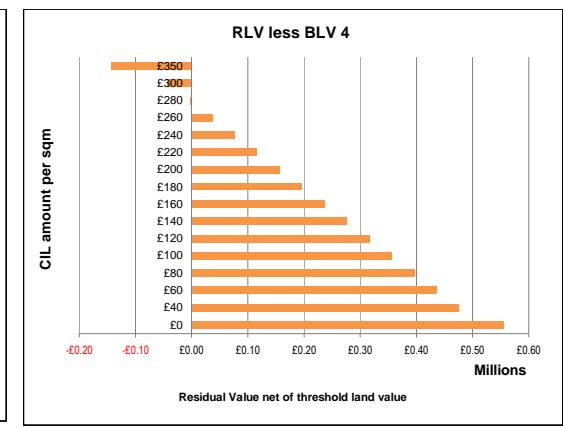
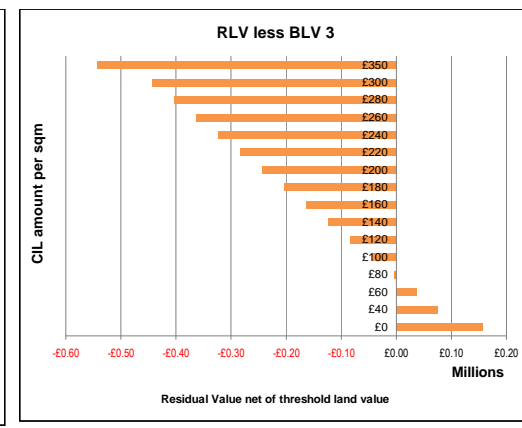
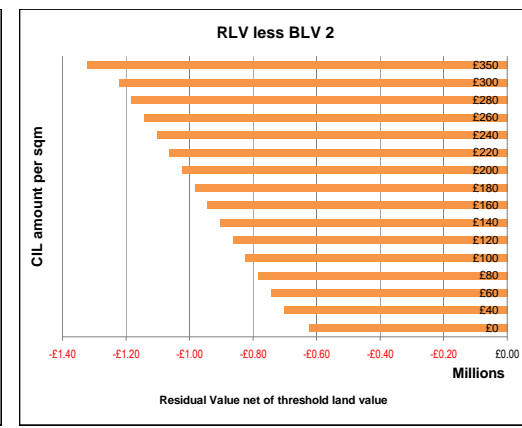
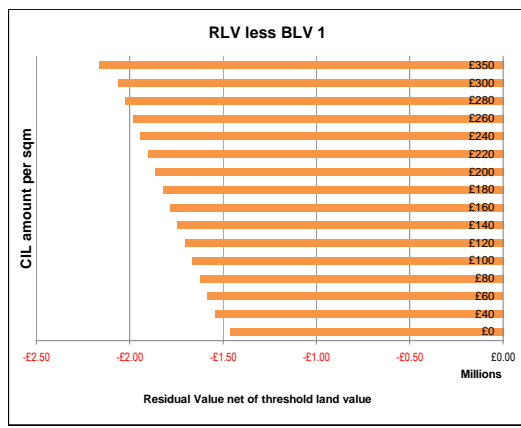
Site type 6	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,245,736	1,049,147	-	1,470,853	-	630,853
40	4,846,471	969,294	-	1,550,706	-	710,706
60	4,646,838	929,368	-	1,590,632	-	750,632
80	4,447,205	889,441	-	1,630,559	-	790,559
100	4,247,572	849,514	-	1,670,486	-	830,486
120	4,047,940	809,588	-	1,710,412	-	870,412
140	3,848,307	769,661	-	1,750,339	-	910,339
160	3,648,674	729,735	-	1,790,265	-	950,265
180	3,449,041	689,808	-	1,830,192	-	990,192
200	3,249,409	649,882	-	1,870,118	-	1,030,118
220	3,049,776	609,955	-	1,910,045	-	1,070,045
240	2,850,143	570,029	-	1,949,971	-	1,109,971
260	2,650,510	530,102	-	1,989,898	-	1,149,898
280	2,450,878	490,176	-	2,029,824	-	1,189,824
300	2,251,245	450,249	-	2,069,751	-	1,229,751
350	1,752,163	350,433	-	2,169,567	-	1,329,567



Site type 6	Description:	Area 6	£2428 psm Keynsham	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,776,326	1,555,265	-	964,735	-	124,735
40	7,377,061	1,475,412	-	1,044,588	-	204,588
60	7,177,428	1,435,486	-	1,084,514	-	244,514
80	6,977,795	1,395,559	-	1,124,441	-	284,441
100	6,778,162	1,355,632	-	1,164,368	-	324,368
120	6,578,530	1,315,706	-	1,204,294	-	364,294
140	6,378,897	1,275,779	-	1,244,221	-	404,221
160	6,179,264	1,235,853	-	1,284,147	-	444,147
180	5,979,631	1,195,926	-	1,324,074	-	484,074
200	5,779,999	1,156,000	-	1,364,000	-	524,000
220	5,580,366	1,116,073	-	1,403,927	-	563,927
240	5,380,733	1,076,147	-	1,443,853	-	603,853
260	5,181,100	1,036,220	-	1,483,780	-	643,780
280	4,981,468	996,294	-	1,523,706	-	683,706
300	4,781,835	956,367	-	1,563,633	-	723,633
350	4,282,753	856,551	-	1,663,449	-	823,449



Site type 6	Description:	Area 7	£2095 psm Norton Radstock	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,279,029	1,055,806	-	1,464,194	-	155,806
40	4,879,763	975,953	-	1,544,047	-	75,953
60	4,680,130	936,026	-	1,583,974	-	36,026
80	4,480,498	896,100	-	1,623,900	-	3,900
100	4,280,865	856,173	-	1,663,827	-	43,827
120	4,081,232	816,246	-	1,703,754	-	83,754
140	3,881,599	776,320	-	1,743,680	-	123,680
160	3,681,967	736,393	-	1,783,607	-	163,607
180	3,482,334	696,467	-	1,823,533	-	203,533
200	3,282,701	656,540	-	1,863,460	-	243,460
220	3,083,068	616,614	-	1,903,386	-	283,386
240	2,883,436	576,687	-	1,943,313	-	323,313
260	2,683,803	536,761	-	1,983,239	-	363,239
280	2,484,170	496,834	-	2,023,166	-	403,166
300	2,284,537	456,907	-	2,063,093	-	443,093
350	1,785,456	357,091	-	2,162,909	-	542,909



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

30 UPH

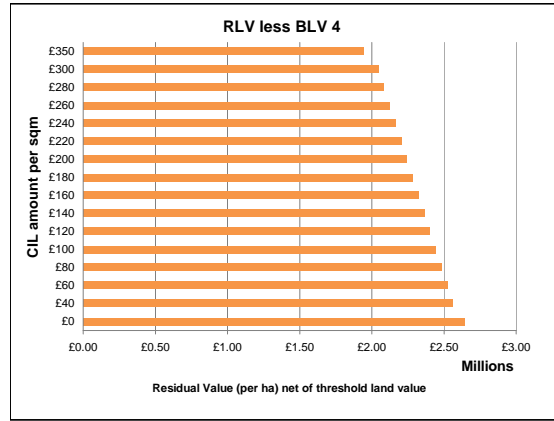
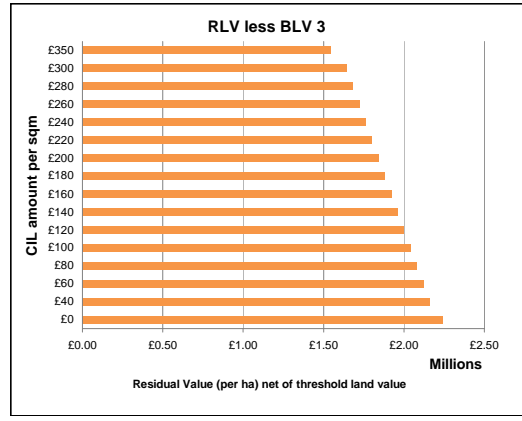
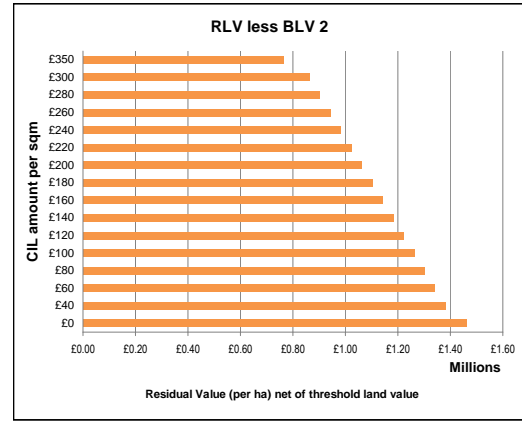
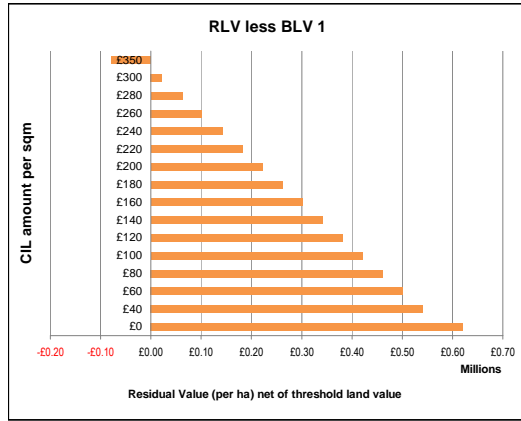
CSH level: 4

Aff Hsg: 25%

	Sales value inflation
	Build cost inflation
	Profit

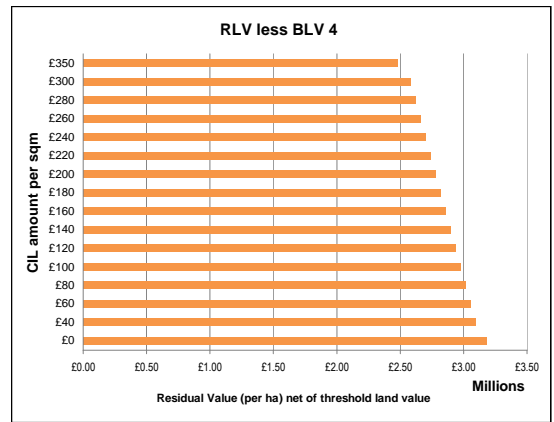
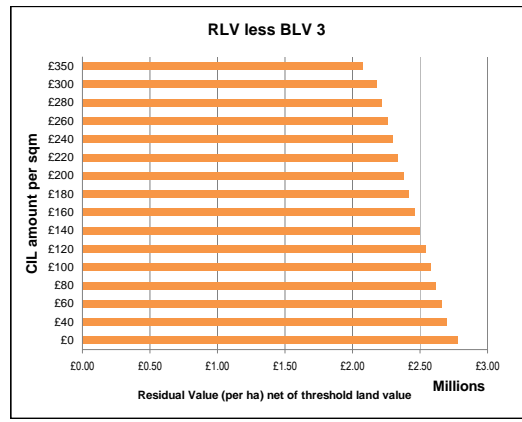
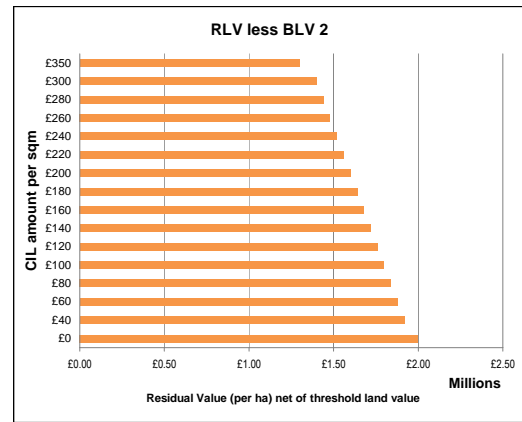
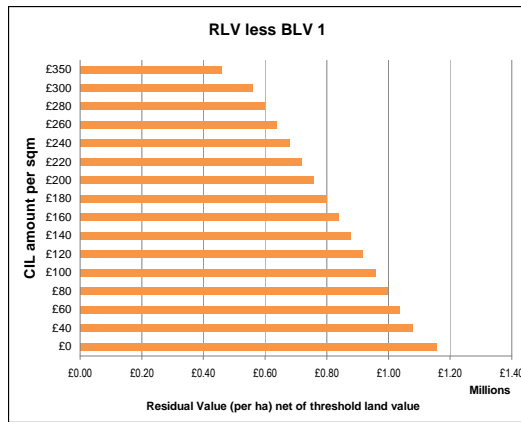
Site type 6 Description: **Area 1** £5554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,701,788	3,140,358	620,358	1,460,358	2,240,358	2,640,358
40	15,302,522	3,060,504	540,504	1,380,504	2,160,504	2,560,504
60	15,102,890	3,020,578	500,578	1,340,578	2,120,578	2,520,578
80	14,903,257	2,980,651	460,651	1,300,651	2,080,651	2,480,651
100	14,703,624	2,940,725	420,725	1,260,725	2,040,725	2,440,725
120	14,503,991	2,900,798	380,798	1,220,798	2,000,798	2,400,798
140	14,304,359	2,860,872	340,872	1,180,872	1,960,872	2,360,872
160	14,104,726	2,820,945	300,945	1,140,945	1,920,945	2,320,945
180	13,905,093	2,781,019	261,019	1,101,019	1,881,019	2,281,019
200	13,705,460	2,741,092	221,092	1,061,092	1,841,092	2,241,092
220	13,505,828	2,701,166	181,166	1,021,166	1,801,166	2,201,166
240	13,306,195	2,661,239	141,239	981,239	1,761,239	2,161,239
260	13,106,562	2,621,312	101,312	941,312	1,721,312	2,121,312
280	12,906,929	2,581,386	61,386	901,386	1,681,386	2,081,386
300	12,707,297	2,541,459	21,459	861,459	1,641,459	2,041,459
350	12,208,215	2,441,643	-78,357	761,643	1,541,643	1,941,643



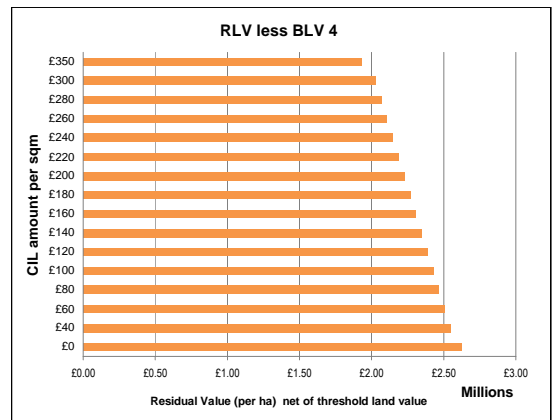
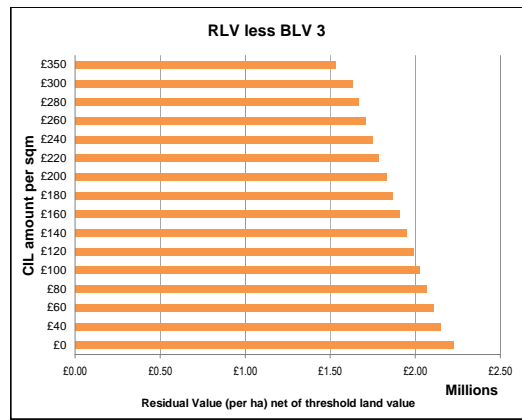
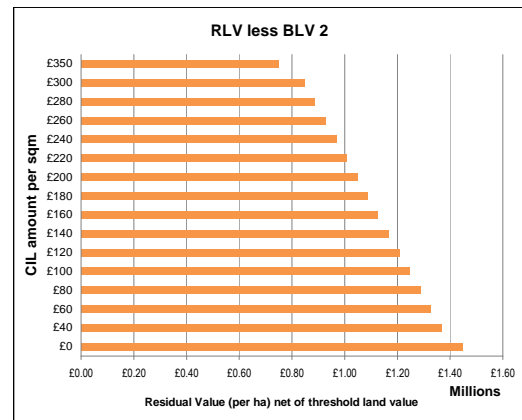
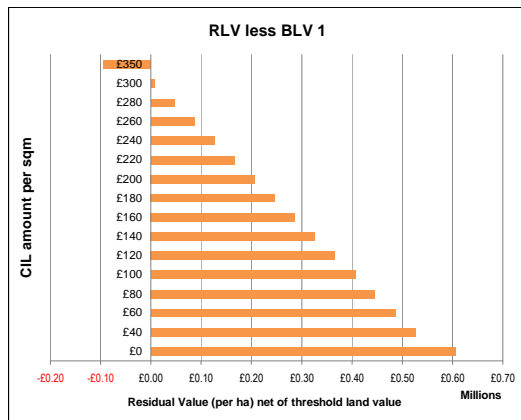
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,381,718	3,676,344	1,156,344	1,996,344	2,776,344	3,176,344
40	17,982,453	3,596,491	1,076,491	1,916,491	2,696,491	3,096,491
60	17,782,820	3,556,564	1,036,564	1,876,564	2,656,564	3,056,564
80	17,583,187	3,516,637	996,637	1,836,637	2,616,637	3,016,637
100	17,383,554	3,476,711	956,711	1,796,711	2,576,711	2,976,711
120	17,183,922	3,436,784	916,784	1,756,784	2,536,784	2,936,784
140	16,984,289	3,396,858	876,858	1,716,858	2,496,858	2,896,858
160	16,784,656	3,356,931	836,931	1,676,931	2,456,931	2,856,931
180	16,585,023	3,317,005	797,005	1,637,005	2,417,005	2,817,005
200	16,385,391	3,277,078	757,078	1,597,078	2,377,078	2,777,078
220	16,185,758	3,237,152	717,152	1,557,152	2,337,152	2,737,152
240	15,986,125	3,197,225	677,225	1,517,225	2,297,225	2,697,225
260	15,786,492	3,157,298	637,298	1,477,298	2,257,298	2,657,298
280	15,586,860	3,117,372	597,372	1,437,372	2,217,372	2,617,372
300	15,387,227	3,077,445	557,445	1,397,445	2,177,445	2,577,445
350	14,888,145	2,977,629	457,629	1,297,629	2,077,629	2,477,629

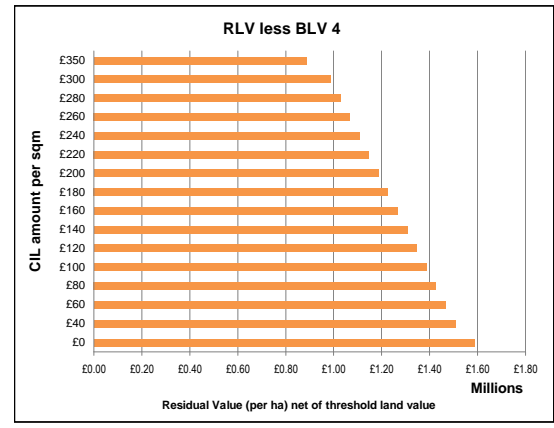
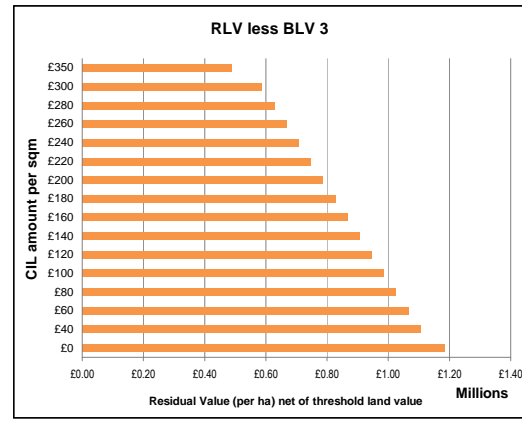
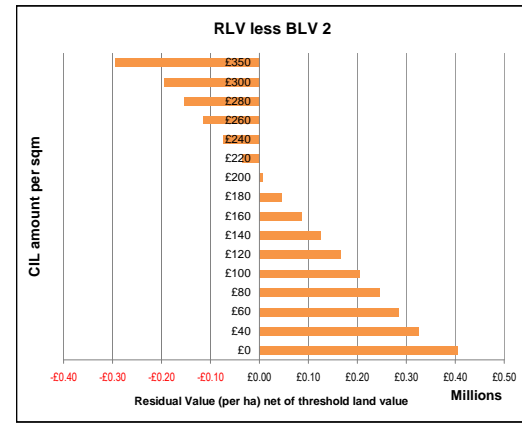
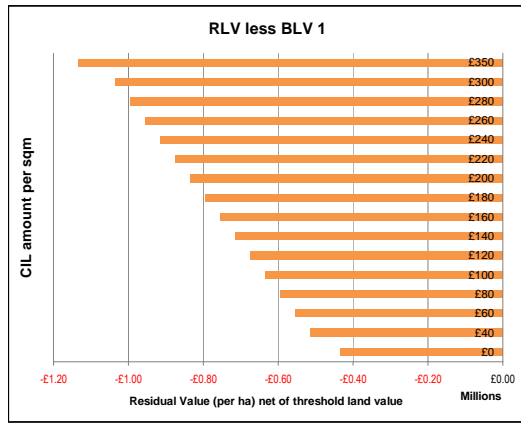


Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

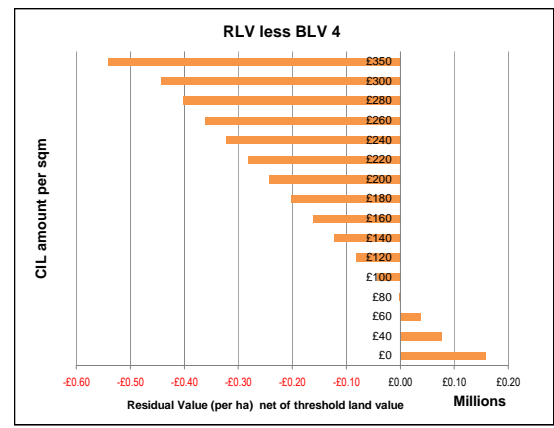
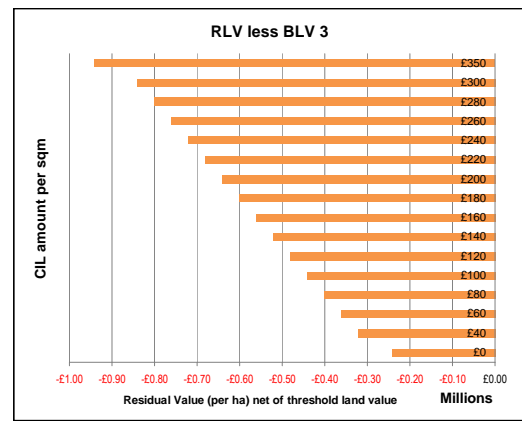
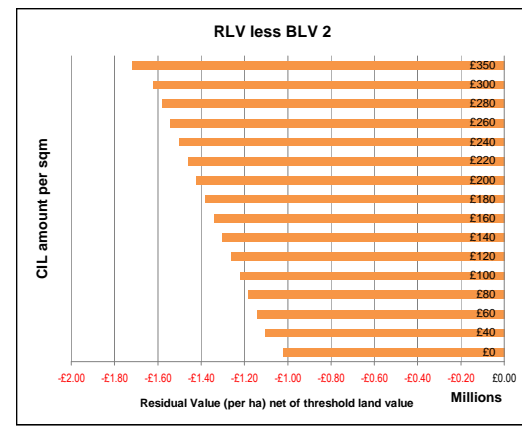
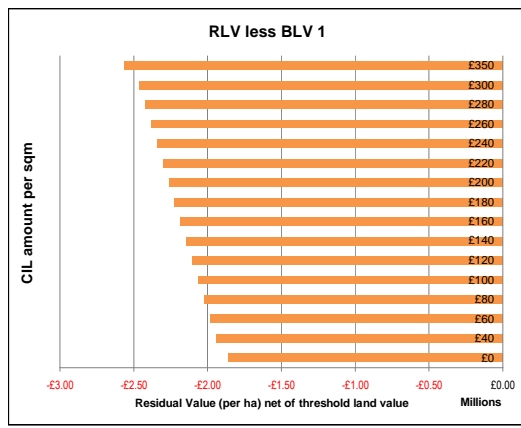
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,626,508	3,125,302	605,302	1,445,302	2,225,302	2,625,302
40	15,227,243	3,045,449	525,449	1,365,449	2,145,449	2,545,449
60	15,027,610	3,005,522	485,522	1,325,522	2,105,522	2,505,522
80	14,827,977	2,965,595	445,595	1,285,595	2,065,595	2,465,595
100	14,628,345	2,925,669	405,669	1,245,669	2,025,669	2,425,669
120	14,428,712	2,885,742	365,742	1,205,742	1,985,742	2,385,742
140	14,229,079	2,845,816	325,816	1,165,816	1,945,816	2,345,816
160	14,029,446	2,805,889	285,889	1,125,889	1,905,889	2,305,889
180	13,829,814	2,765,963	245,963	1,085,963	1,865,963	2,265,963
200	13,630,181	2,726,036	206,036	1,046,036	1,826,036	2,226,036
220	13,430,548	2,686,110	166,110	1,006,110	1,786,110	2,186,110
240	13,230,915	2,646,183	126,183	966,183	1,746,183	2,146,183
260	13,031,283	2,606,257	86,257	926,257	1,706,257	2,106,257
280	12,831,650	2,566,330	46,330	886,330	1,666,330	2,066,330
300	12,632,017	2,526,403	6,403	846,403	1,626,403	2,026,403
350	12,132,935	2,426,587	-93,413	746,587	1,526,587	1,926,587



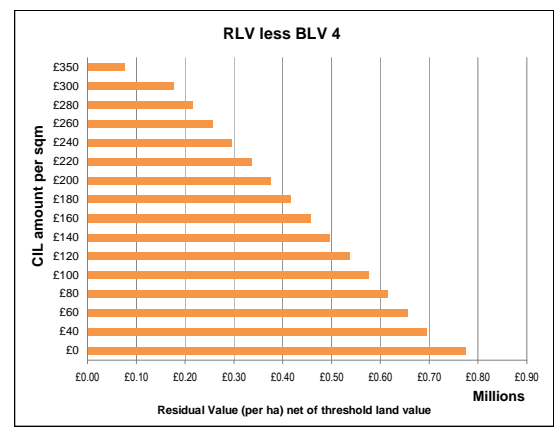
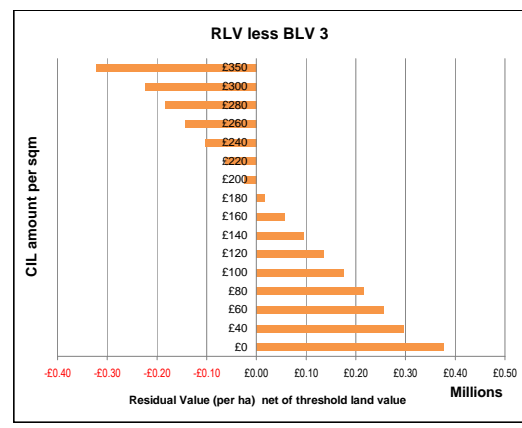
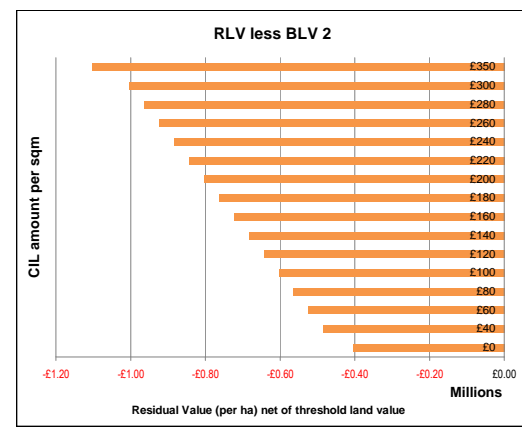
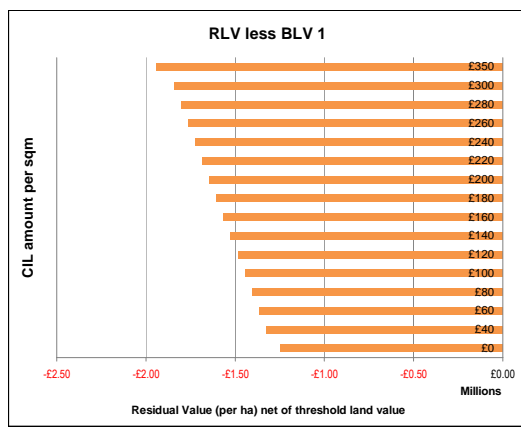
Site type 6		Description: Area 4 £3721 psm Chew Valley (West)		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,424,228	2,084,846	- 435,154	404,846	1,184,846	1,584,846
40	10,024,962	2,004,992	- 515,008	324,992	1,104,992	1,504,992
60	9,825,329	1,965,066	- 554,934	285,066	1,065,066	1,465,066
80	9,625,697	1,925,139	- 594,861	245,139	1,025,139	1,425,139
100	9,426,064	1,885,213	- 634,787	205,213	985,213	1,385,213
120	9,226,431	1,845,286	- 674,714	165,286	945,286	1,345,286
140	9,026,798	1,805,360	- 714,640	125,360	905,360	1,305,360
160	8,827,166	1,765,433	- 754,567	85,433	865,433	1,265,433
180	8,627,533	1,725,507	- 794,493	45,507	825,507	1,225,507
200	8,427,900	1,685,580	- 834,420	5,580	785,580	1,185,580
220	8,228,267	1,645,653	- 874,347	34,347	745,653	1,145,653
240	8,028,635	1,605,727	- 914,273	74,273	705,727	1,105,727
260	7,829,002	1,565,800	- 954,200	114,200	665,800	1,065,800
280	7,629,369	1,525,874	- 994,126	154,126	625,874	1,025,874
300	7,429,736	1,485,947	- 1,034,053	194,053	585,947	985,947
350	6,930,655	1,386,131	- 1,133,869	293,869	486,131	886,131



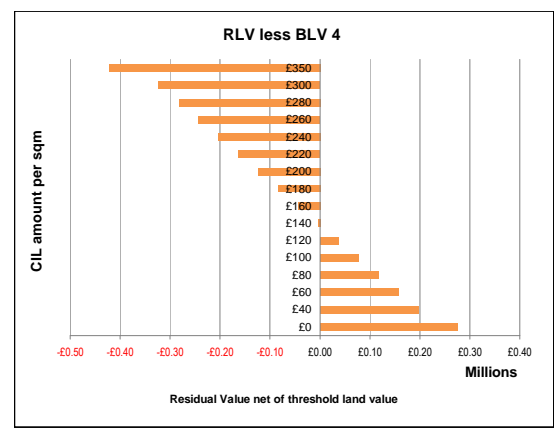
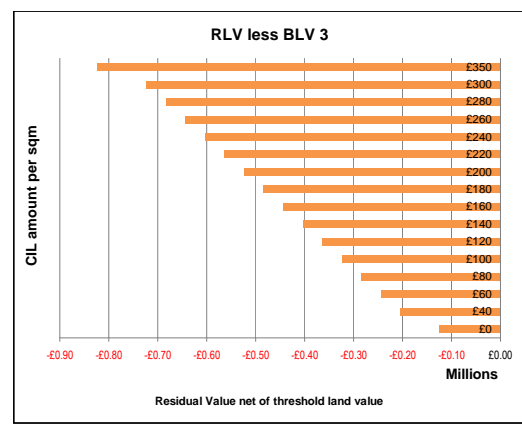
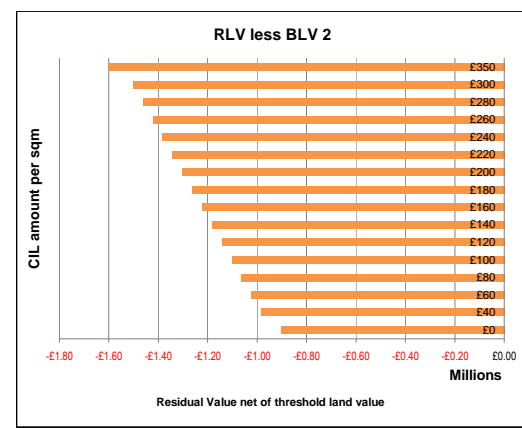
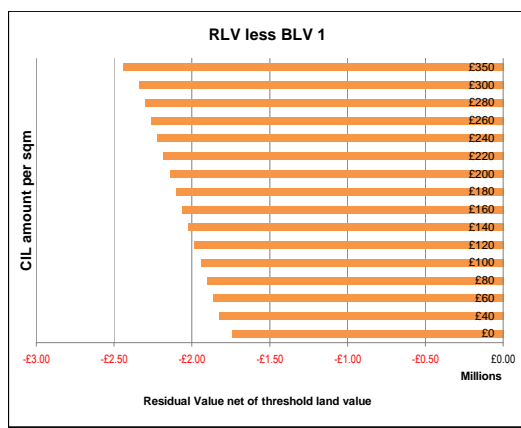
Site type 6		Description: Area 5 £2769 psm Bath N/W/S & CV [E]		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,286,901	657,380	- 1,862,620	- 1,022,620	- 242,620	157,380
40	2,887,636	577,527	- 1,942,473	- 1,102,473	- 322,473	77,527
60	2,688,003	537,601	- 1,982,399	- 1,142,399	- 362,399	37,601
80	2,488,370	497,674	- 2,022,326	- 1,182,326	- 402,326	2,326
100	2,288,738	457,748	- 2,062,252	- 1,222,252	- 442,252	42,252
120	2,089,105	417,821	- 2,102,179	- 1,262,179	- 482,179	82,179
140	1,889,472	377,894	- 2,142,106	- 1,302,106	- 522,106	122,106
160	1,689,839	337,968	- 2,182,032	- 1,342,032	- 562,032	162,032
180	1,490,207	298,041	- 2,221,959	- 1,381,959	- 601,959	201,959
200	1,290,574	258,115	- 2,261,885	- 1,421,885	- 641,885	241,885
220	1,090,941	218,188	- 2,301,812	- 1,461,812	- 681,812	281,812
240	891,308	178,262	- 2,341,738	- 1,501,738	- 721,738	321,738
260	691,676	138,335	- 2,381,665	- 1,541,665	- 761,665	361,665
280	492,043	98,409	- 2,421,591	- 1,581,591	- 801,591	401,591
300	292,410	58,482	- 2,461,518	- 1,621,518	- 841,518	441,518
350	-206,672	41,334	- 2,561,334	- 1,721,334	- 941,334	541,334



Site type 6		Description: Area 6 £2428 psm Keynsham		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,377,158	1,275,432	- 1,244,568	- 404,568	375,432	775,432
40	5,977,893	1,195,579	- 1,324,421	- 484,421	295,579	695,579
60	5,778,260	1,155,652	- 1,364,348	- 524,348	255,652	655,652
80	5,578,627	1,115,725	- 1,404,275	- 564,275	215,725	615,725
100	5,378,995	1,075,799	- 1,444,201	- 604,201	175,799	575,799
120	5,179,362	1,035,872	- 1,484,128	- 644,128	135,872	535,872
140	4,979,729	995,946	- 1,524,054	- 684,054	95,946	495,946
160	4,780,096	956,019	- 1,563,981	- 723,981	56,019	456,019
180	4,580,464	916,093	- 1,603,907	- 763,907	16,093	416,093
200	4,380,831	876,166	- 1,643,834	- 803,834	23,834	376,166
220	4,181,198	836,240	- 1,683,760	- 843,760	63,760	336,240
240	3,981,565	796,313	- 1,723,687	- 883,687	103,687	296,313
260	3,781,933	756,387	- 1,763,613	- 923,613	143,613	256,387
280	3,582,300	716,460	- 1,803,540	- 963,540	183,540	216,460
300	3,382,667	676,533	- 1,843,467	- 1,003,467	223,467	176,533
350	2,883,585	576,717	- 1,943,283	- 1,103,283	323,283	76,717



Site type 6		Description: Area 7 £2095 psm Norton Radstock		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,879,861	775,972	- 1,744,028	- 904,028	- 124,028	275,972
40	3,480,595	696,119	- 1,823,881	- 983,881	- 203,881	196,119
60	3,280,963	656,193	- 1,863,807	- 1,023,807	- 243,807	156,193
80	3,081,330	616,266	- 1,903,734	- 1,063,734	- 283,734	116,266
100	2,881,697	576,339	- 1,943,661	- 1,103,661	- 323,661	76,339
120	2,682,064	536,413	- 1,983,587	- 1,143,587	- 363,587	36,413
140	2,482,432	496,486	- 2,023,514	- 1,183,514	- 403,514	3,514
160	2,282,799	456,560	- 2,063,440	- 1,223,440	- 443,440	43,440
180	2,083,166	416,633	- 2,103,367	- 1,263,367	- 483,367	83,367
200	1,883,533	376,707	- 2,143,293	- 1,303,293	- 523,293	123,293
220	1,683,901	336,780	- 2,183,220	- 1,343,220	- 563,220	163,220
240	1,484,268	296,854	- 2,223,146	- 1,383,146	- 603,146	203,146
260	1,284,635	256,927	- 2,263,073	- 1,423,073	- 643,073	243,073
280	1,085,002	217,000	- 2,303,000	- 1,463,000	- 683,000	283,000
300	885,370	177,074	- 2,342,926	- 1,502,926	- 722,926	322,926
350	386,288	77,258	- 2,442,742	- 1,602,742	- 822,742	422,742



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

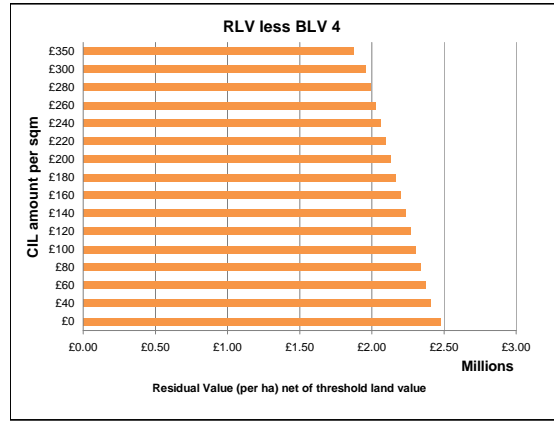
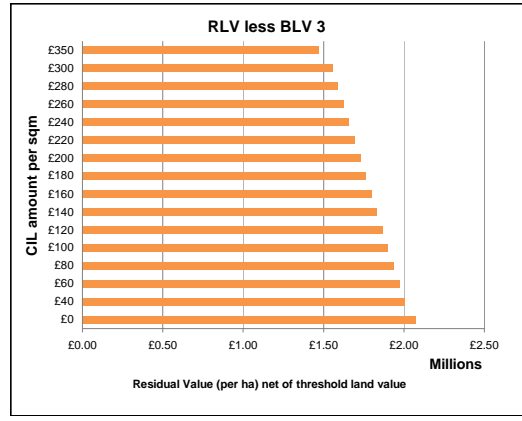
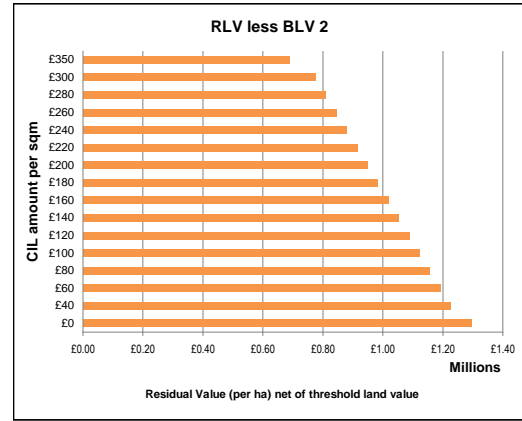
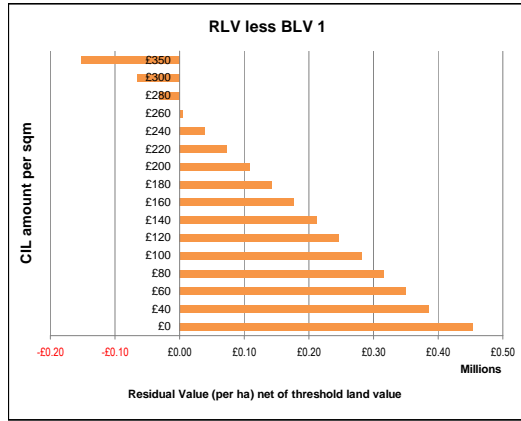
30 UPH

CSH level:	3
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

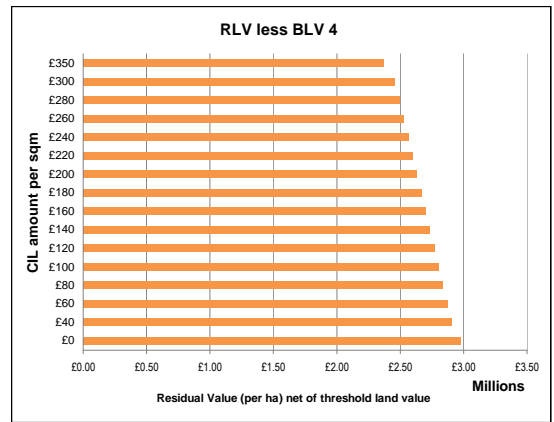
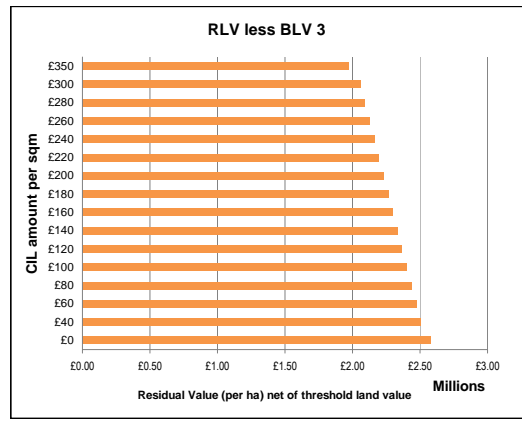
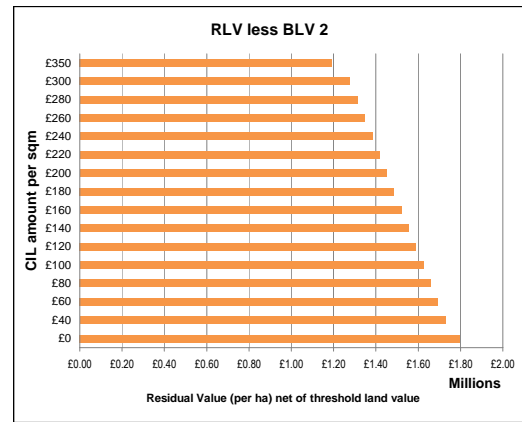
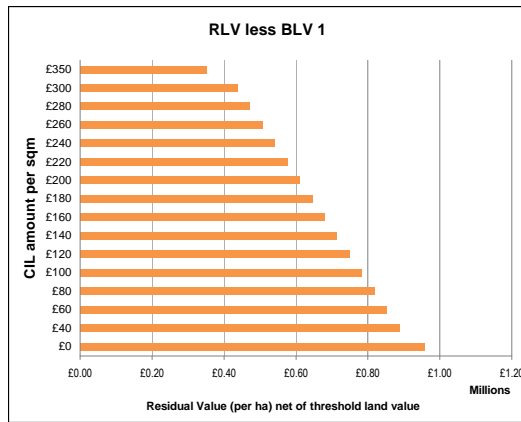
Site type 6 Description: **Area 1** £5554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,868,330	2,973,666	453,666	1,293,666	2,073,666	2,473,666
40	14,522,300	2,904,460	384,460	1,224,460	2,004,460	2,404,460
60	14,349,285	2,869,857	349,857	1,189,857	1,969,857	2,369,857
80	14,176,270	2,835,254	315,254	1,155,254	1,935,254	2,335,254
100	14,003,255	2,800,651	280,651	1,120,651	1,900,651	2,300,651
120	13,830,240	2,766,048	246,048	1,086,048	1,866,048	2,266,048
140	13,657,224	2,731,445	211,445	1,051,445	1,831,445	2,231,445
160	13,484,209	2,696,842	176,842	1,016,842	1,796,842	2,196,842
180	13,311,194	2,662,239	142,239	982,239	1,762,239	2,162,239
200	13,138,179	2,627,636	107,636	947,636	1,727,636	2,127,636
220	12,965,164	2,593,033	73,033	913,033	1,693,033	2,093,033
240	12,792,149	2,558,430	38,430	878,430	1,658,430	2,058,430
260	12,619,134	2,523,827	3,827	843,827	1,623,827	2,023,827
280	12,446,119	2,489,224	-30,776	809,224	1,589,224	1,989,224
300	12,273,104	2,454,621	-166,179	774,621	1,554,621	1,954,621
350	11,840,566	2,368,113	-151,887	688,113	1,468,113	1,868,113



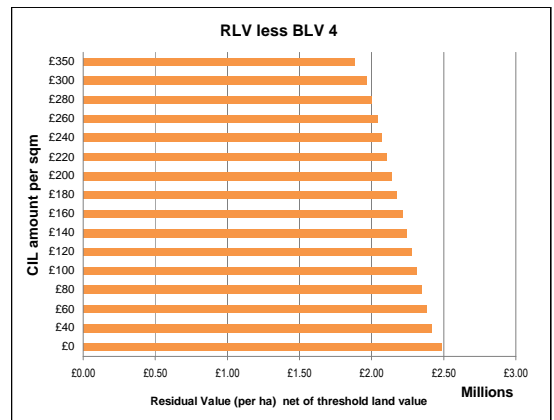
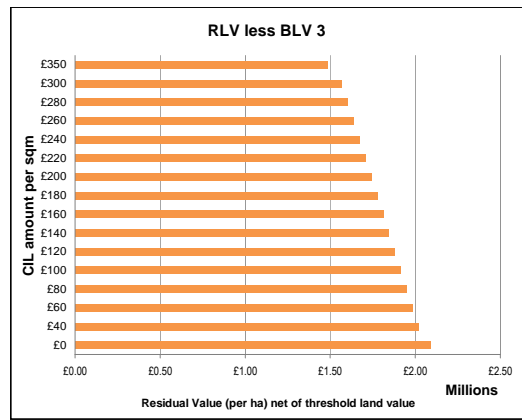
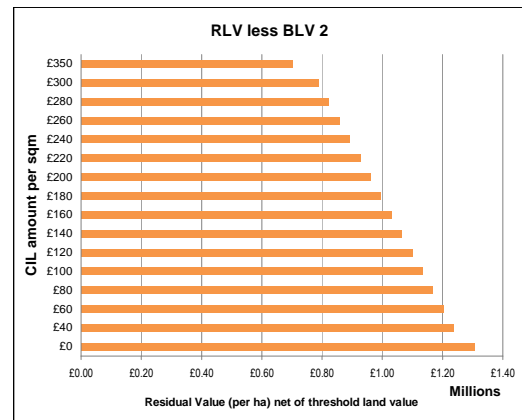
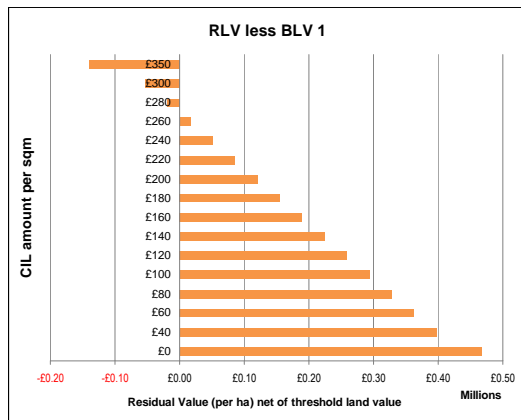
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,379,752	3,475,950	955,950	1,795,950	2,575,950	2,975,950
40	17,033,722	3,406,744	886,744	1,726,744	2,506,744	2,906,744
60	16,860,707	3,372,141	852,141	1,692,141	2,472,141	2,872,141
80	16,687,692	3,337,538	817,538	1,657,538	2,437,538	2,837,538
100	16,514,677	3,302,935	782,935	1,622,935	2,402,935	2,802,935
120	16,341,662	3,268,332	748,332	1,588,332	2,368,332	2,768,332
140	16,168,647	3,233,729	713,729	1,553,729	2,333,729	2,733,729
160	15,995,631	3,199,126	679,126	1,519,126	2,299,126	2,699,126
180	15,822,616	3,164,523	644,523	1,484,523	2,264,523	2,664,523
200	15,649,601	3,129,920	609,920	1,449,920	2,229,920	2,629,920
220	15,476,586	3,095,317	575,317	1,415,317	2,195,317	2,595,317
240	15,303,571	3,060,714	540,714	1,380,714	2,160,714	2,560,714
260	15,130,556	3,026,111	506,111	1,346,111	2,126,111	2,526,111
280	14,957,541	2,991,508	471,508	1,311,508	2,091,508	2,491,508
300	14,784,526	2,956,905	436,905	1,276,905	2,056,905	2,456,905
350	14,351,989	2,870,398	350,398	1,190,398	1,970,398	2,370,398

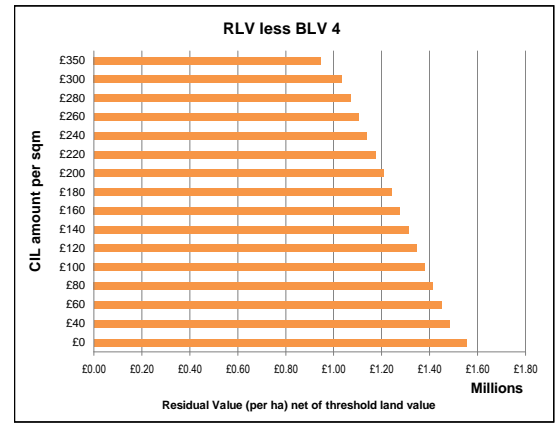
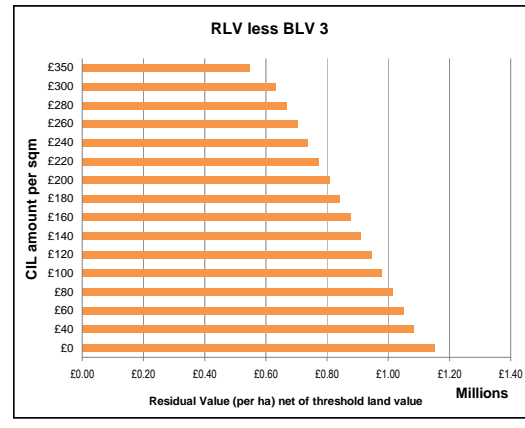
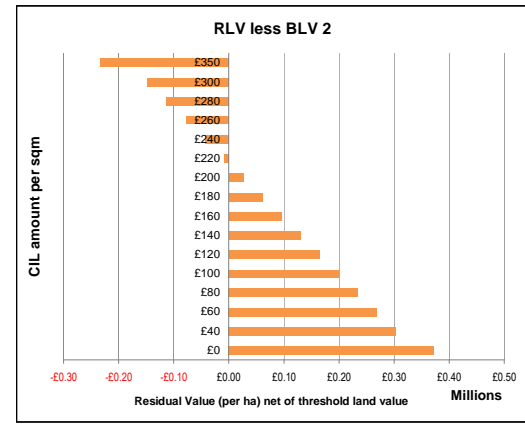
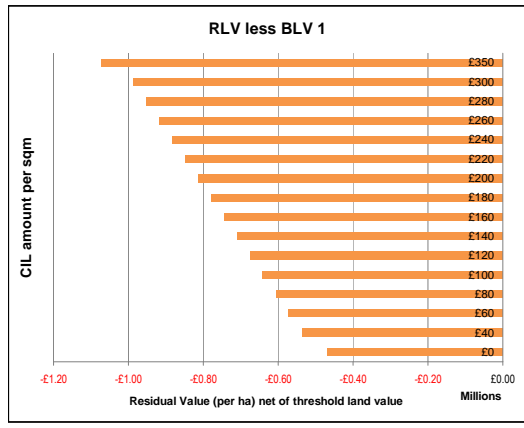


Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

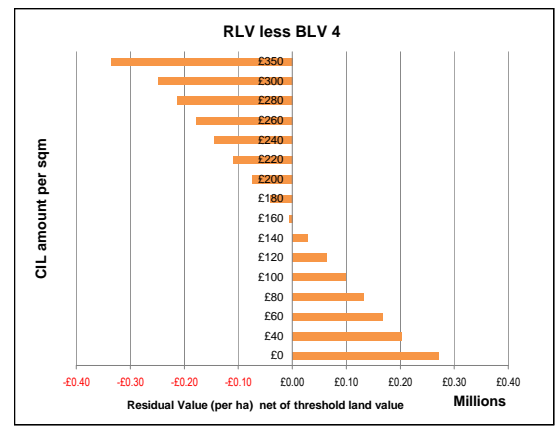
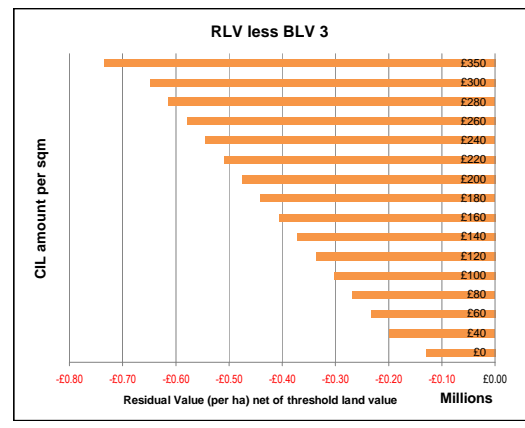
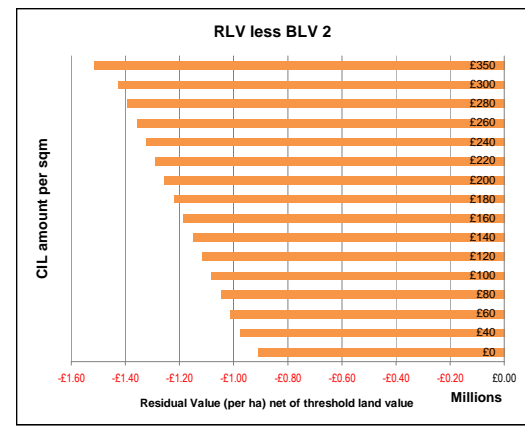
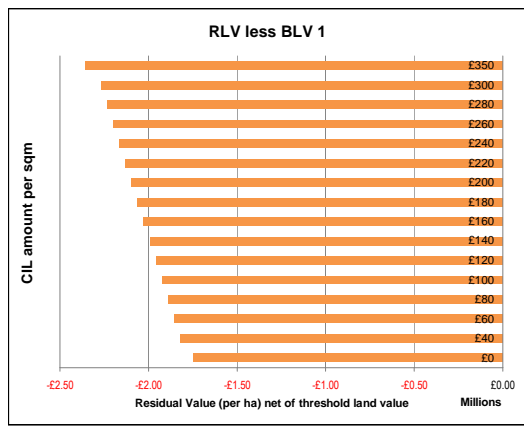
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,930,482	2,986,096	466,096	1,306,096	2,086,096	2,486,096
40	14,584,452	2,916,890	396,890	1,236,890	2,016,890	2,416,890
60	14,411,437	2,882,287	362,287	1,202,287	1,982,287	2,382,287
80	14,238,422	2,847,684	327,684	1,167,684	1,947,684	2,347,684
100	14,065,407	2,813,081	293,081	1,133,081	1,913,081	2,313,081
120	13,892,391	2,778,478	258,478	1,098,478	1,878,478	2,278,478
140	13,719,376	2,743,875	223,875	1,063,875	1,843,875	2,243,875
160	13,546,361	2,709,272	189,272	1,029,272	1,809,272	2,209,272
180	13,373,346	2,674,669	154,669	994,669	1,774,669	2,174,669
200	13,200,331	2,640,066	120,066	960,066	1,740,066	2,140,066
220	13,027,316	2,605,463	85,463	925,463	1,705,463	2,105,463
240	12,854,301	2,570,860	50,860	890,860	1,670,860	2,070,860
260	12,681,286	2,536,257	16,257	856,257	1,636,257	2,036,257
280	12,508,271	2,501,654	-18,346	821,654	1,601,654	2,001,654
300	12,335,256	2,467,051	-52,949	787,051	1,567,051	1,967,051
350	11,902,718	2,380,544	-139,456	700,544	1,480,544	1,880,544



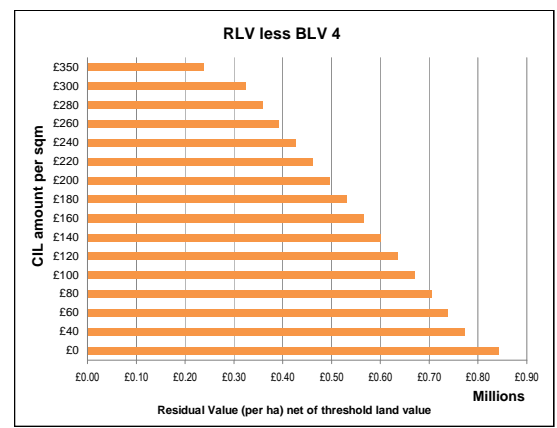
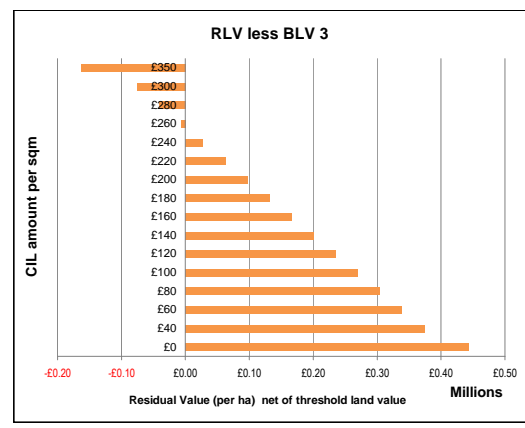
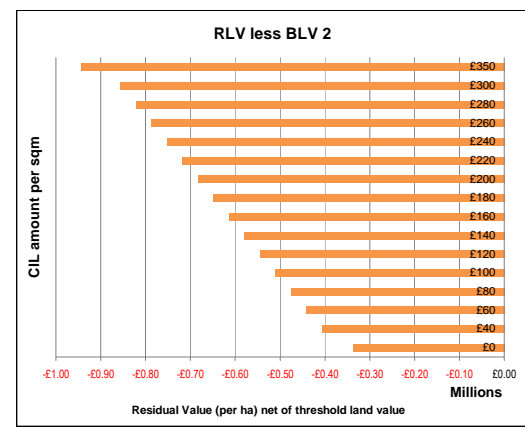
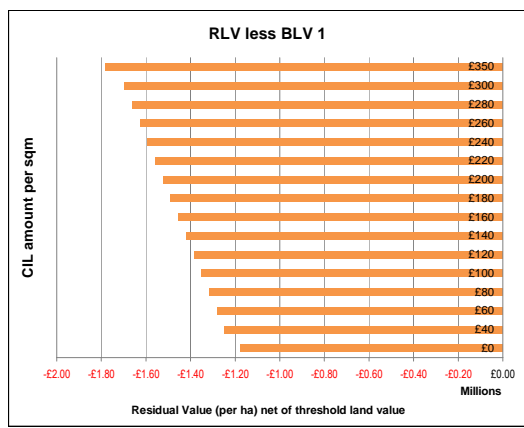
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,260,504	2,052,101	- 467,899	372,101	1,152,101	1,552,101
40	9,914,474	1,982,895	- 537,105	302,895	1,082,895	1,482,895
60	9,741,458	1,948,292	- 571,708	268,292	1,048,292	1,448,292
80	9,568,443	1,913,689	- 606,311	233,689	1,013,689	1,413,689
100	9,395,428	1,879,086	- 640,914	199,086	979,086	1,379,086
120	9,222,413	1,844,483	- 675,517	164,483	944,483	1,344,483
140	9,049,398	1,809,880	- 710,120	129,880	909,880	1,309,880
160	8,876,383	1,775,277	- 744,723	95,277	875,277	1,275,277
180	8,703,368	1,740,674	- 779,326	60,674	840,674	1,240,674
200	8,530,353	1,706,071	- 813,929	26,071	806,071	1,206,071
220	8,357,338	1,671,468	- 848,532	- 8,532	771,468	1,171,468
240	8,184,323	1,636,865	- 883,135	- 43,135	736,865	1,136,865
260	8,011,308	1,602,262	- 917,738	- 77,738	702,262	1,102,262
280	7,838,293	1,567,659	- 952,341	- 112,341	667,659	1,067,659
300	7,665,278	1,533,056	- 986,944	- 146,944	633,056	1,033,056
350	7,232,740	1,446,548	- 1,073,452	- 233,452	546,548	946,548



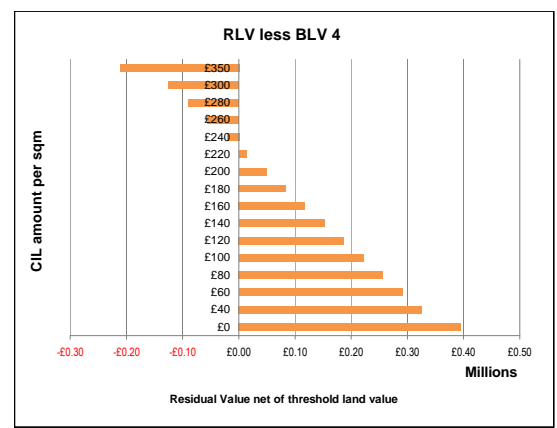
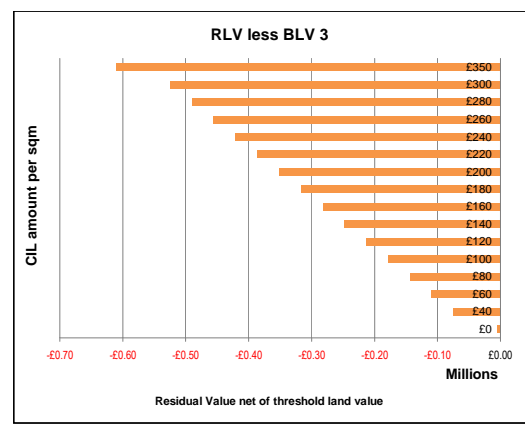
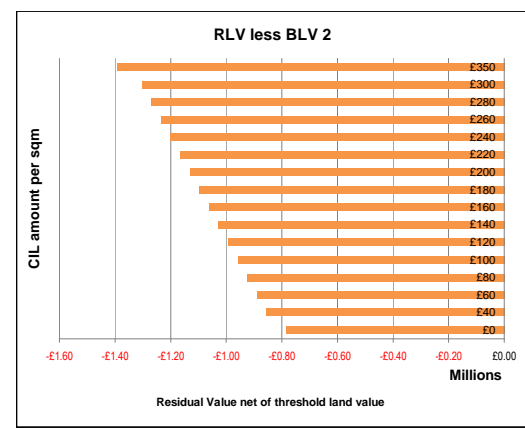
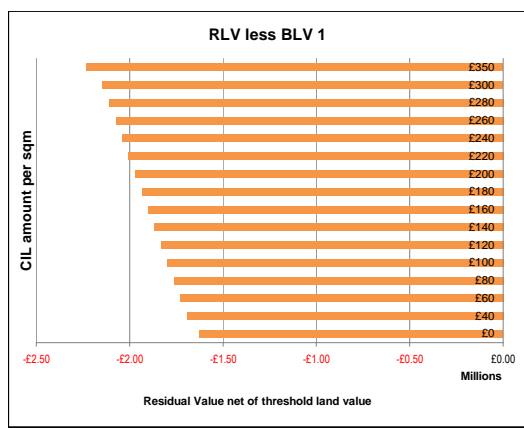
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,853,476	770,695	- 1,749,305	- 909,305	- 129,305	270,695
40	3,507,445	701,489	- 1,818,511	- 978,511	- 198,511	201,489
60	3,334,430	666,886	- 1,853,114	- 1,013,114	- 233,114	166,886
80	3,161,415	632,283	- 1,887,717	- 1,047,717	- 267,717	132,283
100	2,988,400	597,680	- 1,922,320	- 1,082,320	- 302,320	97,680
120	2,815,385	563,077	- 1,956,923	- 1,116,923	- 336,923	63,077
140	2,642,370	528,474	- 1,991,526	- 1,151,526	- 371,526	28,474
160	2,469,355	493,871	- 2,026,129	- 1,186,129	- 406,129	- 6,129
180	2,296,340	459,268	- 2,060,732	- 1,220,732	- 440,732	- 40,732
200	2,123,325	424,665	- 2,095,335	- 1,255,335	- 475,335	- 75,335
220	1,950,310	390,062	- 2,129,938	- 1,289,938	- 509,938	- 109,938
240	1,777,295	355,459	- 2,164,541	- 1,324,541	- 544,541	- 144,541
260	1,604,280	320,856	- 2,199,144	- 1,359,144	- 579,144	- 179,144
280	1,431,265	286,253	- 2,233,747	- 1,393,747	- 613,747	- 213,747
300	1,258,250	251,650	- 2,268,350	- 1,428,350	- 648,350	- 248,350
350	825,712	165,142	- 2,354,858	- 1,514,858	- 734,858	- 334,858



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,714,020	1,342,804	- 1,177,196	- 337,196	442,804	842,804
40	6,367,990	1,273,598	- 1,246,402	- 406,402	373,598	773,598
60	6,194,975	1,238,995	- 1,281,005	- 441,005	338,995	738,995
80	6,021,960	1,204,392	- 1,315,608	- 475,608	304,392	704,392
100	5,848,945	1,169,789	- 1,350,211	- 510,211	269,789	669,789
120	5,675,930	1,135,186	- 1,384,814	- 544,814	235,186	635,186
140	5,502,915	1,100,583	- 1,419,417	- 579,417	200,583	600,583
160	5,329,900	1,065,980	- 1,454,020	- 614,020	165,980	565,980
180	5,156,885	1,031,377	- 1,488,623	- 648,623	131,377	531,377
200	4,983,870	996,774	- 1,523,226	- 683,226	96,774	496,774
220	4,810,855	962,171	- 1,557,829	- 717,829	62,171	462,171
240	4,637,840	927,568	- 1,592,432	- 752,432	27,568	427,568
260	4,464,825	892,965	- 1,627,035	- 787,035	- 7,035	392,965
280	4,291,810	858,362	- 1,661,638	- 821,638	- 41,638	358,362
300	4,118,795	823,759	- 1,696,241	- 856,241	- 76,241	323,759
350	3,686,257	737,251	- 1,782,749	- 942,749	- 162,749	237,251



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,472,249	894,450	- 1,625,550	- 785,550	- 5,550	394,450
40	4,126,219	825,244	- 1,694,756	- 854,756	- 74,756	325,244
60	3,953,204	790,641	- 1,729,359	- 889,359	- 109,359	290,641
80	3,780,189	756,038	- 1,763,962	- 923,962	- 143,962	256,038
100	3,607,174	721,435	- 1,798,565	- 958,565	- 178,565	221,435
120	3,434,159	686,832	- 1,833,168	- 993,168	- 213,168	186,832
140	3,261,144	652,229	- 1,867,771	- 1,027,771	- 247,771	152,229
160	3,088,128	617,626	- 1,902,374	- 1,062,374	- 282,374	117,626
180	2,915,113	583,023	- 1,936,977	- 1,096,977	- 316,977	83,023
200	2,742,098	548,420	- 1,971,580	- 1,131,580	- 351,580	48,420
220	2,569,083	513,817	- 2,006,183	- 1,166,183	- 386,183	13,817
240	2,396,068	479,214	- 2,040,786	- 1,200,786	- 420,786	- 20,786
260	2,223,053	444,611	- 2,075,389	- 1,235,389	- 455,389	- 55,389
280	2,050,038	410,008	- 2,109,992	- 1,269,992	- 489,992	- 89,992
300	1,877,023	375,405	- 2,144,595	- 1,304,595	- 524,595	- 124,595
350	1,444,486	288,897	- 2,231,103	- 1,391,103	- 611,103	- 211,103



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

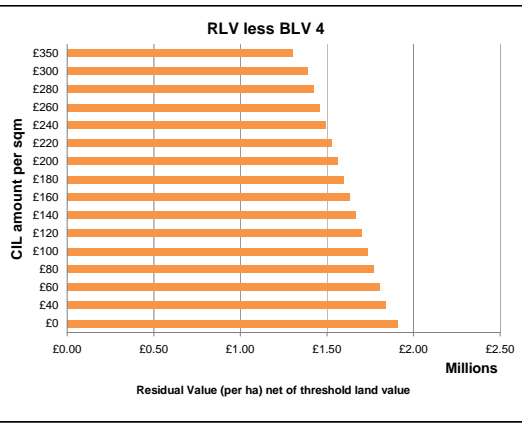
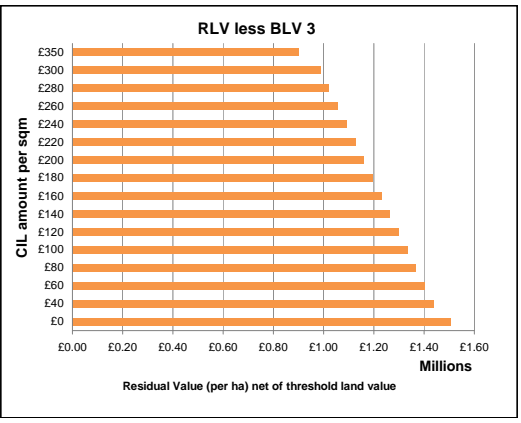
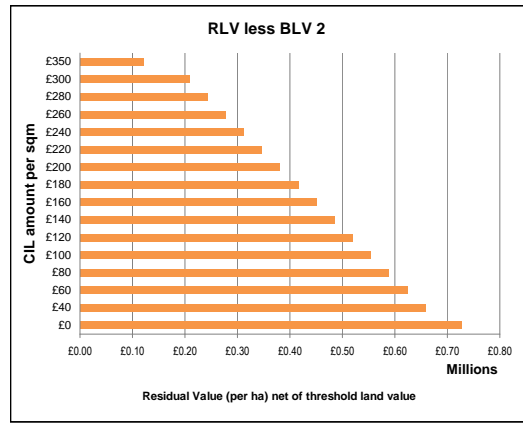
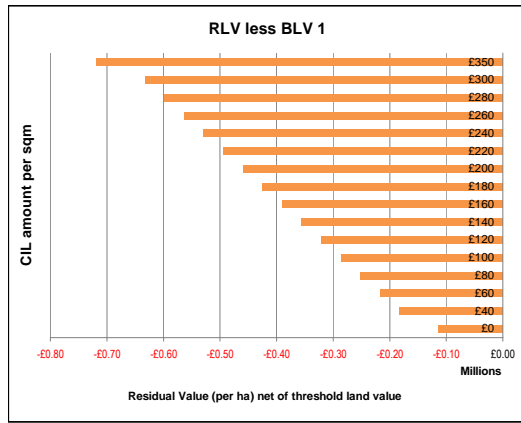
30 UPH

CSH level:	4
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

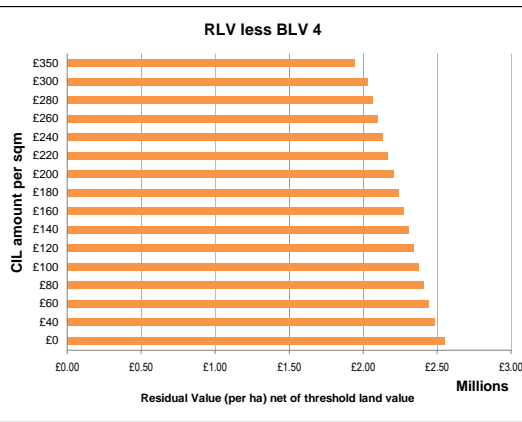
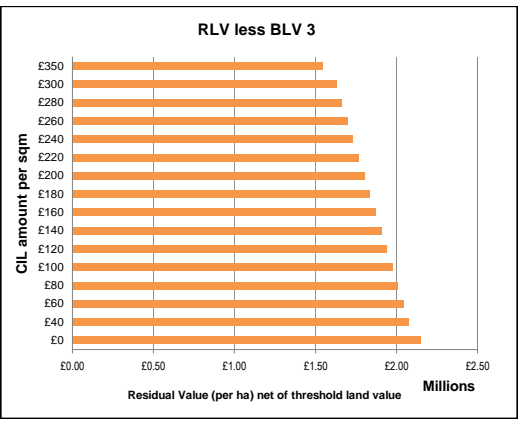
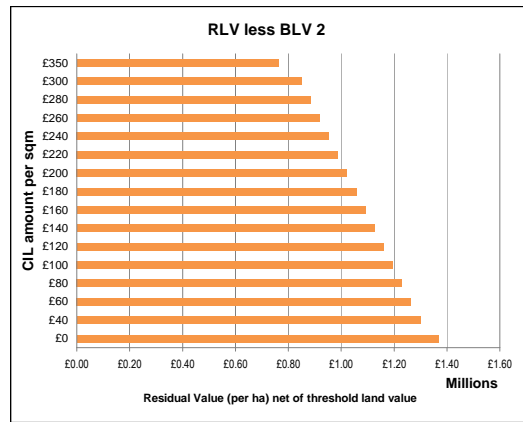
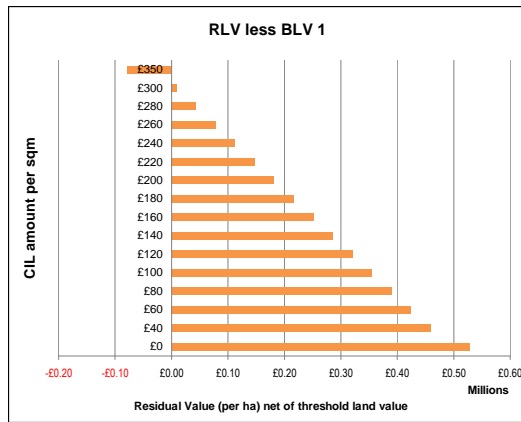
Site type 6 Description: **Area 1 £5554 psm Bath CC** Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,032,435	2,406,487	-	113,513	726,487	1,506,487
40	11,686,405	2,337,281	-	182,719	657,281	1,837,281
60	11,513,390	2,302,678	-	217,322	622,678	1,802,678
80	11,340,375	2,268,075	-	251,925	588,075	1,768,075
100	11,167,360	2,233,472	-	286,528	553,472	1,733,472
120	10,994,345	2,198,869	-	321,131	518,869	1,698,869
140	10,821,330	2,164,266	-	355,734	484,266	1,664,266
160	10,648,315	2,129,663	-	390,337	449,663	1,629,663
180	10,475,299	2,095,060	-	424,940	415,060	1,595,060
200	10,302,284	2,060,457	-	459,543	380,457	1,560,457
220	10,129,269	2,025,854	-	494,146	345,854	1,525,854
240	9,956,254	1,991,251	-	528,749	311,251	1,491,251
260	9,783,239	1,956,648	-	563,352	276,648	1,456,648
280	9,610,224	1,922,045	-	597,955	242,045	1,422,045
300	9,437,209	1,887,442	-	632,558	207,442	1,387,442
350	9,004,672	1,800,934	-	719,066	120,934	1,300,934



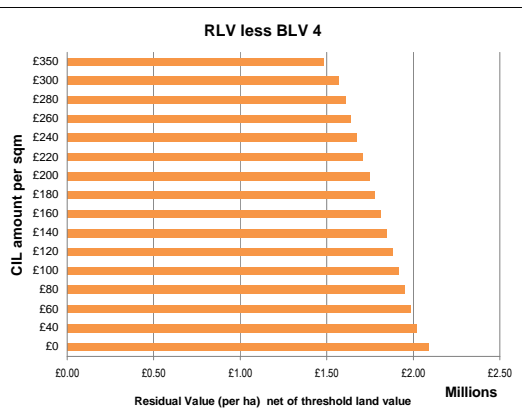
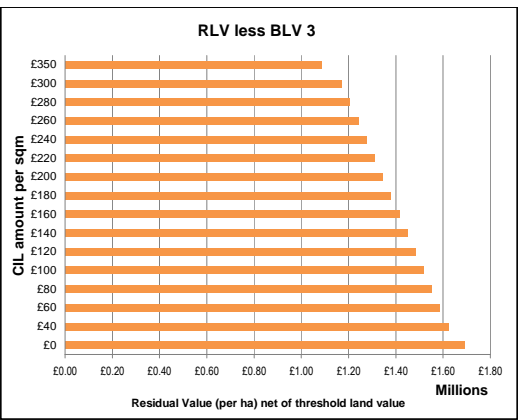
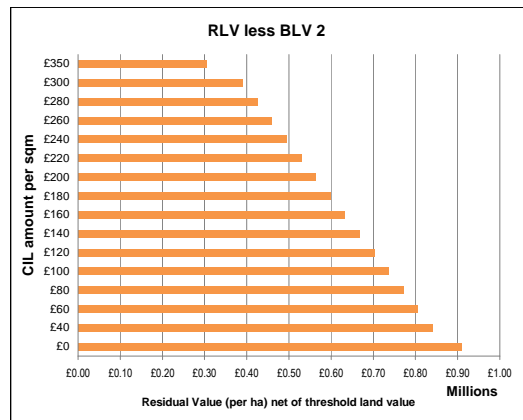
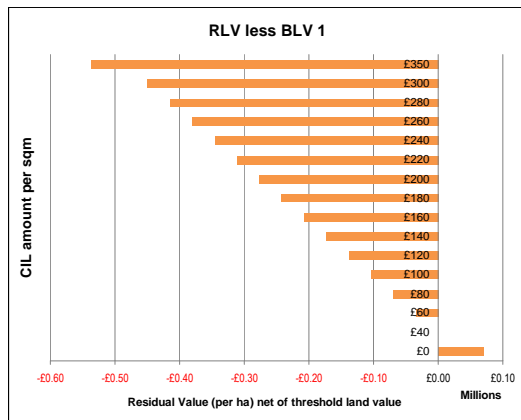
Site type 6 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,237,076	3,047,415	-	527,415	1,367,415	2,547,415
40	14,891,046	2,978,209	-	458,209	1,298,209	2,478,209
60	14,718,031	2,943,606	-	423,606	1,263,606	2,443,606
80	14,545,016	2,909,003	-	389,003	1,229,003	2,409,003
100	14,372,000	2,874,400	-	354,400	1,194,400	2,374,400
120	14,198,985	2,839,797	-	319,797	1,159,797	2,339,797
140	14,025,970	2,805,194	-	285,194	1,125,194	2,305,194
160	13,852,955	2,770,591	-	250,591	1,090,591	2,270,591
180	13,679,940	2,735,988	-	215,988	1,055,988	2,235,988
200	13,506,925	2,701,385	-	181,385	1,021,385	2,201,385
220	13,333,910	2,666,782	-	146,782	986,782	2,166,782
240	13,160,895	2,632,179	-	112,179	952,179	2,132,179
260	12,987,880	2,597,576	-	77,576	917,576	2,097,576
280	12,814,865	2,562,973	-	42,973	882,973	2,062,973
300	12,641,850	2,528,370	-	8,370	848,370	2,028,370
350	12,209,312	2,441,862	-	78,138	761,862	1,941,862

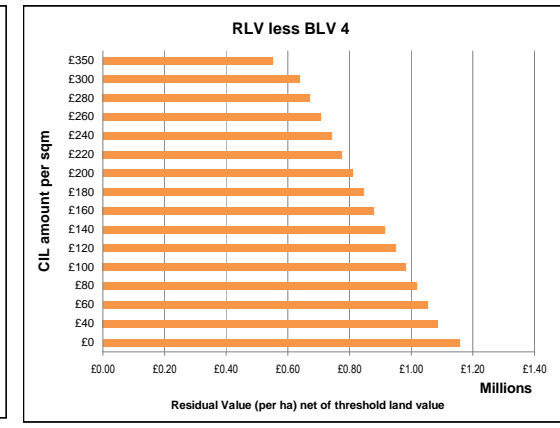
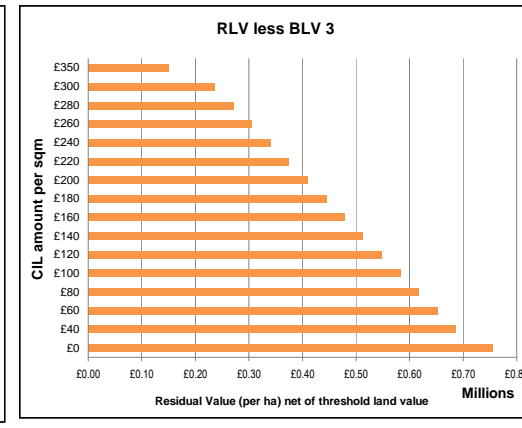
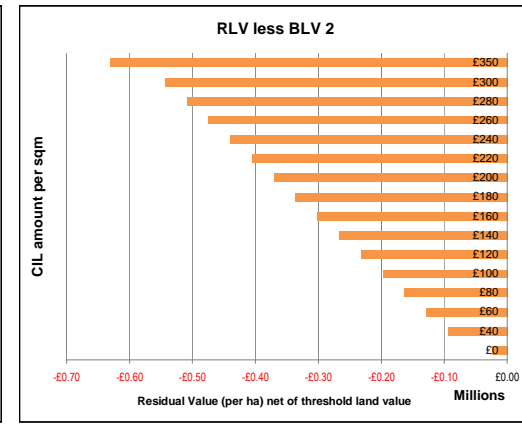
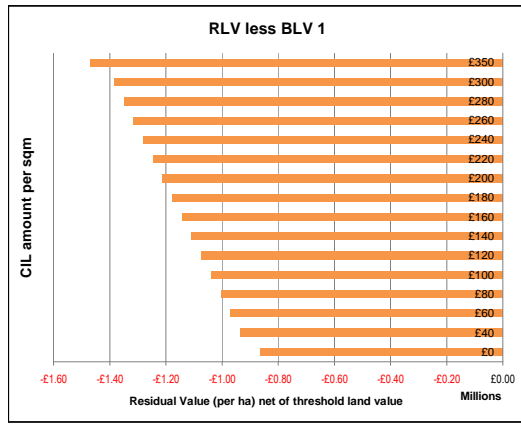


Site type 6 Description: **Area 3 £4414 psm Bath N & E** Site area: 5.00 ha

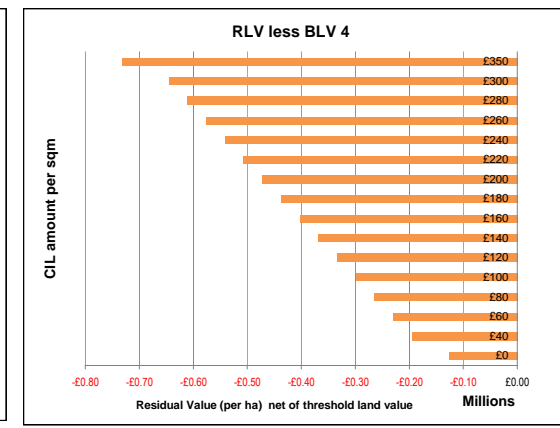
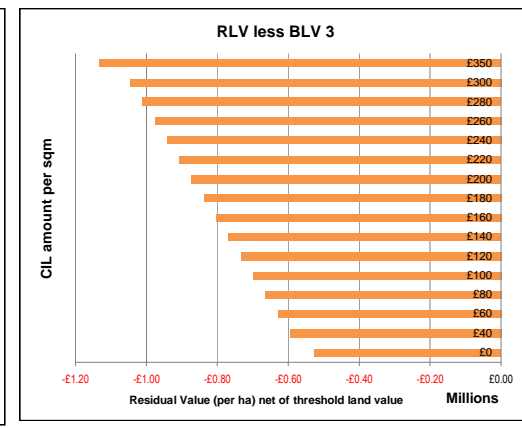
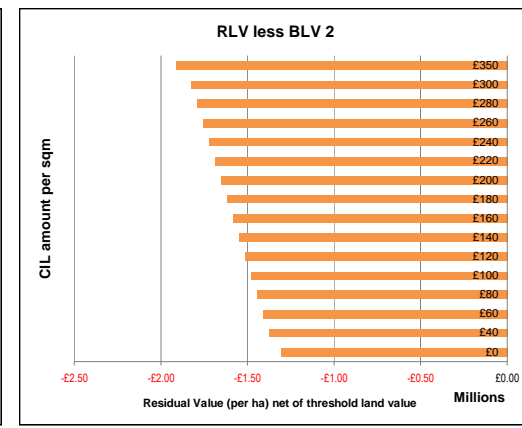
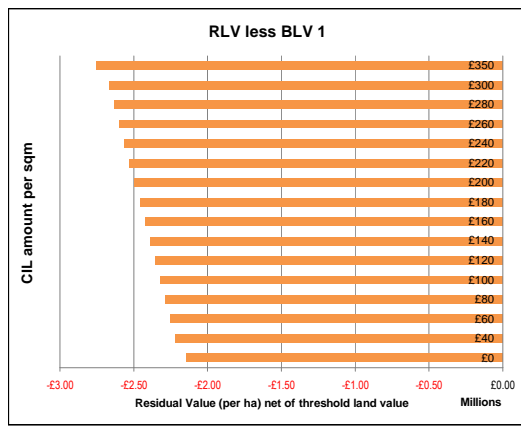
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,945,355	2,589,071	-	69,071	909,071	2,089,071
40	12,599,325	2,519,865	-	135	839,865	2,019,865
60	12,426,310	2,485,262	-	34,738	805,262	1,985,262
80	12,253,295	2,450,659	-	69,341	770,659	1,950,659
100	12,080,280	2,416,056	-	103,944	736,056	1,916,056
120	11,907,265	2,381,453	-	138,547	701,453	1,881,453
140	11,734,250	2,346,850	-	173,150	666,850	1,846,850
160	11,561,235	2,312,247	-	207,753	632,247	1,812,247
180	11,388,220	2,277,644	-	242,356	597,644	1,777,644
200	11,215,205	2,243,041	-	276,959	563,041	1,743,041
220	11,042,190	2,208,438	-	311,562	528,438	1,708,438
240	10,869,175	2,173,835	-	346,165	493,835	1,673,835
260	10,696,160	2,139,232	-	380,768	459,232	1,639,232
280	10,523,145	2,104,629	-	415,371	424,629	1,604,629
300	10,350,130	2,070,026	-	449,974	390,026	1,570,026
350	9,917,592	1,983,518	-	536,482	303,518	1,483,518



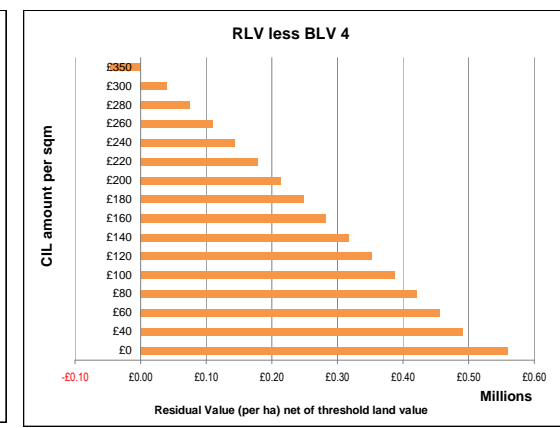
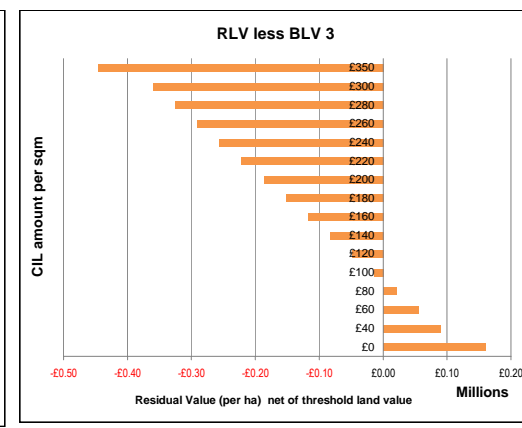
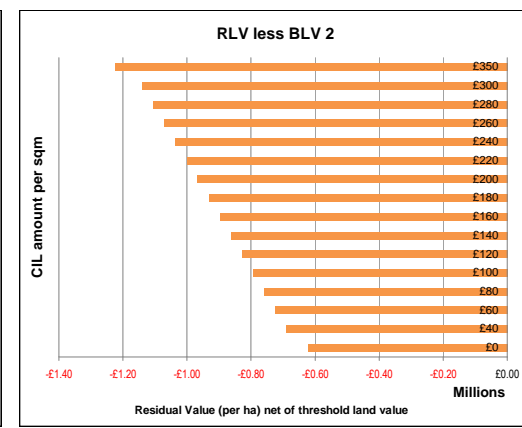
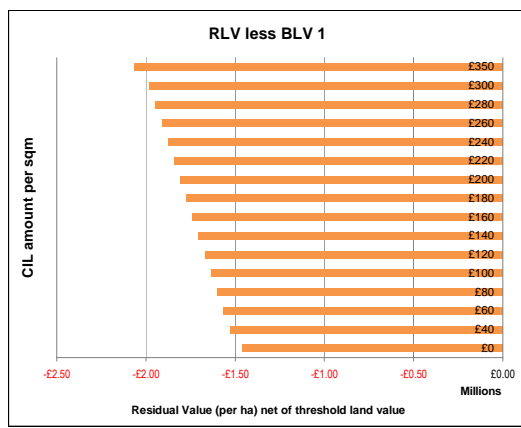
Site type 6		Description: Area 4 £3721 psm Chew Valley (West)		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,275,377	1,655,075	- 864,925	- 24,925	755,075	1,155,075
40	7,929,347	1,585,869	- 934,131	- 94,131	685,869	1,085,869
60	7,756,332	1,551,266	- 968,734	- 128,734	651,266	1,051,266
80	7,583,317	1,516,663	- 1,003,337	- 163,337	616,663	1,016,663
100	7,410,302	1,482,060	- 1,037,940	- 197,940	582,060	982,060
120	7,237,287	1,447,457	- 1,072,543	- 232,543	547,457	947,457
140	7,064,272	1,412,854	- 1,107,146	- 267,146	512,854	912,854
160	6,891,257	1,378,251	- 1,141,749	- 301,749	478,251	878,251
180	6,718,242	1,343,648	- 1,176,352	- 336,352	443,648	843,648
200	6,545,227	1,309,045	- 1,210,955	- 370,955	409,045	809,045
220	6,372,212	1,274,442	- 1,245,558	- 405,558	374,442	774,442
240	6,199,197	1,239,839	- 1,280,161	- 440,161	339,839	739,839
260	6,026,182	1,205,236	- 1,314,764	- 474,764	305,236	705,236
280	5,853,167	1,170,633	- 1,349,367	- 509,367	270,633	670,633
300	5,680,151	1,136,030	- 1,383,970	- 543,970	236,030	636,030
350	5,247,614	1,049,523	- 1,470,477	- 630,477	149,523	549,523



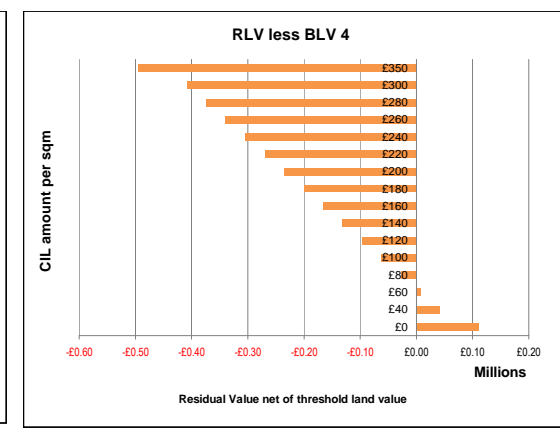
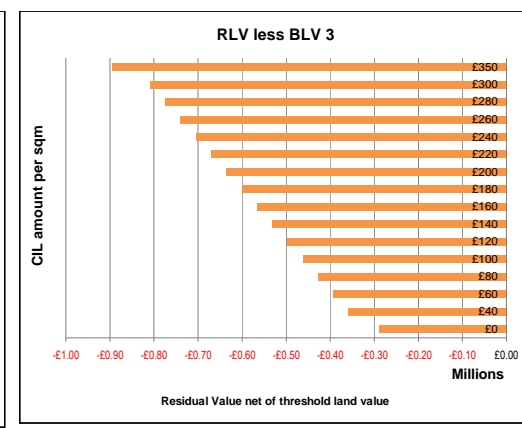
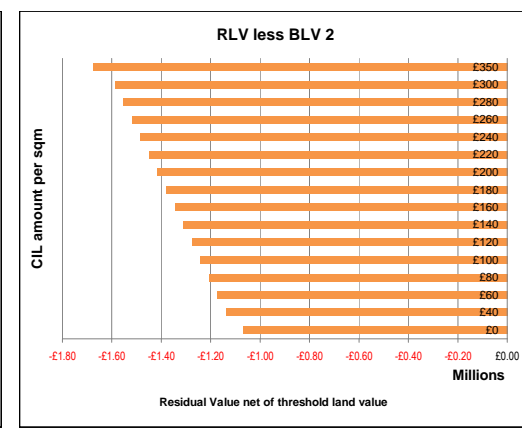
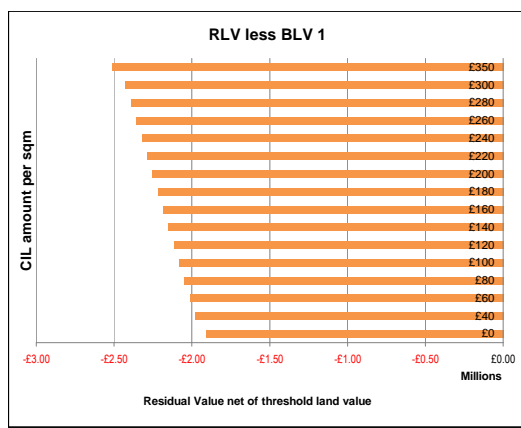
Site type 6		Description: Area 5 £2769 psm Bath N/W/S & CV [E]		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,868,349	373,670	- 2,146,330	- 1,306,330	- 526,330	- 126,330
40	1,522,319	304,464	- 2,215,536	- 1,375,536	- 595,536	- 195,536
60	1,349,304	269,861	- 2,250,139	- 1,410,139	- 630,139	- 230,139
80	1,176,289	235,258	- 2,284,742	- 1,444,742	- 664,742	- 264,742
100	1,003,274	200,655	- 2,319,345	- 1,479,345	- 699,345	- 299,345
120	830,259	166,052	- 2,353,948	- 1,513,948	- 733,948	- 333,948
140	657,244	131,449	- 2,388,551	- 1,548,551	- 768,551	- 368,551
160	484,229	96,846	- 2,423,154	- 1,583,154	- 803,154	- 403,154
180	311,214	62,243	- 2,457,757	- 1,617,757	- 837,757	- 437,757
200	138,199	27,640	- 2,492,360	- 1,652,360	- 872,360	- 472,360
220	-34,816	- 6,963	- 2,526,963	- 1,686,963	- 906,963	- 506,963
240	-207,831	- 41,566	- 2,561,566	- 1,721,566	- 941,566	- 541,566
260	-380,846	- 76,169	- 2,596,169	- 1,756,169	- 976,169	- 576,169
280	-553,862	- 110,772	- 2,630,772	- 1,790,772	- 1,010,772	- 610,772
300	-726,877	- 145,375	- 2,665,375	- 1,825,375	- 1,045,375	- 645,375
350	-1,159,414	- 231,883	- 2,751,883	- 1,911,883	- 1,131,883	- 731,883



Site type 6		Description: Area 6 £2428 psm Keynsham		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,296,073	1,059,215	- 1,460,785	- 620,785	159,215	559,215
40	4,950,043	990,009	- 1,529,991	- 689,991	90,009	490,009
60	4,777,028	955,406	- 1,564,594	- 724,594	55,406	455,406
80	4,604,013	920,803	- 1,599,197	- 759,197	20,803	420,803
100	4,430,998	886,200	- 1,633,800	- 793,800	- 13,800	386,200
120	4,257,983	851,597	- 1,668,403	- 828,403	- 48,403	351,597
140	4,084,968	816,994	- 1,703,006	- 863,006	- 83,006	316,994
160	3,911,952	782,390	- 1,737,610	- 897,610	- 117,610	282,390
180	3,738,937	747,787	- 1,772,213	- 932,213	- 152,213	247,787
200	3,565,922	713,184	- 1,806,816	- 966,816	- 186,816	213,184
220	3,392,907	678,581	- 1,841,419	- 1,001,419	- 221,419	178,581
240	3,219,892	643,978	- 1,876,022	- 1,036,022	- 256,022	143,978
260	3,046,877	609,375	- 1,910,625	- 1,070,625	- 290,625	109,375
280	2,873,862	574,772	- 1,945,228	- 1,105,228	- 325,228	74,772
300	2,700,847	540,169	- 1,979,831	- 1,139,831	- 359,831	40,169
350	2,268,310	453,662	- 2,066,338	- 1,226,338	- 446,338	46,338



Site type 6		Description: Area 7 £2095 psm Norton Radstock		Site area: 5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,054,301	610,860	- 1,909,140	- 1,069,140	- 289,140	- 110,860
40	2,708,271	541,654	- 1,978,346	- 1,138,346	- 358,346	- 41,654
60	2,535,256	507,051	- 2,012,949	- 1,172,949	- 392,949	7,051
80	2,362,241	472,448	- 2,047,552	- 1,207,552	- 427,552	27,552
100	2,189,226	437,845	- 2,082,155	- 1,242,155	- 462,155	62,155
120	2,016,211	403,242	- 2,116,758	- 1,276,758	- 496,758	96,758
140	1,843,196	368,639	- 2,151,361	- 1,311,361	- 531,361	131,361
160	1,670,181	334,036	- 2,185,964	- 1,345,964	- 565,964	165,964
180	1,497,166	299,433	- 2,220,567	- 1,380,567	- 600,567	200,567
200	1,324,151	264,830	- 2,255,170	- 1,415,170	- 635,170	235,170
220	1,151,136	230,227	- 2,289,773	- 1,449,773	- 669,773	269,773
240	978,121	195,624	- 2,324,376	- 1,484,376	- 704,376	304,376
260	805,106	161,021	- 2,358,979	- 1,518,979	- 738,979	338,979
280	632,091	126,418	- 2,393,582	- 1,553,582	- 773,582	373,582
300	459,076	91,815	- 2,428,185	- 1,588,185	- 808,185	408,185
350	26,538	5,308	- 2,514,692	- 1,674,692	- 894,692	494,692



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

30 UPH

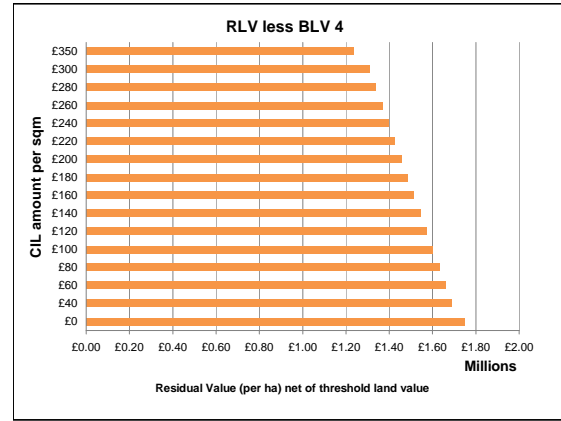
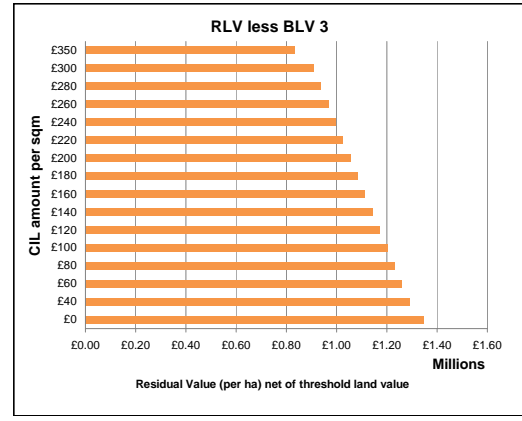
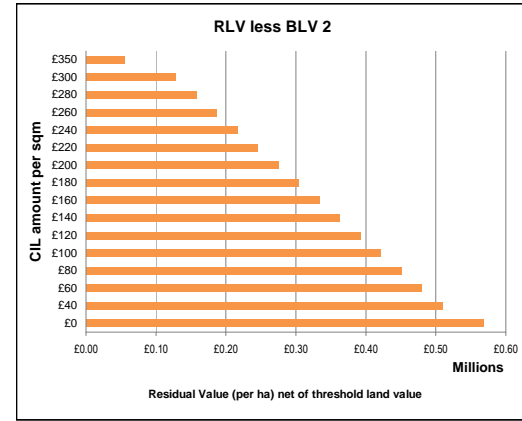
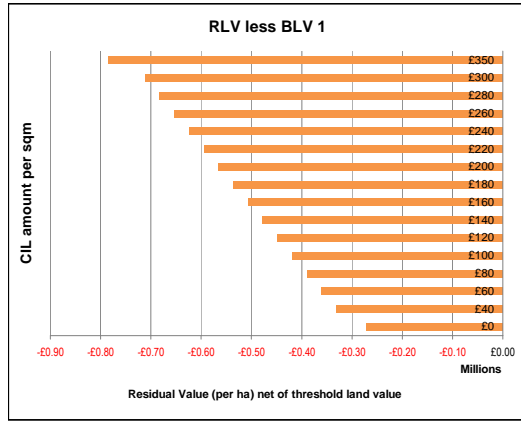
CSH level: 3

Aff Hsg: 45%

	Sales value inflation
	Build cost inflation
	Profit

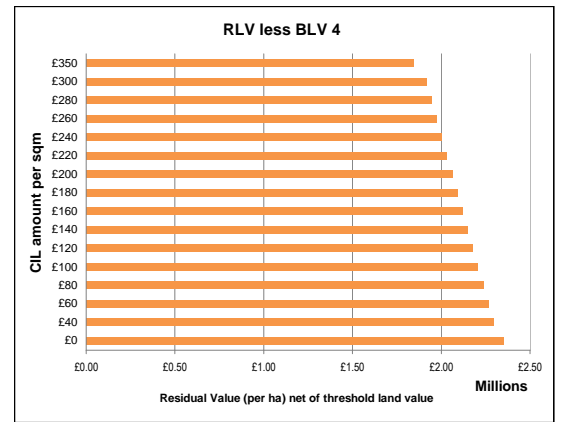
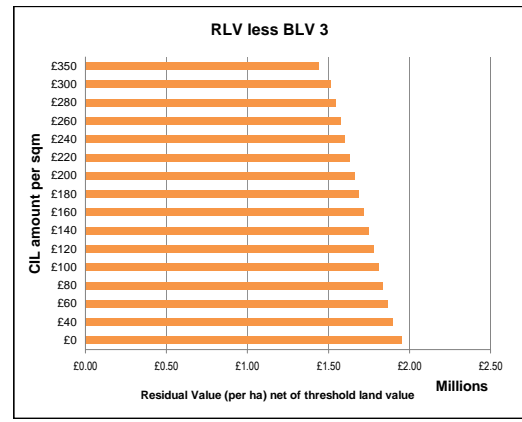
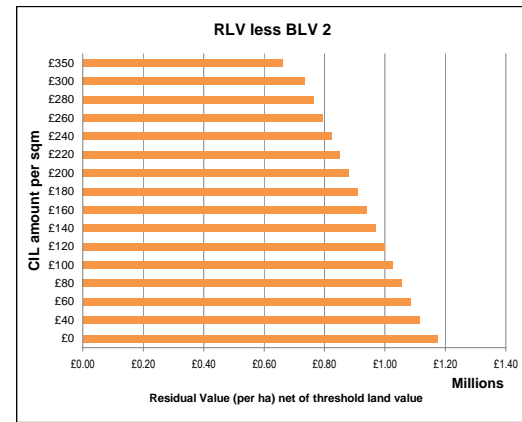
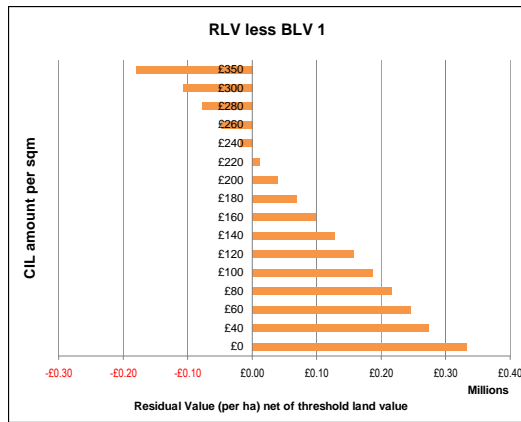
Site type 6 Description: **Area 1** £5554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,236,536	2,247,307	-272,693	567,307	1,347,307	1,747,307
40	10,943,742	2,188,748	-331,252	508,748	1,288,748	1,688,748
60	10,797,344	2,159,469	-360,531	479,469	1,259,469	1,659,469
80	10,650,947	2,130,189	-389,811	450,189	1,230,189	1,630,189
100	10,504,550	2,100,910	-419,090	420,910	1,200,910	1,600,910
120	10,358,152	2,071,630	-448,370	391,630	1,171,630	1,571,630
140	10,211,755	2,042,351	-477,649	362,351	1,142,351	1,542,351
160	10,065,358	2,013,072	-506,928	333,072	1,113,072	1,513,072
180	9,918,960	1,983,792	-536,208	303,792	1,083,792	1,483,792
200	9,772,563	1,954,513	-565,487	274,513	1,054,513	1,454,513
220	9,626,166	1,925,233	-594,767	245,233	1,025,233	1,425,233
240	9,479,768	1,895,954	-624,046	215,954	995,954	1,395,954
260	9,333,371	1,866,674	-653,326	186,674	966,674	1,366,674
280	9,186,973	1,837,395	-682,605	157,395	937,395	1,337,395
300	9,040,576	1,808,115	-711,885	128,115	908,115	1,308,115
350	8,674,583	1,734,917	-785,083	54,917	834,917	1,234,917



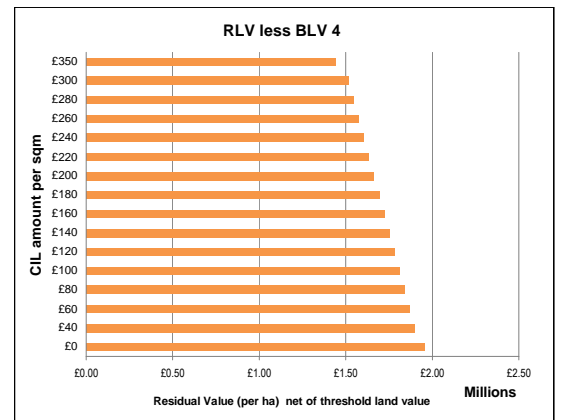
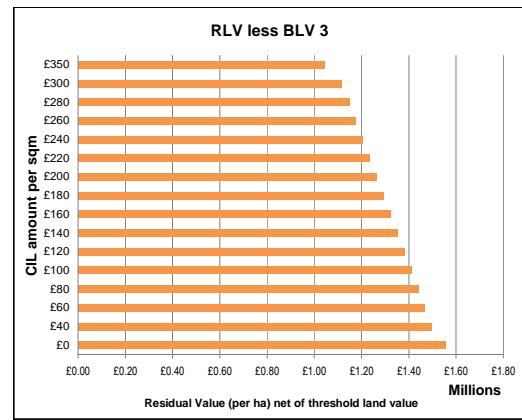
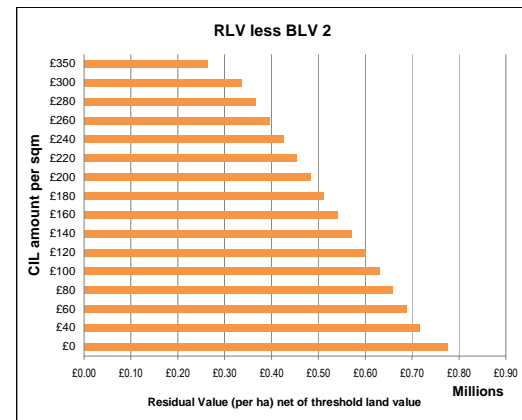
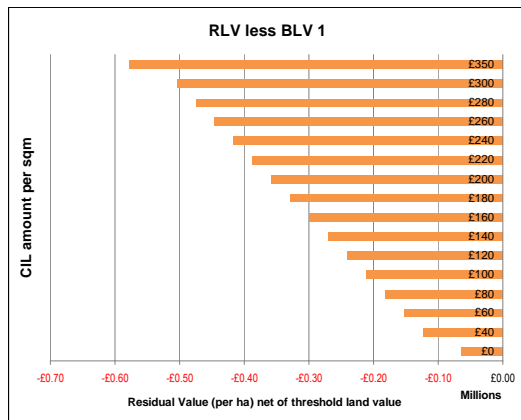
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,263,488	2,852,698	332,698	1,172,698	1,952,698	2,352,698
40	13,970,693	2,794,139	274,139	1,114,139	1,894,139	2,294,139
60	13,824,296	2,764,859	244,859	1,084,859	1,864,859	2,264,859
80	13,677,898	2,735,580	215,580	1,055,580	1,835,580	2,235,580
100	13,531,501	2,706,300	186,300	1,026,300	1,806,300	2,206,300
120	13,385,104	2,677,021	157,021	997,021	1,777,021	2,177,021
140	13,238,706	2,647,741	127,741	967,741	1,747,741	2,147,741
160	13,092,309	2,618,462	98,462	938,462	1,718,462	2,118,462
180	12,945,912	2,589,182	69,182	909,182	1,689,182	2,089,182
200	12,799,514	2,559,903	39,903	879,903	1,659,903	2,059,903
220	12,653,117	2,530,623	10,623	850,623	1,630,623	2,030,623
240	12,506,719	2,501,344	-18,656	821,344	1,601,344	2,001,344
260	12,360,322	2,472,064	-47,936	792,064	1,572,064	1,972,064
280	12,213,925	2,442,785	-77,215	762,785	1,542,785	1,942,785
300	12,067,527	2,413,505	-106,495	733,505	1,513,505	1,913,505
350	11,701,534	2,340,307	-179,693	660,307	1,440,307	1,840,307

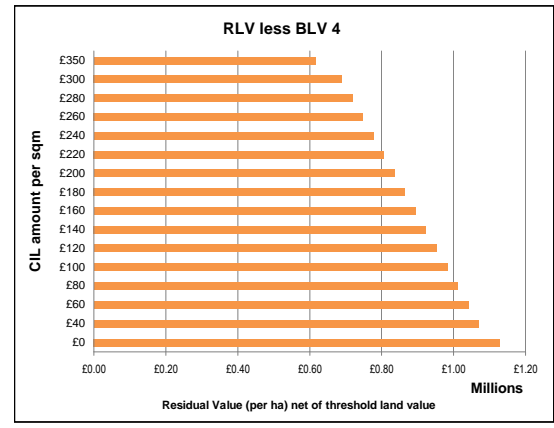
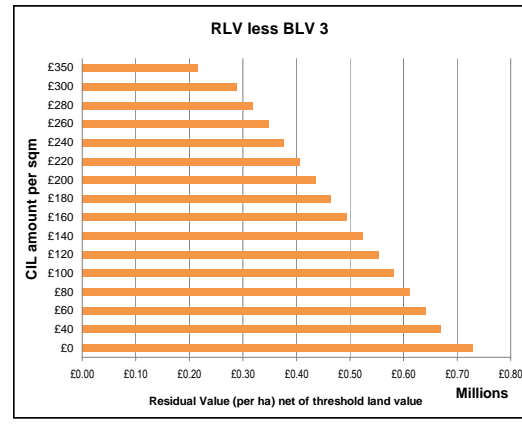
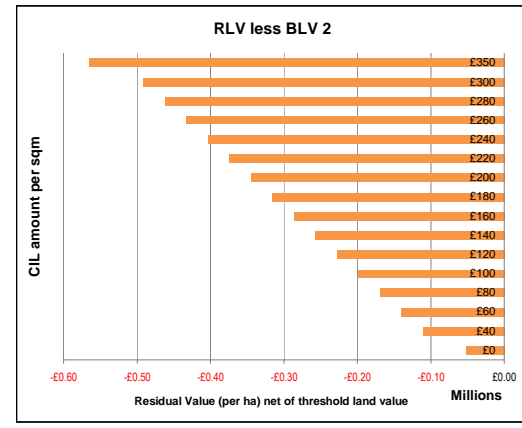
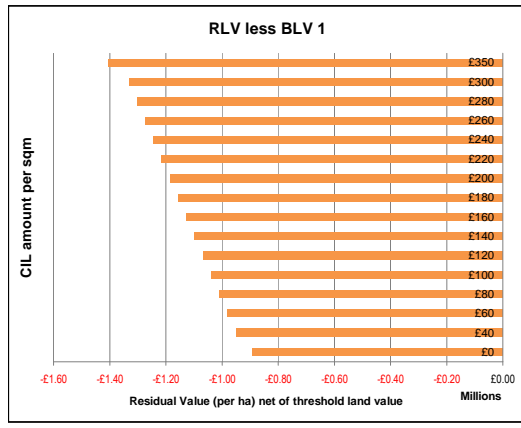


Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

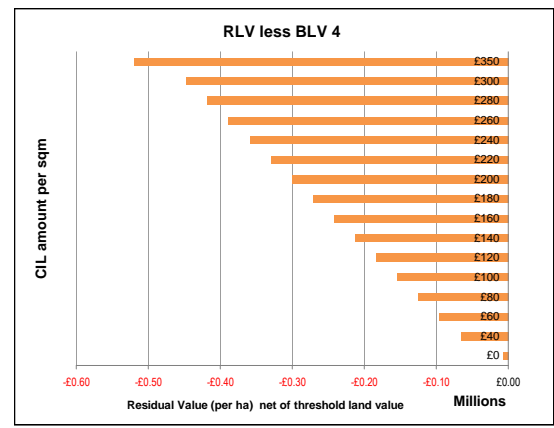
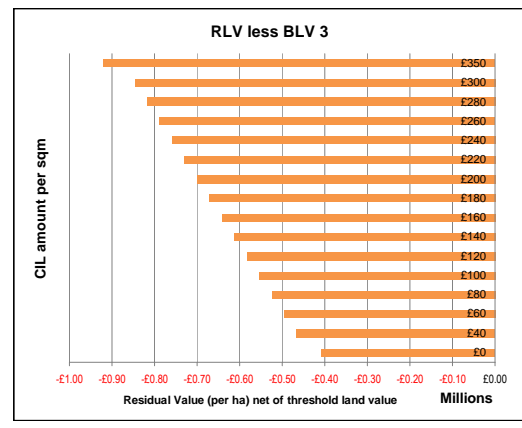
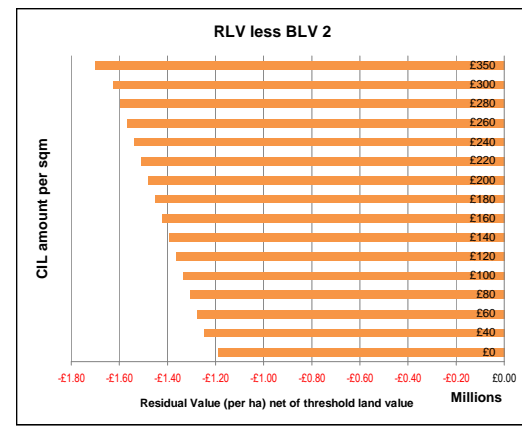
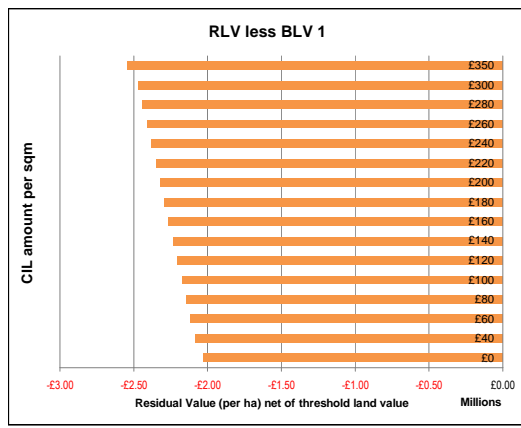
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,275,620	2,455,124	64,876	775,124	1,555,124	1,955,124
40	11,982,826	2,396,565	-123,435	716,565	1,496,565	1,896,565
60	11,836,428	2,367,286	-152,714	687,286	1,467,286	1,867,286
80	11,690,031	2,338,006	-181,994	658,006	1,438,006	1,838,006
100	11,543,634	2,308,727	-211,273	628,727	1,408,727	1,808,727
120	11,397,236	2,279,447	-240,553	599,447	1,379,447	1,779,447
140	11,250,839	2,250,168	-269,832	570,168	1,350,168	1,750,168
160	11,104,442	2,220,888	-299,112	540,888	1,320,888	1,720,888
180	10,958,044	2,191,609	-328,391	511,609	1,291,609	1,691,609
200	10,811,647	2,162,329	-357,671	482,329	1,262,329	1,662,329
220	10,665,249	2,133,050	-386,950	453,050	1,233,050	1,633,050
240	10,518,852	2,103,770	-416,230	423,770	1,203,770	1,603,770
260	10,372,455	2,074,491	-445,509	394,491	1,174,491	1,574,491
280	10,226,057	2,045,211	-474,789	365,211	1,145,211	1,545,211
300	10,079,660	2,015,932	-504,068	335,932	1,115,932	1,515,932
350	9,713,667	1,942,733	-577,267	262,733	1,042,733	1,442,733



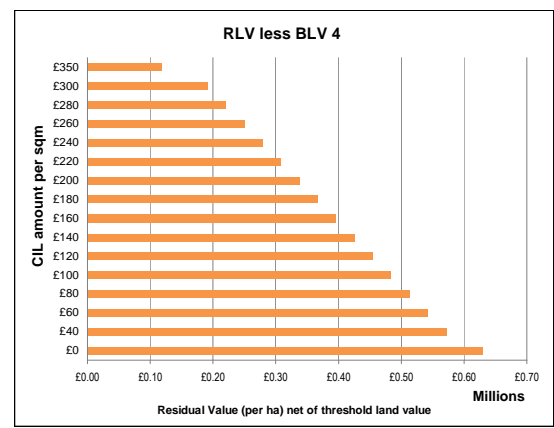
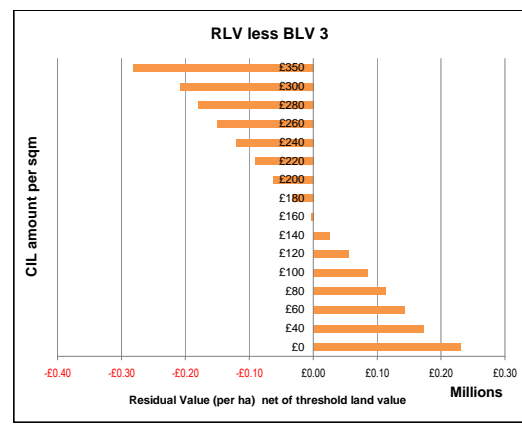
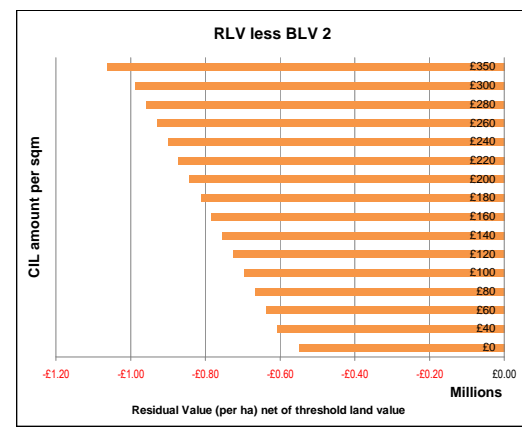
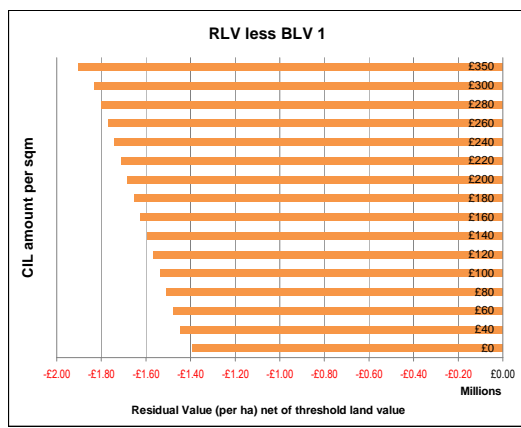
Site type 6	Description: Area 4	£3721 psm Chew Valley (West)	Site area:	5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,137,945	1,627,589	- 892,411	- 52,411	727,589	1,127,589
40	7,845,150	1,569,030	- 950,970	- 110,970	669,030	1,069,030
60	7,698,753	1,539,751	- 980,249	- 140,249	639,751	1,039,751
80	7,552,355	1,510,471	- 1,009,529	- 169,529	610,471	1,010,471
100	7,405,958	1,481,192	- 1,038,808	- 198,808	581,192	981,192
120	7,259,561	1,451,912	- 1,068,088	- 228,088	551,912	951,912
140	7,113,163	1,422,633	- 1,097,367	- 257,367	522,633	922,633
160	6,966,766	1,393,353	- 1,126,647	- 286,647	493,353	893,353
180	6,820,369	1,364,074	- 1,155,926	- 315,926	464,074	864,074
200	6,673,971	1,334,794	- 1,185,206	- 345,206	434,794	834,794
220	6,527,574	1,305,515	- 1,214,485	- 374,485	405,515	805,515
240	6,381,177	1,276,235	- 1,243,765	- 403,765	376,235	776,235
260	6,234,779	1,246,956	- 1,273,044	- 433,044	346,956	746,956
280	6,088,382	1,217,676	- 1,302,324	- 462,324	317,676	717,676
300	5,941,985	1,188,397	- 1,331,603	- 491,603	288,397	688,397
350	5,575,991	1,115,198	- 1,404,802	- 564,802	215,198	615,198



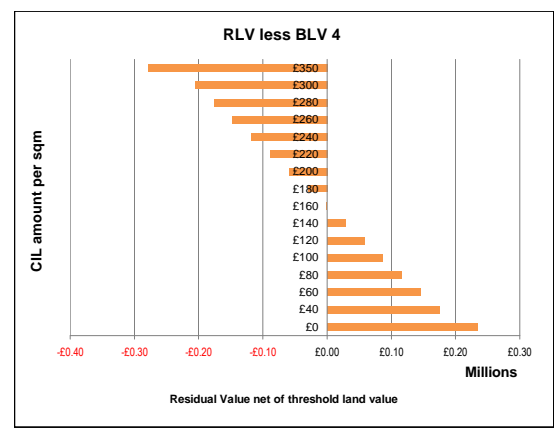
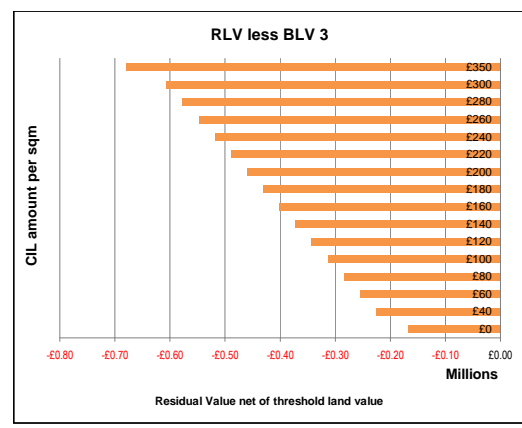
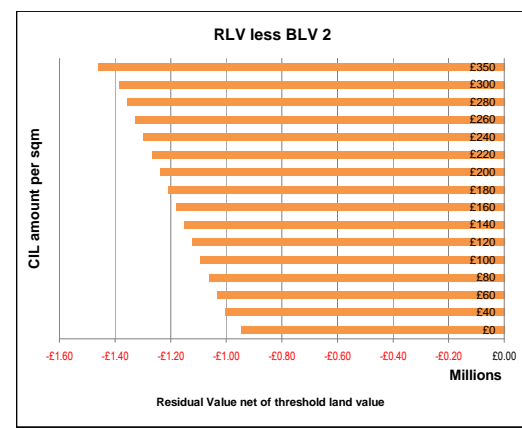
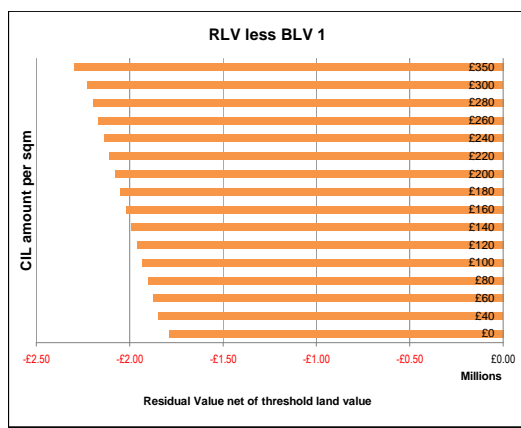
Site type 6	Description: Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,461,215	492,243	- 2,027,757	- 1,187,757	- 407,757	- 7,757
40	2,168,420	433,684	- 2,086,316	- 1,246,316	- 466,316	- 66,316
60	2,022,023	404,405	- 2,115,595	- 1,275,595	- 495,595	- 95,595
80	1,875,626	375,125	- 2,144,875	- 1,304,875	- 524,875	- 124,875
100	1,729,228	345,846	- 2,174,154	- 1,334,154	- 554,154	- 154,154
120	1,582,831	316,566	- 2,203,434	- 1,363,434	- 583,434	- 183,434
140	1,436,434	287,287	- 2,232,713	- 1,392,713	- 612,713	- 212,713
160	1,290,036	258,007	- 2,261,993	- 1,421,993	- 641,993	- 241,993
180	1,143,639	228,728	- 2,291,272	- 1,451,272	- 671,272	- 271,272
200	997,242	199,448	- 2,320,552	- 1,480,552	- 700,552	- 300,552
220	850,844	170,169	- 2,349,831	- 1,509,831	- 729,831	- 329,831
240	704,447	140,889	- 2,379,111	- 1,539,111	- 759,111	- 359,111
260	558,050	111,610	- 2,408,390	- 1,568,390	- 788,390	- 388,390
280	411,652	82,330	- 2,437,670	- 1,597,670	- 817,670	- 417,670
300	265,255	53,051	- 2,466,949	- 1,626,949	- 846,949	- 446,949
350	-100,738	20,148	- 2,540,148	- 1,700,148	- 920,148	- 520,148



Site type 6	Description: Area 6	£2428 psm Keynsham	Site area:	5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,651,715	1,130,343	- 1,389,657	- 549,657	230,343	630,343
40	5,358,920	1,071,784	- 1,448,216	- 608,216	171,784	571,784
60	5,212,523	1,042,505	- 1,477,495	- 637,495	142,505	542,505
80	5,066,125	1,013,225	- 1,506,775	- 666,775	113,225	513,225
100	4,919,728	983,946	- 1,536,054	- 696,054	83,946	483,946
120	4,773,330	954,666	- 1,565,334	- 725,334	54,666	454,666
140	4,626,933	925,387	- 1,594,613	- 754,613	25,387	425,387
160	4,480,536	896,107	- 1,623,893	- 783,893	- 3,893	396,107
180	4,334,138	866,828	- 1,653,172	- 813,172	- 33,172	366,828
200	4,187,741	837,548	- 1,682,452	- 842,452	- 62,452	337,548
220	4,041,344	808,269	- 1,711,731	- 871,731	- 91,731	308,269
240	3,894,946	778,989	- 1,741,011	- 901,011	- 121,011	278,989
260	3,748,549	749,710	- 1,770,290	- 930,290	- 150,290	249,710
280	3,602,152	720,430	- 1,799,570	- 959,570	- 179,570	220,430
300	3,455,754	691,151	- 1,828,849	- 988,849	- 208,849	191,151
350	3,089,761	617,952	- 1,902,048	- 1,062,048	- 282,048	117,952



Site type 6	Description: Area 7	£2095 psm Norton Radstock	Site area:	5.00 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,665,469	733,094	- 1,786,906	- 946,906	- 166,906	233,094
40	3,372,674	674,535	- 1,845,465	- 1,005,465	- 225,465	174,535
60	3,226,277	645,255	- 1,874,745	- 1,034,745	- 254,745	145,255
80	3,079,880	615,976	- 1,904,024	- 1,064,024	- 284,024	115,976
100	2,933,482	586,696	- 1,933,304	- 1,093,304	- 313,304	86,696
120	2,787,085	557,417	- 1,962,583	- 1,122,583	- 342,583	57,417
140	2,640,688	528,138	- 1,991,862	- 1,151,862	- 371,862	28,138
160	2,494,290	498,858	- 2,021,142	- 1,181,142	- 401,142	- 1,142
180	2,347,893	469,579	- 2,050,421	- 1,210,421	- 430,421	- 30,421
200	2,201,496	440,299	- 2,079,701	- 1,239,701	- 459,701	- 59,701
220	2,055,098	411,020	- 2,108,980	- 1,268,980	- 488,980	- 88,980
240	1,908,701	381,740	- 2,138,260	- 1,298,260	- 518,260	- 118,260
260	1,762,304	352,461	- 2,167,539	- 1,327,539	- 547,539	- 147,539
280	1,615,906	323,181	- 2,196,819	- 1,356,819	- 576,819	- 176,819
300	1,469,509	293,902	- 2,226,098	- 1,386,098	- 606,098	- 206,098
350	1,103,516	220,703	- 2,299,297	- 1,459,297	- 679,297	- 279,297



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

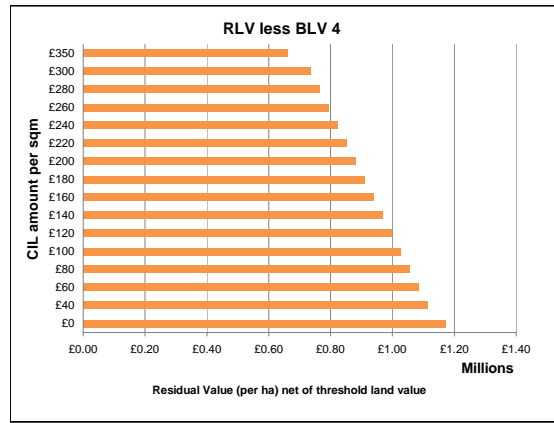
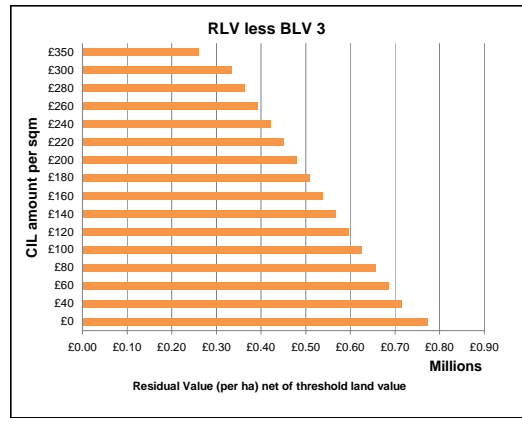
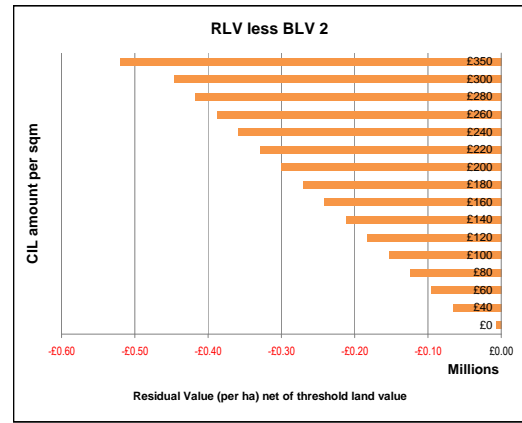
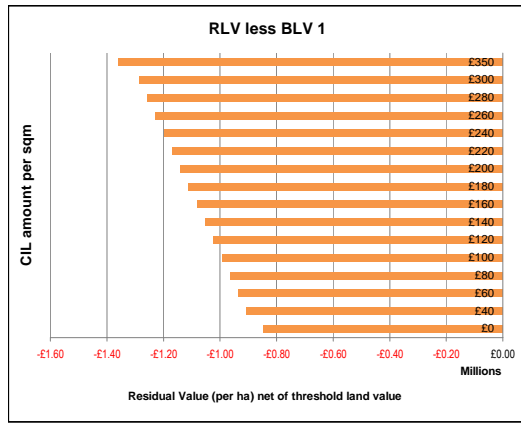
30 UPH

CSH level:	4
Aff Hsg:	45%

Sales value inflation	
Build cost inflation	
Profit	

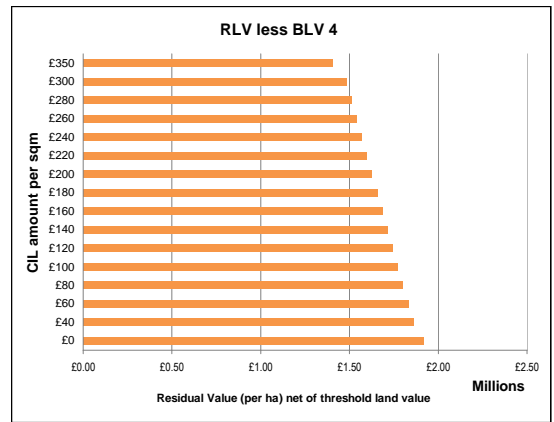
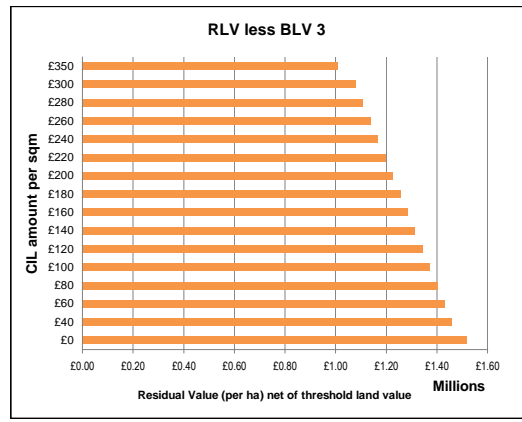
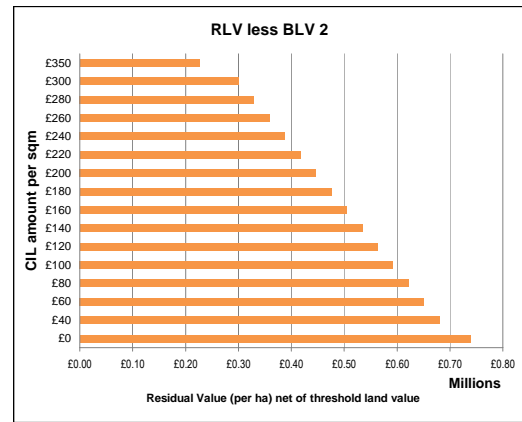
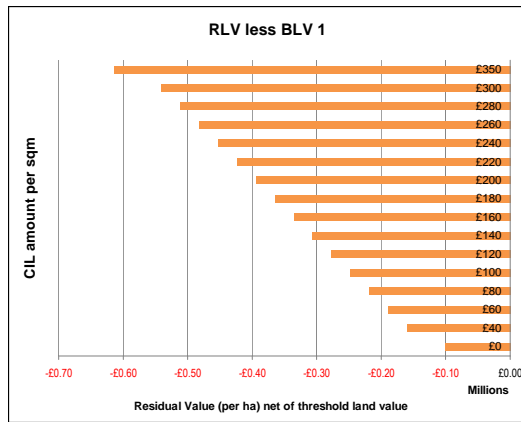
Site type 6 Description: **Area 1** £5554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,363,082	1,672,616	-847,384	-7,384	772,616	1,172,616
40	8,070,287	1,614,057	-905,943	-65,943	714,057	1,114,057
60	7,923,890	1,584,778	-935,222	-95,222	684,778	1,084,778
80	7,777,493	1,555,499	-964,501	-124,501	655,499	1,055,499
100	7,631,095	1,526,219	-993,781	-153,781	626,219	1,026,219
120	7,484,698	1,496,940	-1,023,060	-183,060	596,940	996,940
140	7,338,301	1,467,660	-1,052,340	-212,340	567,660	967,660
160	7,191,903	1,438,381	-1,081,619	-241,619	538,381	938,381
180	7,045,506	1,409,101	-1,110,899	-270,899	509,101	909,101
200	6,899,108	1,379,822	-1,140,178	-300,178	479,822	879,822
220	6,752,711	1,350,542	-1,169,458	-329,458	450,542	850,542
240	6,606,314	1,321,263	-1,198,737	-358,737	421,263	821,263
260	6,459,916	1,291,983	-1,228,017	-388,017	391,983	791,983
280	6,313,519	1,262,704	-1,257,296	-417,296	362,704	762,704
300	6,167,122	1,233,424	-1,286,576	-446,576	333,424	733,424
350	5,801,128	1,160,226	-1,359,774	-519,774	260,226	660,226



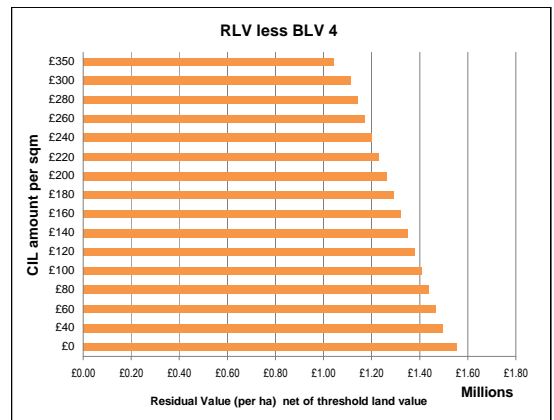
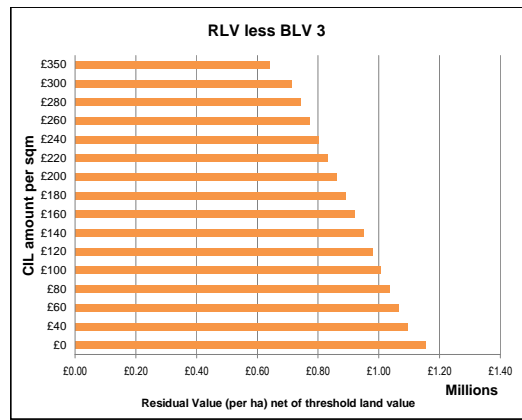
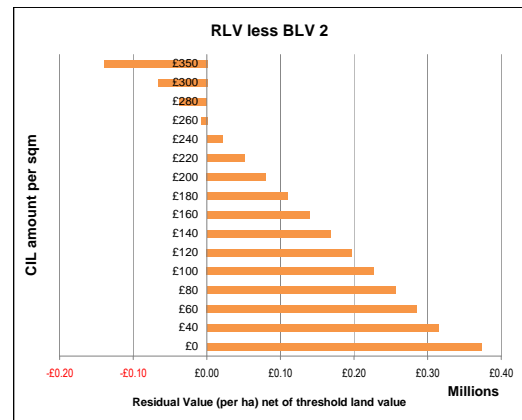
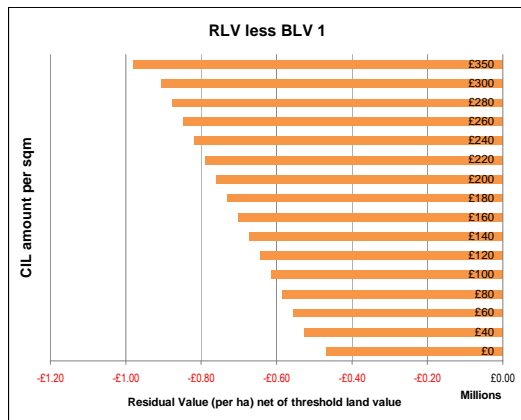
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,092,433	2,418,487	-101,513	738,487	1,518,487	1,918,487
40	11,799,639	2,359,928	-160,072	679,928	1,459,928	1,859,928
60	11,653,241	2,330,648	-189,352	650,648	1,430,648	1,830,648
80	11,506,844	2,301,369	-218,631	621,369	1,401,369	1,801,369
100	11,360,446	2,272,089	-247,911	592,089	1,372,089	1,772,089
120	11,214,049	2,242,810	-277,190	562,810	1,342,810	1,742,810
140	11,067,652	2,213,530	-306,470	533,530	1,313,530	1,713,530
160	10,921,254	2,184,251	-335,749	504,251	1,284,251	1,684,251
180	10,774,857	2,154,971	-365,029	474,971	1,254,971	1,654,971
200	10,628,460	2,125,692	-394,308	445,692	1,225,692	1,625,692
220	10,482,062	2,096,412	-423,588	416,412	1,196,412	1,596,412
240	10,335,665	2,067,133	-452,867	387,133	1,167,133	1,567,133
260	10,189,268	2,037,854	-482,146	357,854	1,137,854	1,537,854
280	10,042,870	2,008,574	-511,426	328,574	1,108,574	1,508,574
300	9,896,473	1,979,295	-540,705	299,295	1,079,295	1,479,295
350	9,530,480	1,906,096	-613,904	226,096	1,006,096	1,406,096

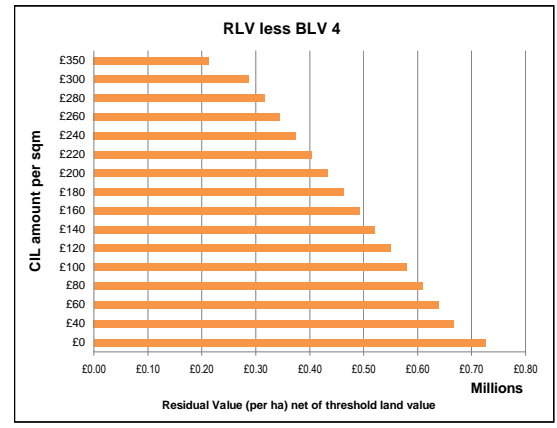
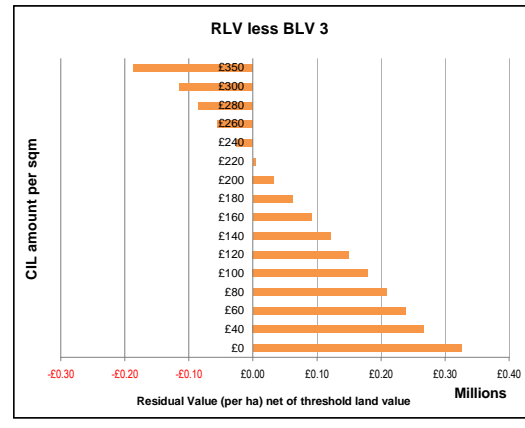
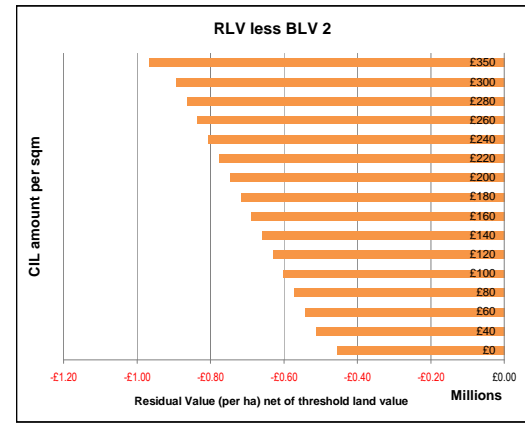
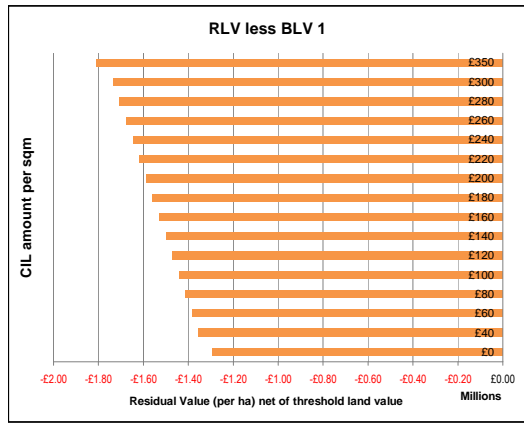


Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

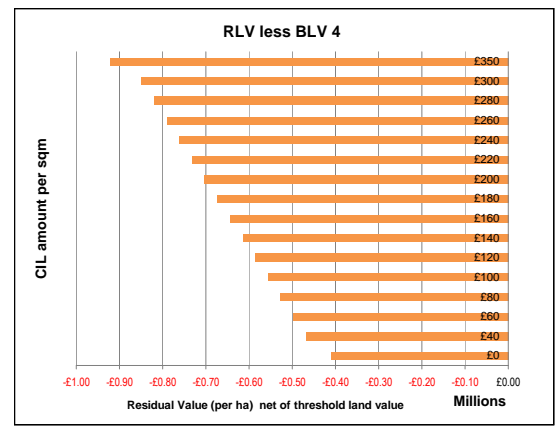
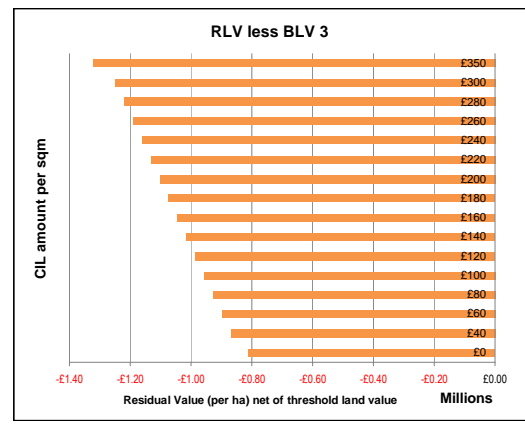
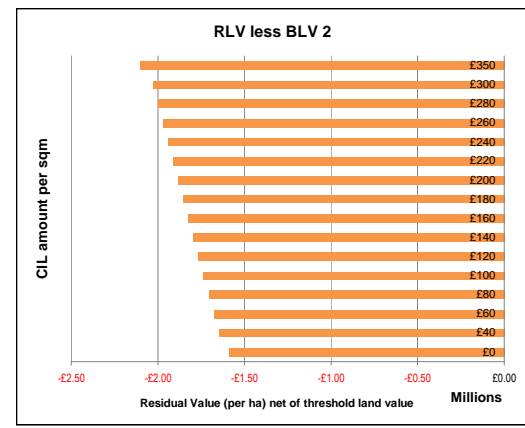
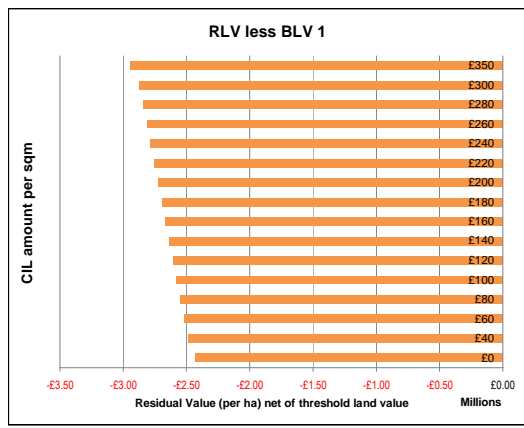
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,264,202	2,052,840	-467,160	372,840	1,152,840	1,552,840
40	9,971,408	1,994,282	-525,718	314,282	1,094,282	1,494,282
60	9,825,010	1,965,002	-554,998	285,002	1,065,002	1,465,002
80	9,678,613	1,935,723	-584,277	255,723	1,035,723	1,435,723
100	9,532,215	1,906,443	-613,557	226,443	1,006,443	1,406,443
120	9,385,818	1,877,164	-642,836	197,164	977,164	1,377,164
140	9,239,421	1,847,884	-672,116	167,884	947,884	1,347,884
160	9,093,023	1,818,605	-701,395	138,605	918,605	1,318,605
180	8,946,626	1,789,325	-730,675	109,325	889,325	1,289,325
200	8,800,229	1,760,046	-759,954	80,046	860,046	1,260,046
220	8,653,831	1,730,766	-789,234	50,766	830,766	1,230,766
240	8,507,434	1,701,487	-818,513	21,487	801,487	1,201,487
260	8,361,037	1,672,207	-847,793	-7,793	772,207	1,172,207
280	8,214,639	1,642,928	-877,072	-37,072	742,928	1,142,928
300	8,068,242	1,613,648	-906,352	-66,352	713,648	1,113,648
350	7,702,249	1,540,450	-979,550	-139,550	640,450	1,040,450



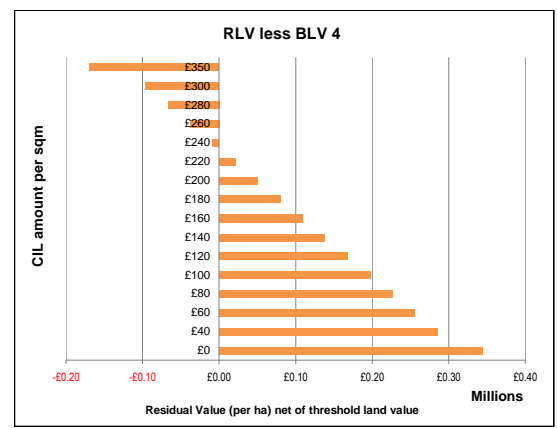
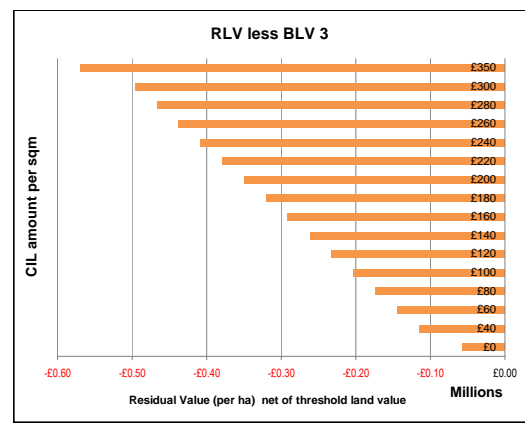
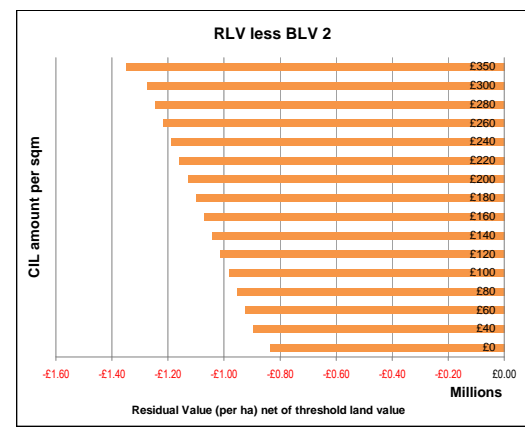
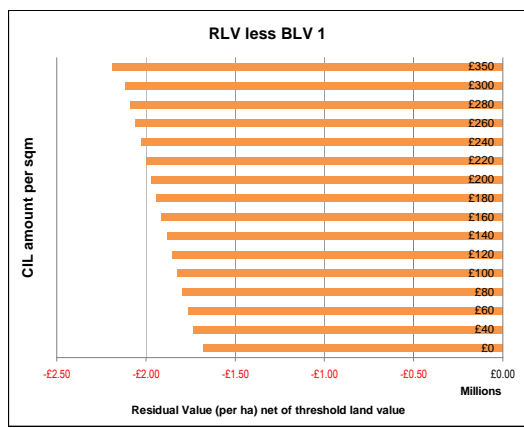
Site type 6	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,126,527	1,225,305	- 1,294,695	- 454,695	325,305	725,305
40	5,833,732	1,166,746	- 1,353,254	- 513,254	266,746	666,746
60	5,687,335	1,137,467	- 1,382,533	- 542,533	237,467	637,467
80	5,540,937	1,108,187	- 1,411,813	- 571,813	208,187	608,187
100	5,394,540	1,078,908	- 1,441,092	- 601,092	178,908	578,908
120	5,248,143	1,049,629	- 1,470,371	- 630,371	149,629	549,629
140	5,101,745	1,020,349	- 1,499,651	- 659,651	120,349	520,349
160	4,955,348	991,070	- 1,528,930	- 688,930	91,070	491,070
180	4,808,951	961,790	- 1,558,210	- 718,210	61,790	461,790
200	4,662,553	932,511	- 1,587,489	- 747,489	32,511	432,511
220	4,516,156	903,231	- 1,616,769	- 776,769	3,231	403,231
240	4,369,759	873,952	- 1,646,048	- 806,048	- 26,048	373,952
260	4,223,361	844,672	- 1,675,328	- 835,328	- 55,328	344,672
280	4,076,964	815,393	- 1,704,607	- 864,607	- 84,607	315,393
300	3,930,566	786,113	- 1,733,887	- 893,887	- 113,887	286,113
350	3,564,573	712,915	- 1,807,085	- 967,085	- 187,085	212,915



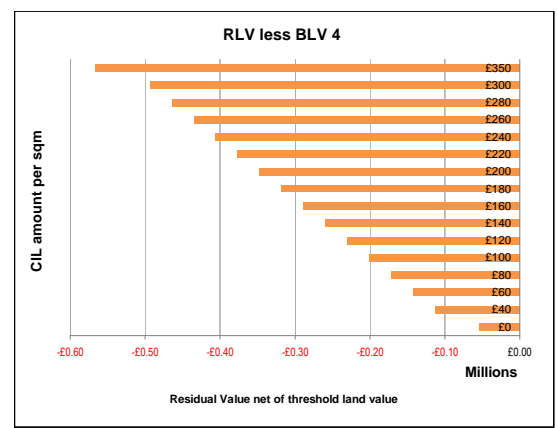
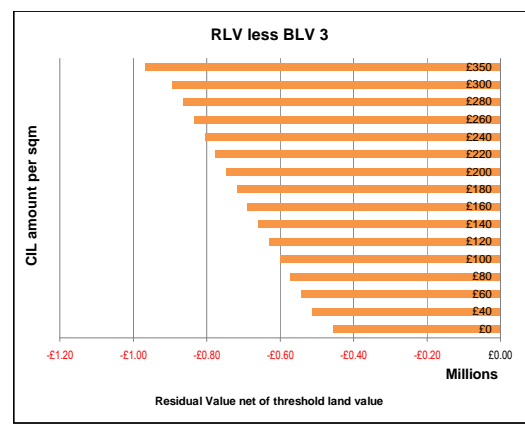
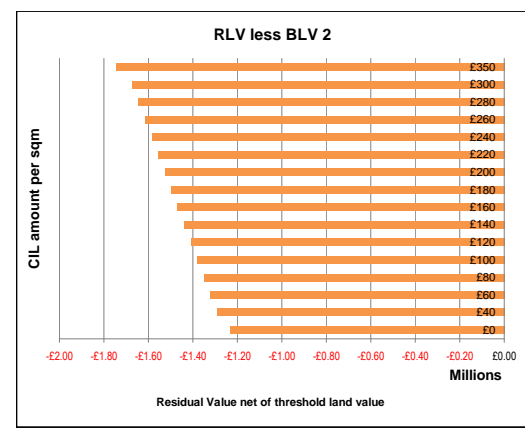
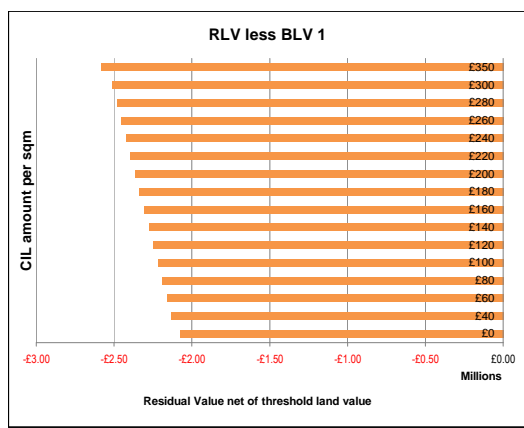
Site type 6	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	449,797	89,959	- 2,430,041	- 1,590,041	810,041	410,041
40	157,002	31,400	- 2,488,600	- 1,648,600	868,600	468,600
60	10,605	2,121	- 2,517,879	- 1,677,879	897,879	497,879
80	-135,792	27,158	- 2,547,158	- 1,707,158	927,158	527,158
100	-282,190	56,438	- 2,576,438	- 1,736,438	956,438	556,438
120	-428,587	85,717	- 2,605,717	- 1,765,717	985,717	585,717
140	-574,984	114,997	- 2,634,997	- 1,794,997	1,014,997	614,997
160	-721,382	144,276	- 2,664,276	- 1,824,276	1,044,276	644,276
180	-867,779	173,556	- 2,693,556	- 1,853,556	1,073,556	673,556
200	-1,014,176	202,835	- 2,722,835	- 1,882,835	1,102,835	702,835
220	-1,160,574	232,115	- 2,752,115	- 1,912,115	1,132,115	732,115
240	-1,306,971	261,394	- 2,781,394	- 1,941,394	1,161,394	761,394
260	-1,453,368	290,674	- 2,810,674	- 1,970,674	1,190,674	790,674
280	-1,599,766	319,953	- 2,839,953	- 1,999,953	1,219,953	819,953
300	-1,746,163	349,233	- 2,869,233	- 2,029,233	1,249,233	849,233
350	-2,112,157	422,431	- 2,942,431	- 2,102,431	1,322,431	922,431



Site type 6	Description:	Area 6	£2428 psm Keynsham	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,214,987	842,997	- 1,677,003	- 837,003	57,003	342,997
40	3,922,193	784,439	- 1,735,561	- 895,561	115,561	284,439
60	3,775,795	755,159	- 1,764,841	- 924,841	144,841	255,159
80	3,629,398	725,880	- 1,794,120	- 954,120	174,120	225,880
100	3,483,001	696,600	- 1,823,400	- 983,400	203,400	196,600
120	3,336,603	667,321	- 1,852,679	- 1,012,679	232,679	167,321
140	3,190,206	638,041	- 1,881,959	- 1,041,959	261,959	138,041
160	3,043,809	608,762	- 1,911,238	- 1,071,238	291,238	108,762
180	2,897,411	579,482	- 1,940,518	- 1,100,518	320,518	79,482
200	2,751,014	550,203	- 1,969,797	- 1,129,797	349,797	50,203
220	2,604,617	520,923	- 1,999,077	- 1,159,077	379,077	20,923
240	2,458,219	491,644	- 2,028,356	- 1,188,356	408,356	8,356
260	2,311,822	462,364	- 2,057,636	- 1,217,636	437,636	- 37,636
280	2,165,425	433,085	- 2,086,915	- 1,246,915	466,915	- 66,915
300	2,019,027	403,805	- 2,116,195	- 1,276,195	496,195	- 96,195
350	1,653,034	330,607	- 2,189,393	- 1,349,393	569,393	- 169,393



Site type 6	Description:	Area 7	£2095 psm Norton Radstock	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,228,742	445,748	- 2,074,252	- 1,234,252	454,252	54,252
40	1,935,947	387,189	- 2,132,811	- 1,292,811	512,811	112,811
60	1,789,550	357,910	- 2,162,090	- 1,322,090	542,090	142,090
80	1,643,153	328,631	- 2,191,369	- 1,351,369	571,369	171,369
100	1,496,755	299,351	- 2,220,649	- 1,380,649	600,649	200,649
120	1,350,358	270,072	- 2,249,928	- 1,409,928	629,928	229,928
140	1,203,960	240,792	- 2,279,208	- 1,439,208	659,208	259,208
160	1,057,563	211,513	- 2,308,487	- 1,468,487	688,487	288,487
180	911,166	182,233	- 2,337,767	- 1,497,767	717,767	317,767
200	764,768	152,954	- 2,367,046	- 1,527,046	747,046	347,046
220	618,371	123,674	- 2,396,326	- 1,556,326	776,326	376,326
240	471,974	94,395	- 2,425,605	- 1,585,605	805,605	405,605
260	325,576	65,115	- 2,454,885	- 1,614,885	834,885	434,885
280	179,179	35,836	- 2,484,164	- 1,644,164	864,164	464,164
300	32,782	6,556	- 2,513,444	- 1,673,444	893,444	493,444
350	-333,212	- 66,642	- 2,586,642	- 1,746,642	966,642	566,642



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

30 UPH

CSH level: 4

10% Sales value inflation

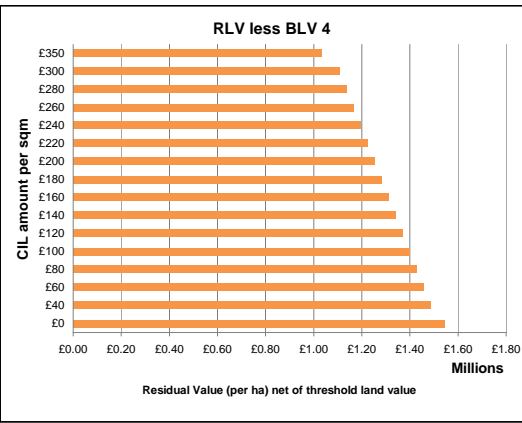
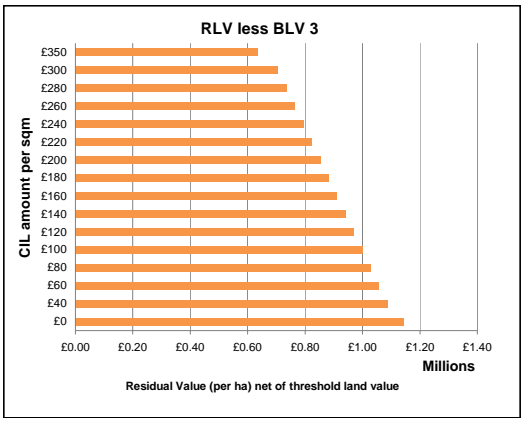
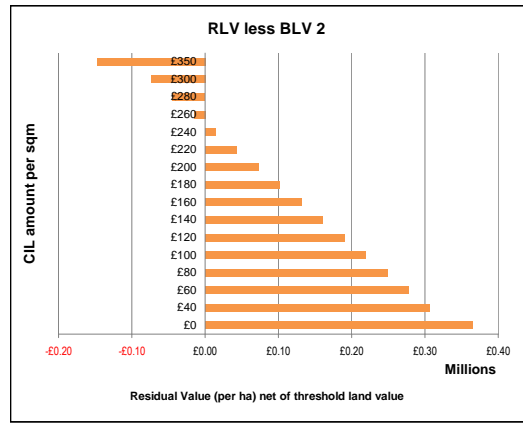
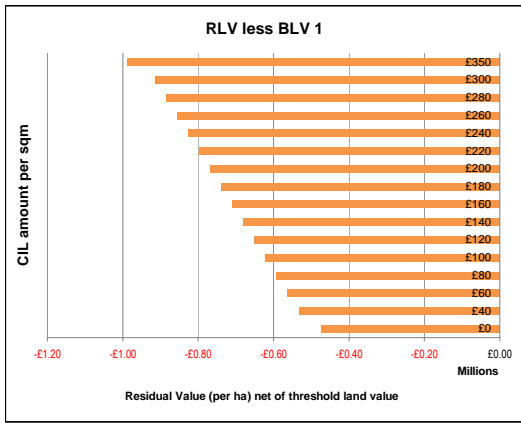
Aff Hsg: 45%

5% Build cost inflation

Profit

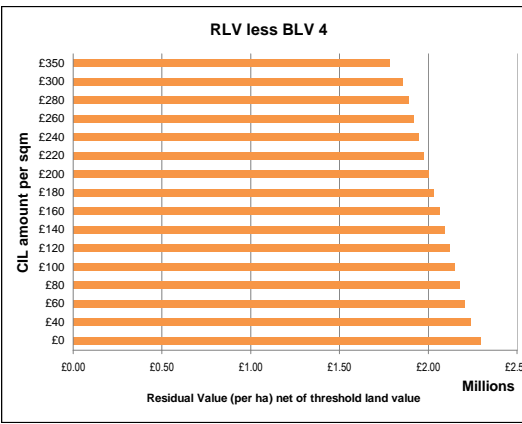
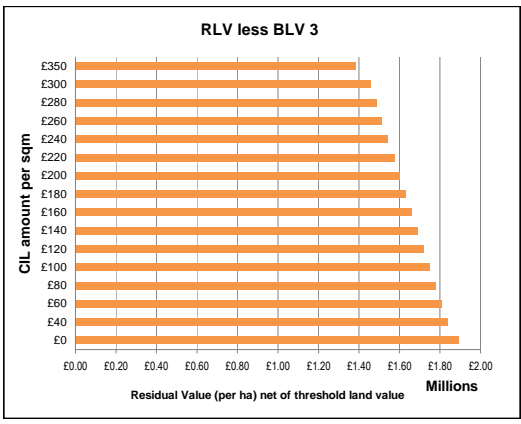
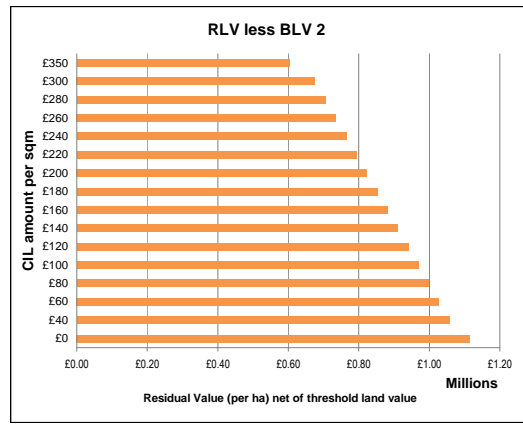
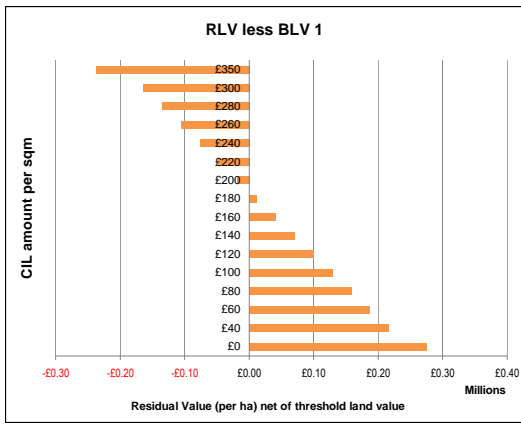
Site type 6 Description: **Area 1** £554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,226,121	2,045,224	-474,776	365,224	1,145,224	1,545,224
40	9,933,326	1,986,665	-533,335	306,665	1,086,665	1,486,665
60	9,786,929	1,957,386	-562,614	277,386	1,057,386	1,457,386
80	9,640,531	1,928,106	-591,894	248,106	1,028,106	1,428,106
100	9,494,134	1,898,827	-621,173	218,827	998,827	1,398,827
120	9,347,737	1,869,547	-650,453	189,547	969,547	1,369,547
140	9,201,339	1,840,268	-679,732	160,268	940,268	1,340,268
160	9,054,942	1,810,988	-709,012	130,988	910,988	1,310,988
180	8,908,545	1,781,709	-738,291	101,709	881,709	1,281,709
200	8,762,147	1,752,429	-767,571	72,429	852,429	1,252,429
220	8,615,750	1,723,150	-796,850	43,150	823,150	1,223,150
240	8,469,353	1,693,871	-826,129	13,871	793,871	1,193,871
260	8,322,955	1,664,591	-855,409	-15,409	764,591	1,164,591
280	8,176,558	1,635,312	-884,688	-44,688	735,312	1,135,312
300	8,030,161	1,606,032	-913,968	-73,968	706,032	1,106,032
350	7,664,167	1,532,833	-987,167	-147,167	632,833	1,032,833



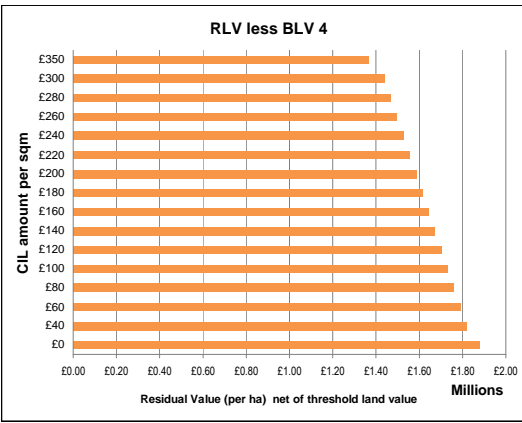
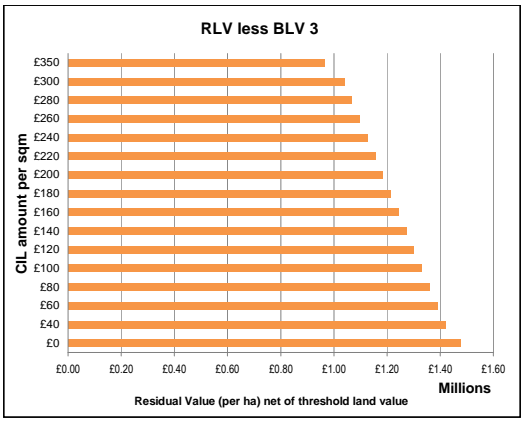
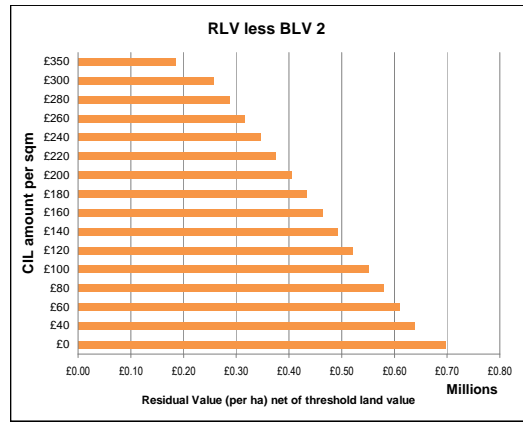
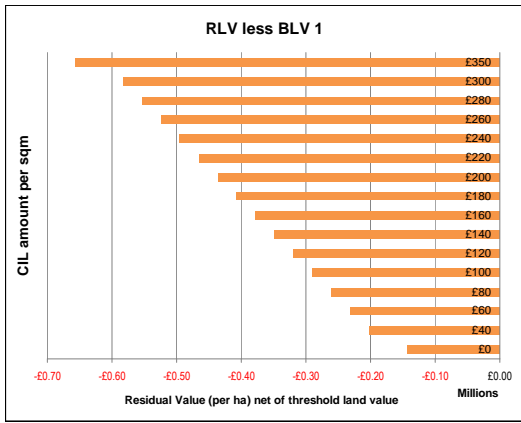
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,974,015	2,794,803	274,803	1,114,803	1,894,803	2,294,803
40	13,681,220	2,736,244	216,244	1,056,244	1,836,244	2,236,244
60	13,534,822	2,706,964	186,964	1,026,964	1,806,964	2,206,964
80	13,388,425	2,677,685	157,685	997,685	1,777,685	2,177,685
100	13,242,028	2,648,406	128,406	968,406	1,748,406	2,148,406
120	13,095,630	2,619,126	99,126	939,126	1,719,126	2,119,126
140	12,949,233	2,589,847	69,847	909,847	1,689,847	2,089,847
160	12,802,836	2,560,567	40,567	880,567	1,660,567	2,060,567
180	12,656,438	2,531,288	11,288	851,288	1,631,288	2,031,288
200	12,510,041	2,502,008	-17,992	822,008	1,602,008	2,002,008
220	12,363,644	2,472,729	-47,271	792,729	1,572,729	1,972,729
240	12,217,246	2,443,449	-76,551	763,449	1,543,449	1,943,449
260	12,070,849	2,414,170	-105,830	734,170	1,514,170	1,914,170
280	11,924,452	2,384,890	-135,110	704,890	1,484,890	1,884,890
300	11,778,054	2,355,611	-164,389	675,611	1,455,611	1,855,611
350	11,412,061	2,282,412	-237,588	602,412	1,382,412	1,782,412

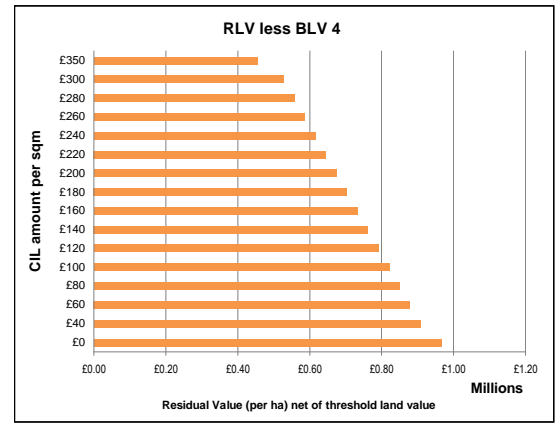
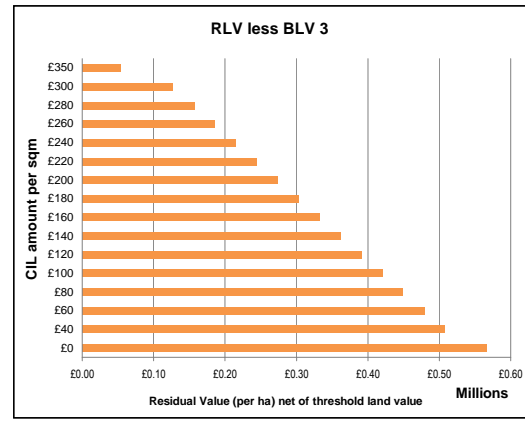
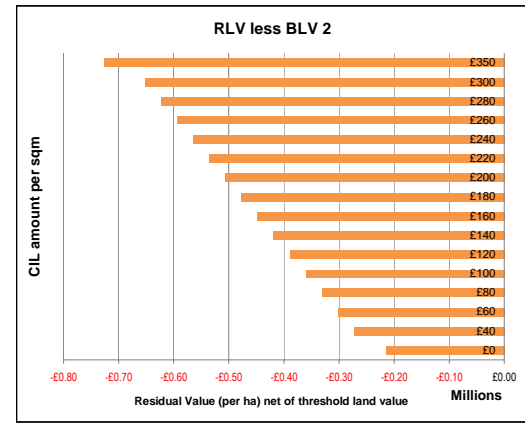
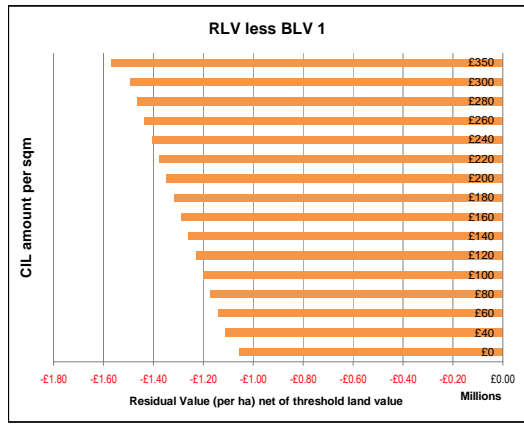


Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

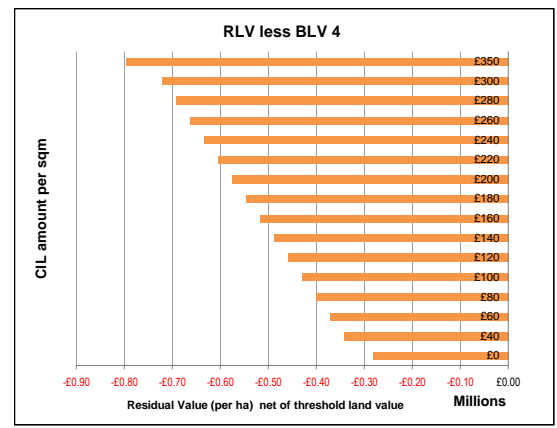
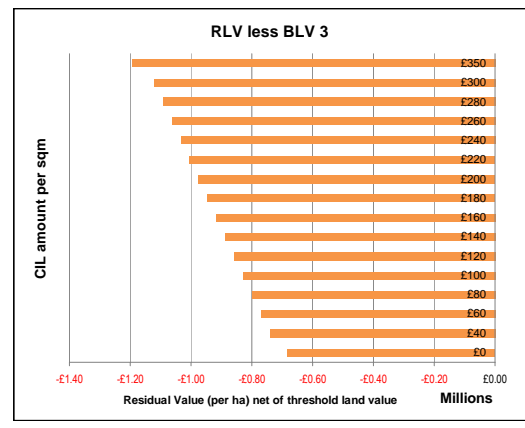
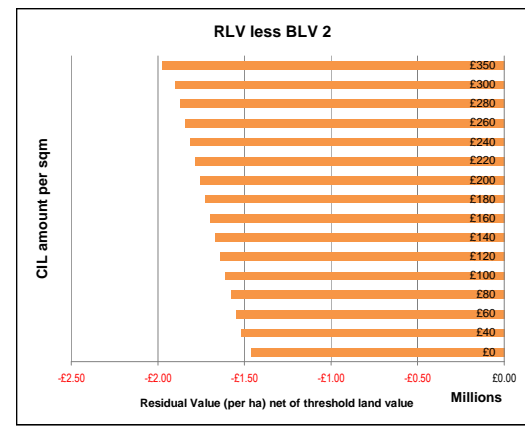
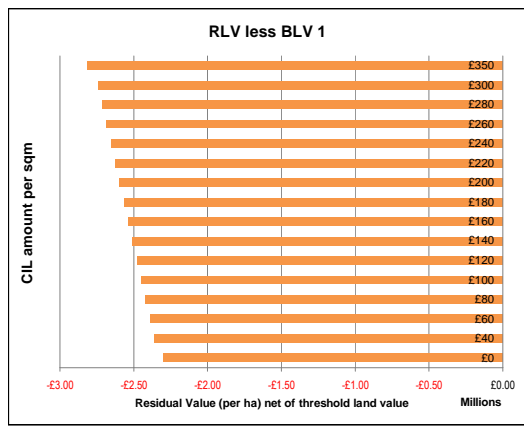
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,882,417	2,376,483	-143,517	696,483	1,476,483	1,876,483
40	11,589,622	2,317,924	-202,076	637,924	1,417,924	1,817,924
60	11,443,225	2,288,645	-231,355	608,645	1,388,645	1,788,645
80	11,296,827	2,259,365	-260,635	579,365	1,359,365	1,759,365
100	11,150,430	2,230,086	-289,914	550,086	1,330,086	1,730,086
120	11,004,033	2,200,807	-319,193	520,807	1,300,807	1,700,807
140	10,857,635	2,171,527	-348,473	491,527	1,271,527	1,671,527
160	10,711,238	2,142,248	-377,752	462,248	1,242,248	1,642,248
180	10,564,841	2,112,968	-407,032	432,968	1,212,968	1,612,968
200	10,418,443	2,083,689	-436,311	403,689	1,183,689	1,583,689
220	10,272,046	2,054,409	-465,591	374,409	1,154,409	1,554,409
240	10,125,648	2,025,130	-494,870	345,130	1,125,130	1,525,130
260	9,979,251	1,995,850	-524,150	315,850	1,095,850	1,495,850
280	9,832,854	1,966,571	-553,429	286,571	1,066,571	1,466,571
300	9,686,456	1,937,291	-582,709	257,291	1,037,291	1,437,291
350	9,320,463	1,864,093	-655,907	184,093	964,093	1,364,093



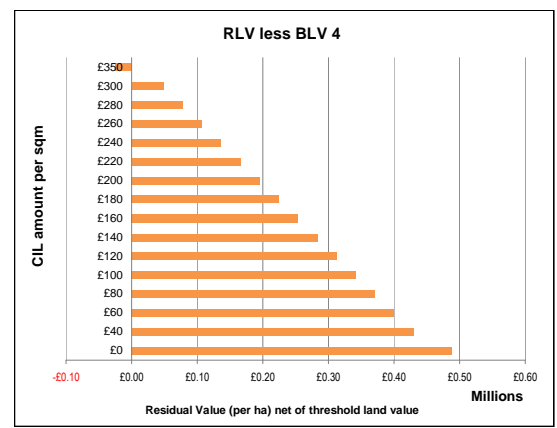
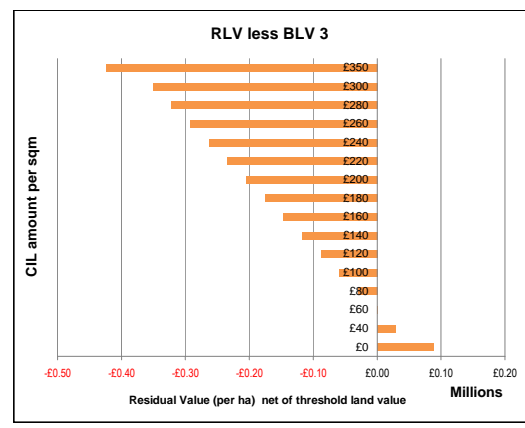
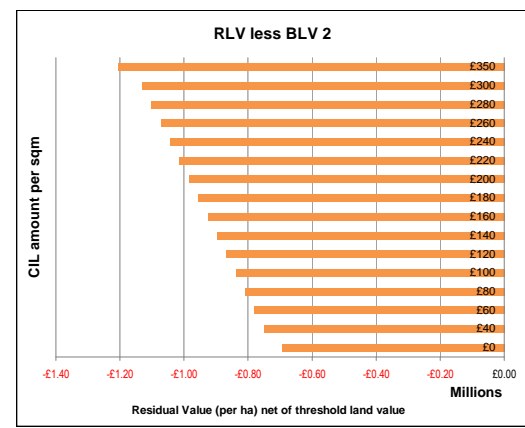
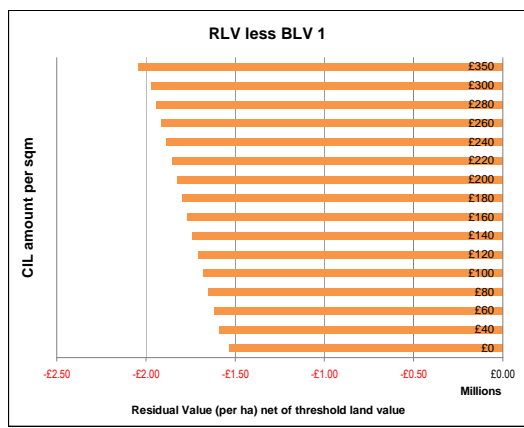
Site type 6	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,330,974	1,466,195	-1,053,805	-213,805	566,195	966,195
40	7,038,179	1,407,636	-1,112,364	-272,364	507,636	907,636
60	6,891,781	1,378,356	-1,141,644	-301,644	478,356	878,356
80	6,745,384	1,349,077	-1,170,923	-330,923	449,077	849,077
100	6,598,987	1,319,797	-1,200,203	-360,203	419,797	819,797
120	6,452,589	1,290,518	-1,229,482	-389,482	390,518	790,518
140	6,306,192	1,261,238	-1,258,762	-418,762	361,238	761,238
160	6,159,795	1,231,959	-1,288,041	-448,041	331,959	731,959
180	6,013,397	1,202,679	-1,317,321	-477,321	302,679	702,679
200	5,867,000	1,173,400	-1,346,600	-506,600	273,400	673,400
220	5,720,603	1,144,121	-1,375,879	-535,879	244,121	644,121
240	5,574,205	1,114,841	-1,405,159	-565,159	214,841	614,841
260	5,427,808	1,085,562	-1,434,438	-594,438	185,562	585,562
280	5,281,411	1,056,282	-1,463,718	-623,718	156,282	556,282
300	5,135,013	1,027,003	-1,492,997	-652,997	127,003	527,003
350	4,769,020	953,804	-1,566,196	-726,196	53,804	453,804



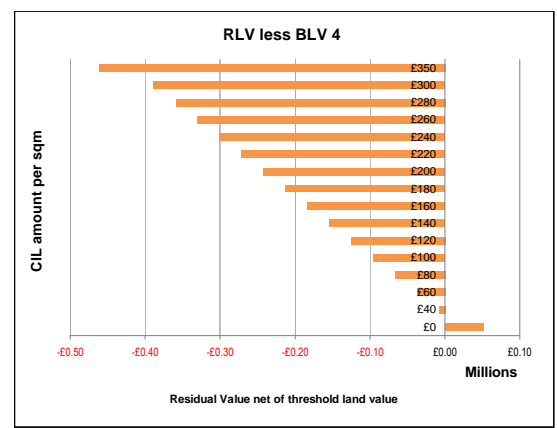
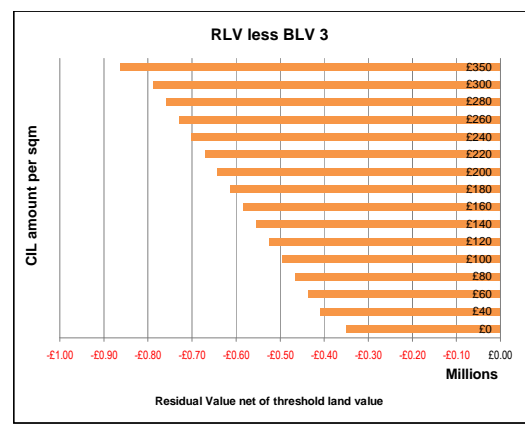
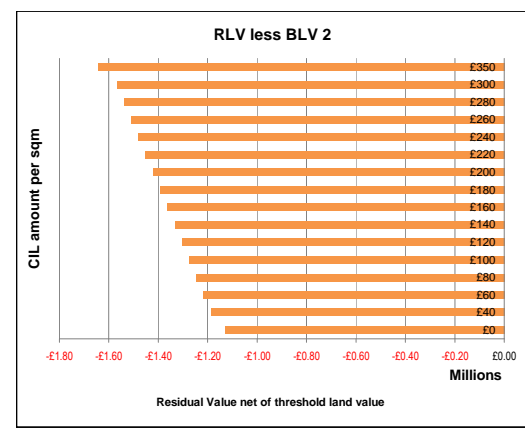
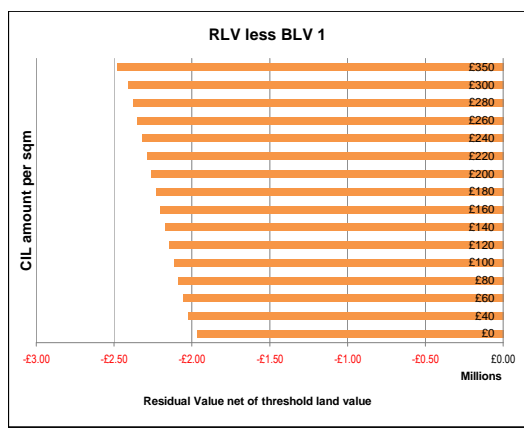
Site type 6	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,086,571	217,314	-2,302,686	-1,462,686	682,686	282,686
40	793,776	158,755	-2,361,245	-1,521,245	741,245	341,245
60	647,379	129,476	-2,390,524	-1,550,524	770,524	370,524
80	500,982	100,196	-2,419,804	-1,579,804	799,804	399,804
100	354,584	70,917	-2,449,083	-1,609,083	829,083	429,083
120	208,187	41,637	-2,478,363	-1,638,363	858,363	458,363
140	61,790	12,358	-2,507,642	-1,667,642	887,642	487,642
160	-84,608	-16,922	-2,536,922	-1,696,922	916,922	516,922
180	-231,005	-46,201	-2,566,201	-1,726,201	946,201	546,201
200	-377,403	-75,481	-2,595,481	-1,755,481	975,481	575,481
220	-523,800	-104,760	-2,624,760	-1,784,760	1,004,760	604,760
240	-670,197	-134,039	-2,654,039	-1,814,039	1,034,039	634,039
260	-816,595	-163,319	-2,683,319	-1,843,319	1,063,319	663,319
280	-962,992	-192,598	-2,712,598	-1,872,598	1,092,598	692,598
300	-1,109,389	-221,878	-2,741,878	-1,901,878	1,121,878	721,878
350	-1,475,383	-295,077	-2,815,077	-1,975,077	1,195,077	795,077



Site type 6	Description:	Area 6	£2428 psm Keynsham	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,938,323	987,665	-1,532,335	-692,335	87,665	487,665
40	4,645,528	929,106	-1,590,894	-750,894	29,106	429,106
60	4,499,131	899,826	-1,620,174	-780,174	174	399,826
80	4,352,733	870,547	-1,649,453	-809,453	29,453	370,547
100	4,206,336	841,267	-1,678,733	-838,733	58,733	341,267
120	4,059,939	811,988	-1,708,012	-868,012	88,012	311,988
140	3,913,541	782,708	-1,737,292	-897,292	117,292	282,708
160	3,767,144	753,429	-1,766,571	-926,571	146,571	253,429
180	3,620,747	724,149	-1,795,851	-955,851	175,851	224,149
200	3,474,349	694,870	-1,825,130	-985,130	205,130	194,870
220	3,327,952	665,590	-1,854,410	-1,014,410	234,410	165,590
240	3,181,554	636,311	-1,883,689	-1,043,689	263,689	136,311
260	3,035,157	607,031	-1,912,969	-1,072,969	292,969	107,031
280	2,888,760	577,752	-1,942,248	-1,102,248	322,248	77,752
300	2,742,362	548,472	-1,971,528	-1,131,528	351,528	48,472
350	2,376,369	475,274	-2,044,726	-1,204,726	424,726	24,726



Site type 6	Description:	Area 7	£2095 psm Norton Radstock	Site area:	5.00 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,753,453	550,691	-1,969,309	-1,129,309	349,309	50,691
40	2,460,658	492,132	-2,027,868	-1,187,868	407,868	7,868
60	2,314,261	462,852	-2,057,148	-1,217,148	437,148	37,148
80	2,167,863	433,573	-2,086,427	-1,246,427	466,427	66,427
100	2,021,466	404,293	-2,115,707	-1,275,707	495,707	95,707
120	1,875,069	375,014	-2,144,986	-1,304,986	524,986	124,986
140	1,728,671	345,734	-2,174,266	-1,334,266	554,266	154,266
160	1,582,274	316,455	-2,203,545	-1,363,545	583,545	183,545
180	1,435,876	287,175	-2,232,825	-1,392,825	612,825	212,825
200	1,289,479	257,896	-2,262,104	-1,422,104	642,104	242,104
220	1,143,082	228,616	-2,291,384	-1,451,384	671,384	271,384
240	996,684	199,337	-2,320,663	-1,480,663	700,663	300,663
260	850,287	170,057	-2,349,943	-1,509,943	729,943	329,943
280	703,890	140,778	-2,379,222	-1,539,222	759,222	359,222
300	557,492	111,498	-2,408,502	-1,568,502	788,502	388,502
350	191,499	38,300	-2,481,700	-1,641,700	861,700	461,700



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 7
250 UNITS
HOUSES
40 UPH

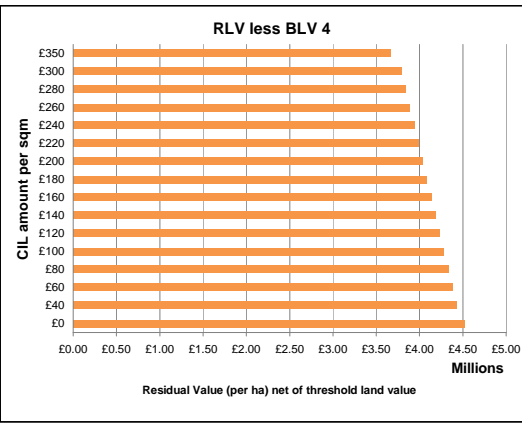
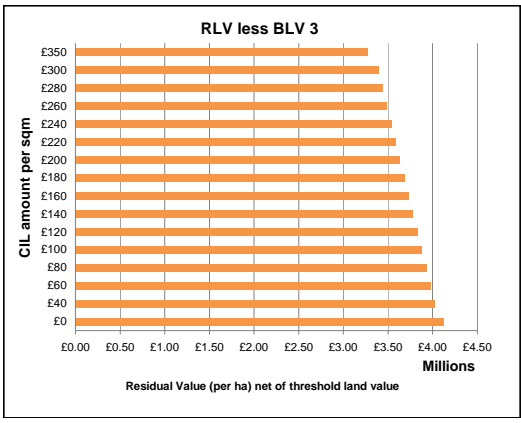
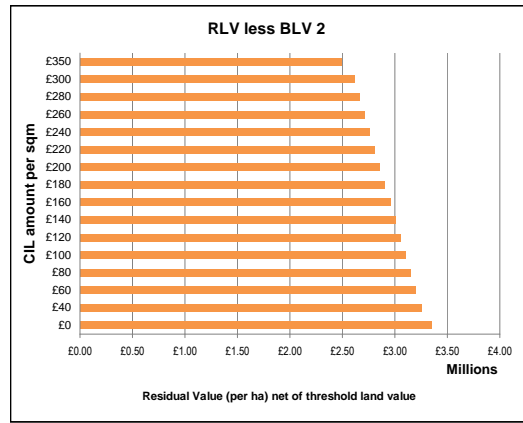
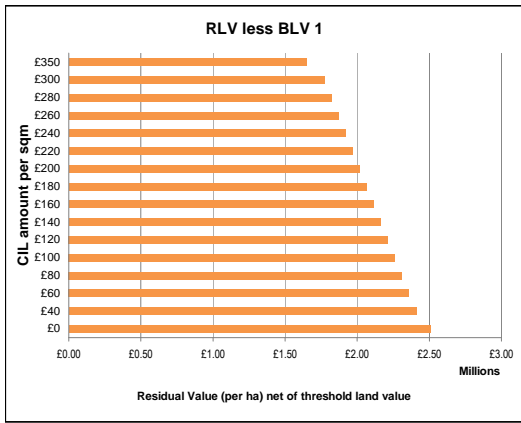
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	25%	Build cost inflation
		Profit

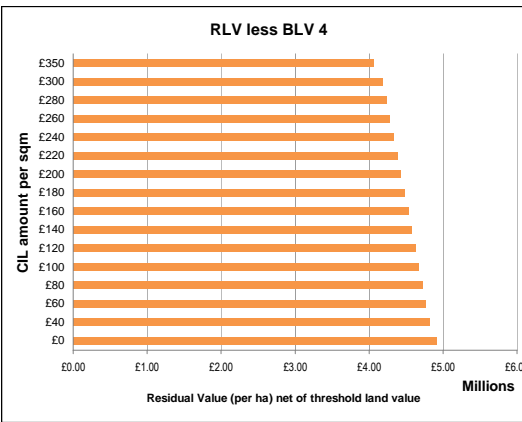
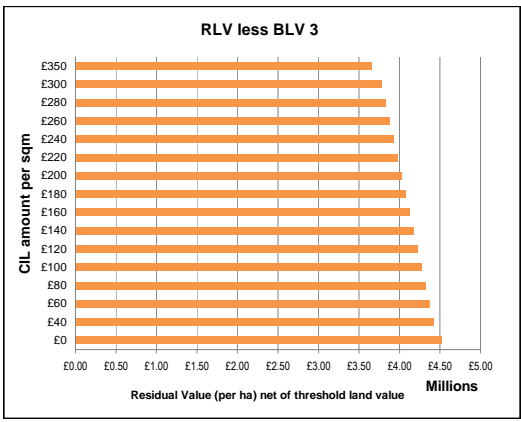
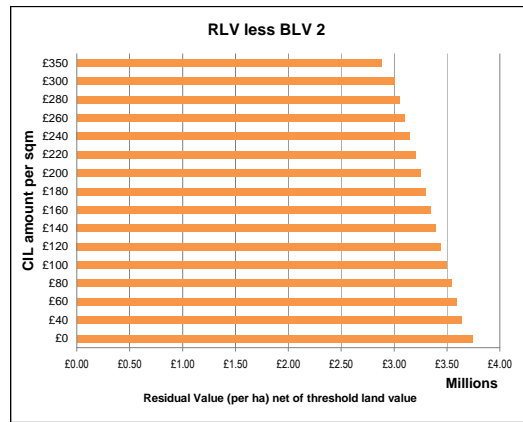
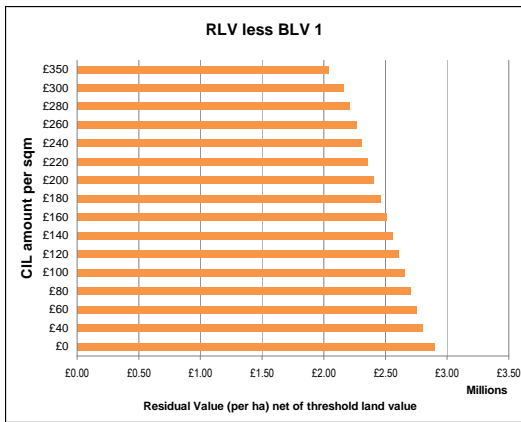
Site type 7 Description: **Area 1** £5554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,402,788	5,024,446	2,504,446	3,344,446	4,124,446	4,524,446
40	30,790,449	4,926,472	2,406,472	3,246,472	4,026,472	4,426,472
60	30,484,279	4,877,485	2,357,485	3,197,485	3,977,485	4,377,485
80	30,178,109	4,828,497	2,308,497	3,148,497	3,928,497	4,328,497
100	29,871,939	4,779,510	2,259,510	3,099,510	3,879,510	4,279,510
120	29,565,769	4,730,523	2,210,523	3,050,523	3,830,523	4,230,523
140	29,259,599	4,681,536	2,161,536	3,001,536	3,781,536	4,181,536
160	28,953,429	4,632,549	2,112,549	2,952,549	3,732,549	4,132,549
180	28,647,259	4,583,561	2,063,561	2,903,561	3,683,561	4,083,561
200	28,341,089	4,534,574	2,014,574	2,854,574	3,634,574	4,034,574
220	28,034,919	4,485,587	1,965,587	2,805,587	3,585,587	3,985,587
240	27,728,749	4,436,600	1,916,600	2,756,600	3,536,600	3,936,600
260	27,422,579	4,387,613	1,867,613	2,707,613	3,487,613	3,887,613
280	27,116,410	4,338,626	1,818,626	2,658,626	3,438,626	3,838,626
300	26,810,240	4,289,638	1,769,638	2,609,638	3,389,638	3,789,638
350	26,044,815	4,167,170	1,647,170	2,487,170	3,267,170	3,667,170



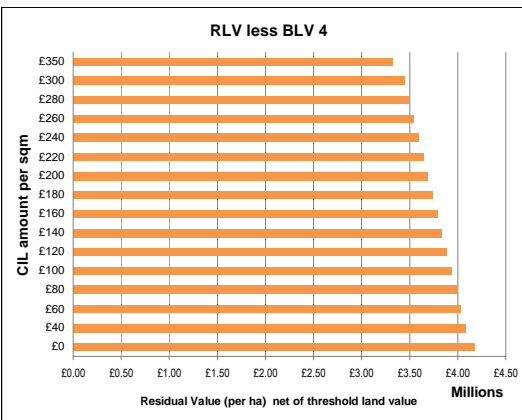
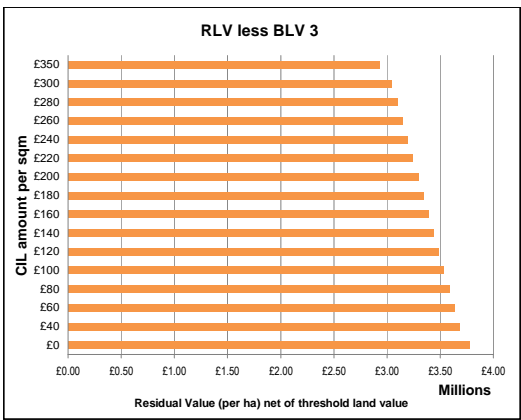
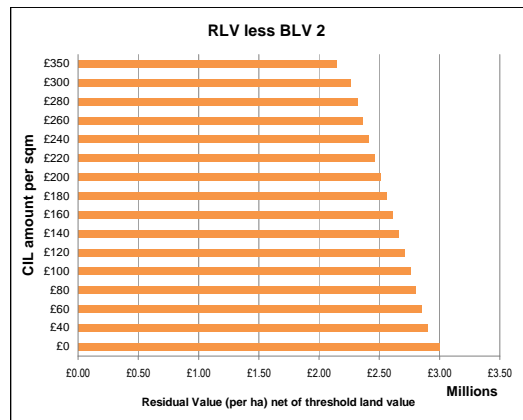
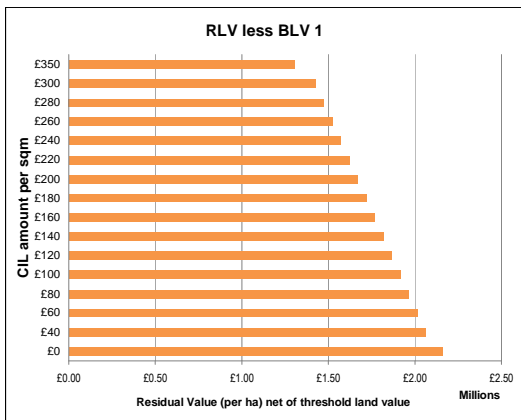
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,847,212	5,415,554	2,895,554	3,735,554	4,515,554	4,915,554
40	33,234,873	5,317,580	2,797,580	3,637,580	4,417,580	4,817,580
60	32,928,703	5,268,592	2,748,592	3,588,592	4,368,592	4,768,592
80	32,622,533	5,219,605	2,699,605	3,539,605	4,319,605	4,719,605
100	32,316,363	5,170,618	2,650,618	3,490,618	4,270,618	4,670,618
120	32,010,193	5,121,631	2,601,631	3,441,631	4,221,631	4,621,631
140	31,704,023	5,072,644	2,552,644	3,392,644	4,172,644	4,572,644
160	31,397,853	5,023,656	2,503,656	3,343,656	4,123,656	4,523,656
180	31,091,683	4,974,669	2,454,669	3,294,669	4,074,669	4,474,669
200	30,785,513	4,925,682	2,405,682	3,245,682	4,025,682	4,425,682
220	30,479,343	4,876,695	2,356,695	3,196,695	3,976,695	4,376,695
240	30,173,173	4,827,708	2,307,708	3,147,708	3,927,708	4,327,708
260	29,867,003	4,778,721	2,258,721	3,098,721	3,878,721	4,278,721
280	29,560,833	4,729,733	2,209,733	3,049,733	3,829,733	4,229,733
300	29,254,664	4,680,746	2,160,746	3,000,746	3,780,746	4,180,746
350	28,489,239	4,558,278	2,038,278	2,878,278	3,658,278	4,058,278

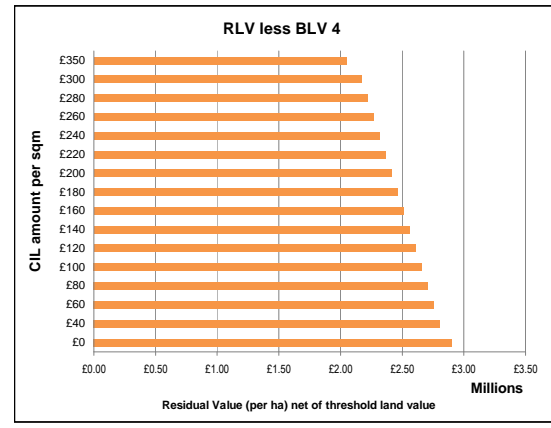
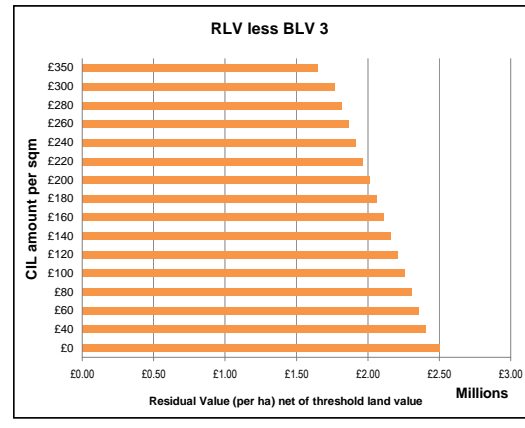
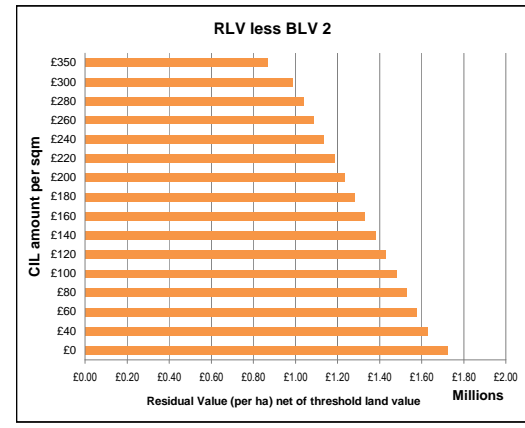
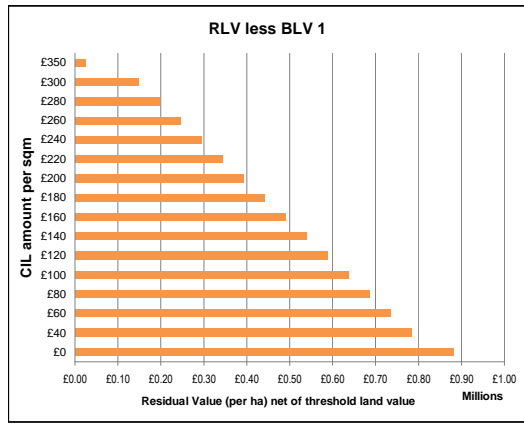


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

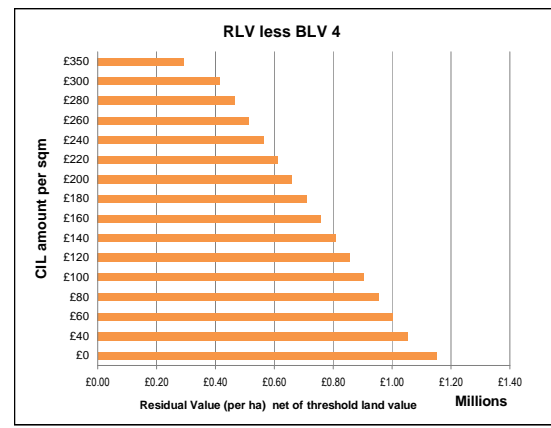
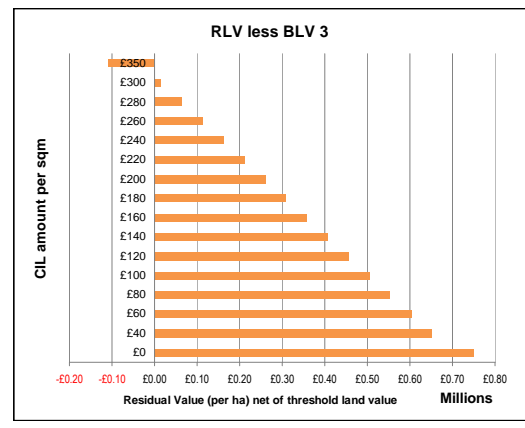
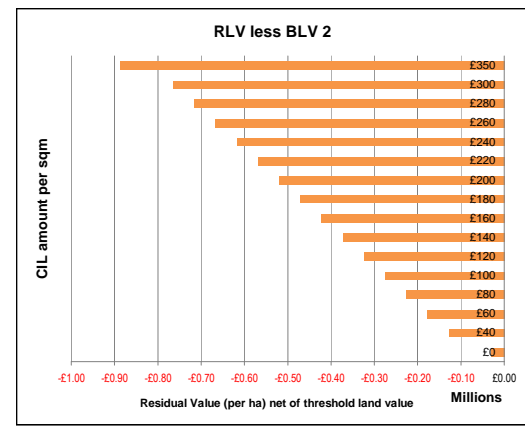
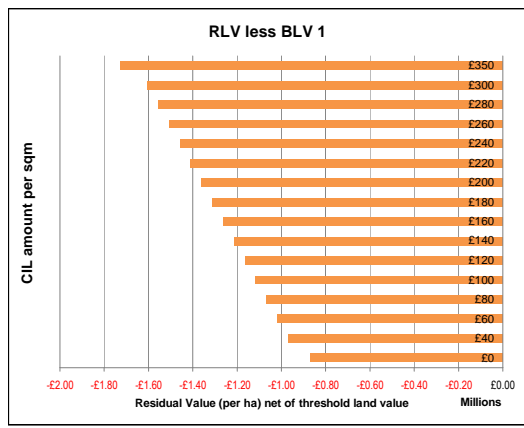
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,241,409	4,678,625	2,158,625	2,998,625	3,778,625	4,178,625
40	28,629,069	4,580,651	2,060,651	2,900,651	3,680,651	4,080,651
60	28,322,899	4,531,664	2,011,664	2,851,664	3,631,664	4,031,664
80	28,016,729	4,482,677	1,962,677	2,802,677	3,582,677	3,982,677
100	27,710,559	4,433,690	1,913,690	2,753,690	3,533,690	3,933,690
120	27,404,389	4,384,702	1,864,702	2,704,702	3,484,702	3,884,702
140	27,098,220	4,335,715	1,815,715	2,655,715	3,435,715	3,835,715
160	26,792,050	4,286,728	1,766,728	2,606,728	3,386,728	3,786,728
180	26,485,880	4,237,741	1,717,741	2,557,741	3,337,741	3,737,741
200	26,179,710	4,188,754	1,668,754	2,508,754	3,288,754	3,688,754
220	25,873,540	4,139,766	1,619,766	2,459,766	3,239,766	3,639,766
240	25,567,370	4,090,779	1,570,779	2,410,779	3,190,779	3,590,779
260	25,261,200	4,041,792	1,521,792	2,361,792	3,141,792	3,541,792
280	24,955,030	3,992,805	1,472,805	2,312,805	3,092,805	3,492,805
300	24,648,860	3,943,818	1,423,818	2,263,818	3,043,818	3,443,818
350	23,883,435	3,821,350	1,301,350	2,141,350	2,921,350	3,321,350



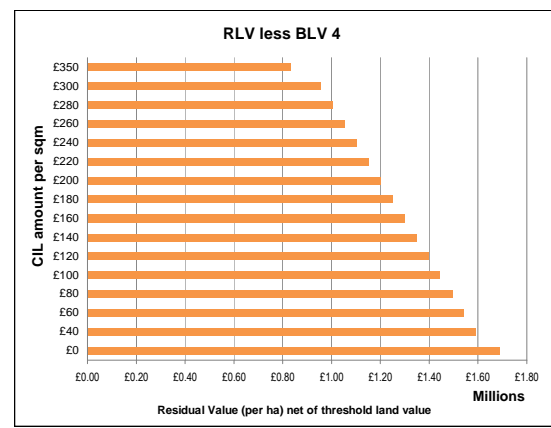
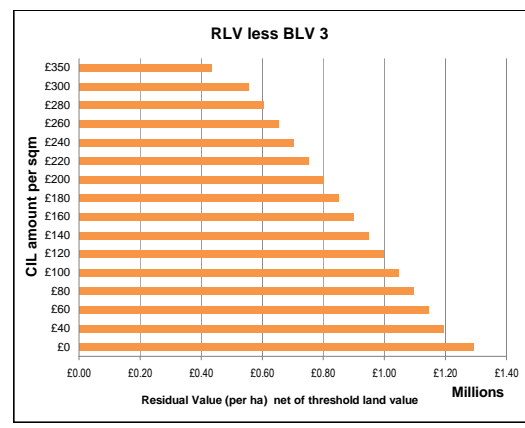
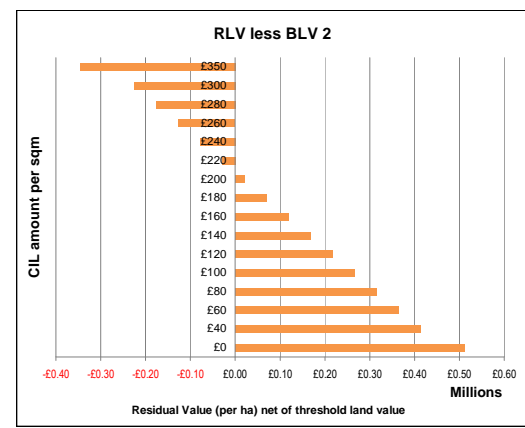
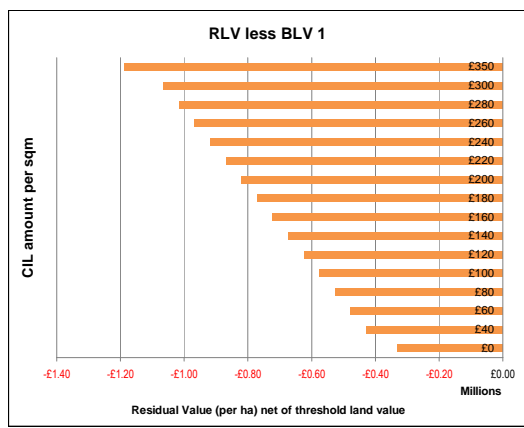
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,260,273	3,401,644	881,644	1,721,644	2,501,644	2,901,644
40	20,647,933	3,303,669	783,669	1,623,669	2,403,669	2,803,669
60	20,341,764	3,254,682	734,682	1,574,682	2,354,682	2,754,682
80	20,035,594	3,205,695	685,695	1,525,695	2,305,695	2,705,695
100	19,729,424	3,156,708	636,708	1,476,708	2,256,708	2,656,708
120	19,423,254	3,107,721	587,721	1,427,721	2,207,721	2,607,721
140	19,117,084	3,058,733	538,733	1,378,733	2,158,733	2,558,733
160	18,810,914	3,009,746	489,746	1,329,746	2,109,746	2,509,746
180	18,504,744	2,960,759	440,759	1,280,759	2,060,759	2,460,759
200	18,198,574	2,911,772	391,772	1,231,772	2,011,772	2,411,772
220	17,892,404	2,862,785	342,785	1,182,785	1,962,785	2,362,785
240	17,586,234	2,813,797	293,797	1,133,797	1,913,797	2,313,797
260	17,280,064	2,764,810	244,810	1,084,810	1,864,810	2,264,810
280	16,973,894	2,715,823	195,823	1,035,823	1,815,823	2,215,823
300	16,667,724	2,666,836	146,836	986,836	1,766,836	2,166,836
350	15,902,300	2,544,368	24,368	864,368	1,644,368	2,044,368



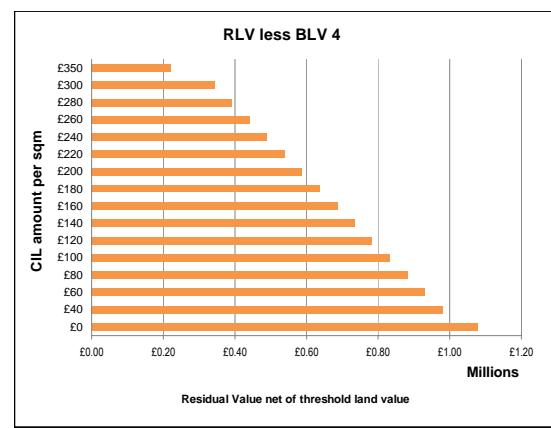
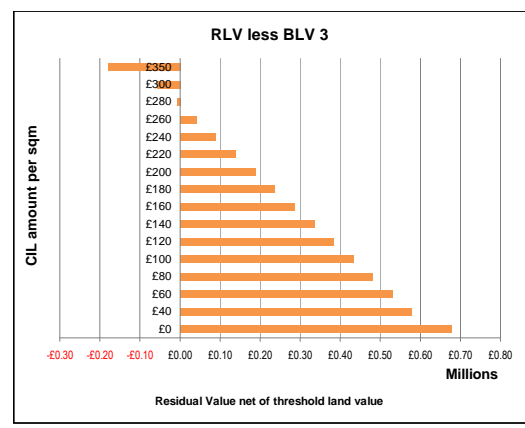
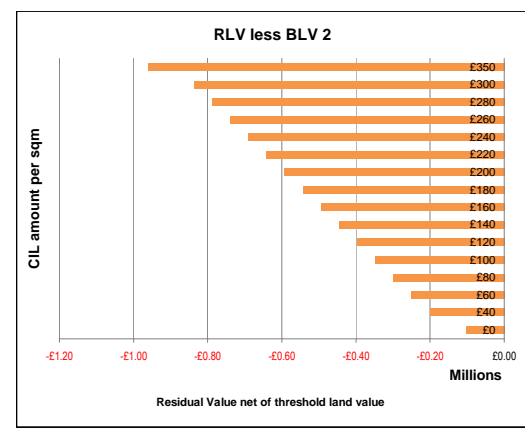
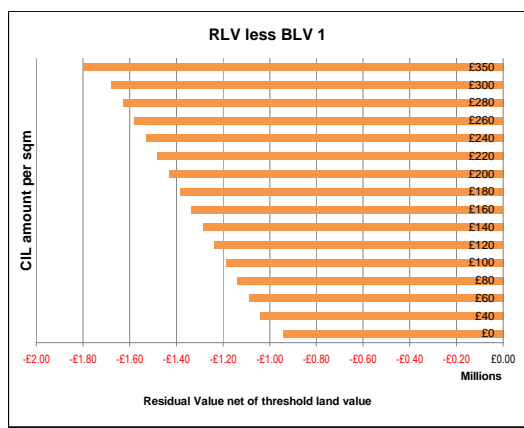
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	10,310,466	1,649,675	-	870,325	-	30,325	749,675	1,149,675
40	9,698,126	1,551,700	-	968,300	-	128,300	651,700	1,051,700
60	9,391,956	1,502,713	-	1,017,287	-	177,287	602,713	1,002,713
80	9,085,786	1,453,726	-	1,066,274	-	226,274	553,726	953,726
100	8,779,616	1,404,739	-	1,115,261	-	275,261	504,739	904,739
120	8,473,447	1,355,751	-	1,164,249	-	324,249	455,751	855,751
140	8,167,277	1,306,764	-	1,213,236	-	373,236	406,764	806,764
160	7,861,107	1,257,777	-	1,262,223	-	422,223	357,777	757,777
180	7,554,937	1,208,790	-	1,311,210	-	471,210	308,790	708,790
200	7,248,767	1,159,803	-	1,360,197	-	520,197	259,803	659,803
220	6,942,597	1,110,816	-	1,409,184	-	569,184	210,816	610,816
240	6,636,427	1,061,828	-	1,458,172	-	618,172	161,828	561,828
260	6,330,257	1,012,841	-	1,507,159	-	667,159	112,841	512,841
280	6,024,087	963,854	-	1,556,146	-	716,146	63,854	463,854
300	5,717,917	914,867	-	1,605,133	-	765,133	14,867	414,867
350	4,952,492	792,399	-	1,727,601	-	887,601	-	292,399



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	6.25 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	13,687,492	2,189,999	-	330,001	-	509,999	1,289,999	1,689,999
40	13,075,152	2,092,024	-	427,976	-	412,024	1,192,024	1,592,024
60	12,768,982	2,043,037	-	476,963	-	363,037	1,143,037	1,543,037
80	12,462,812	1,994,050	-	525,950	-	314,050	1,094,050	1,494,050
100	12,156,642	1,945,063	-	574,937	-	265,063	1,045,063	1,445,063
120	11,850,472	1,896,076	-	623,924	-	216,076	996,076	1,396,076
140	11,544,303	1,847,088	-	672,912	-	167,088	947,088	1,347,088
160	11,238,133	1,798,101	-	721,899	-	118,101	898,101	1,298,101
180	10,931,963	1,749,114	-	770,886	-	69,114	849,114	1,249,114
200	10,625,793	1,700,127	-	819,873	-	20,127	800,127	1,200,127
220	10,319,623	1,651,140	-	868,860	-	28,860	751,140	1,151,140
240	10,013,453	1,602,152	-	917,848	-	77,848	702,152	1,102,152
260	9,707,283	1,553,165	-	966,835	-	126,835	653,165	1,053,165
280	9,401,113	1,504,178	-	1,015,822	-	175,822	604,178	1,004,178
300	9,094,943	1,455,191	-	1,064,809	-	224,809	555,191	955,191
350	8,329,518	1,332,723	-	1,187,277	-	347,277	432,723	832,723



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha			
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	9,856,236	1,576,998	-	943,002	-	103,002	676,998	1,076,998
40	9,243,896	1,479,023	-	1,040,977	-	200,977	579,023	979,023
60	8,937,726	1,430,036	-	1,089,964	-	249,964	530,036	930,036
80	8,631,556	1,381,049	-	1,138,951	-	298,951	481,049	881,049
100	8,325,386	1,332,062	-	1,187,938	-	347,938	432,062	832,062
120	8,019,216	1,283,075	-	1,236,925	-	396,925	383,075	783,075
140	7,713,046	1,234,087	-	1,285,913	-	445,913	334,087	734,087
160	7,406,877	1,185,100	-	1,334,900	-	494,900	285,100	685,100
180	7,100,707	1,136,113	-	1,383,887	-	543,887	236,113	636,113
200	6,794,537	1,087,126	-	1,432,874	-	592,874	187,126	587,126
220	6,488,367	1,038,139	-	1,481,861	-	641,861	138,139	538,139
240	6,182,197	989,152	-	1,530,848	-	690,848	89,152	489,152
260	5,876,027	940,164	-	1,579,836	-	739,836	40,164	440,164
280	5,569,857	891,177	-	1,628,823	-	788,823	-	391,177
300	5,263,687	842,190	-	1,677,810	-	837,810	-	342,190
350	4,498,262	719,722	-	1,800,278	-	960,278	-	219,722



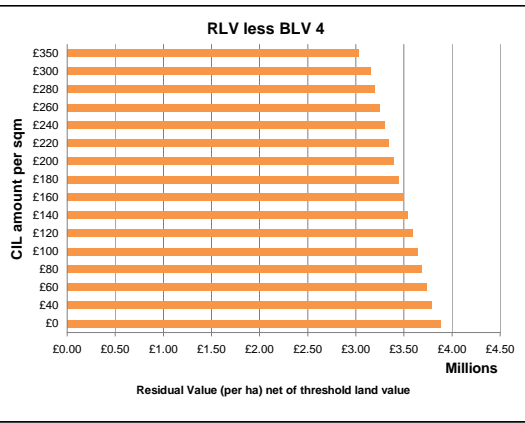
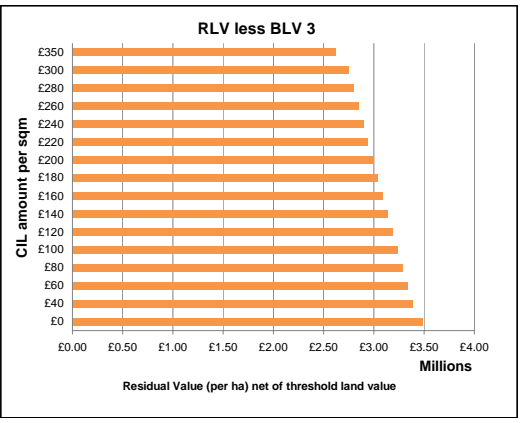
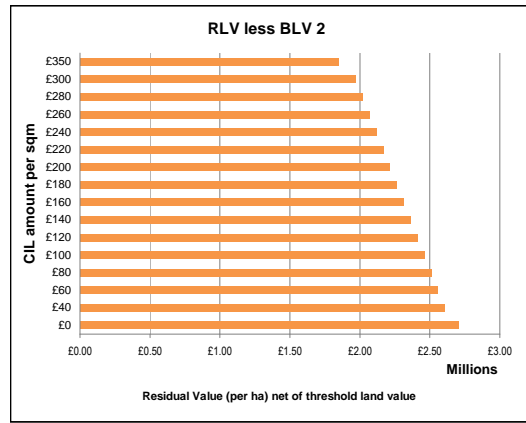
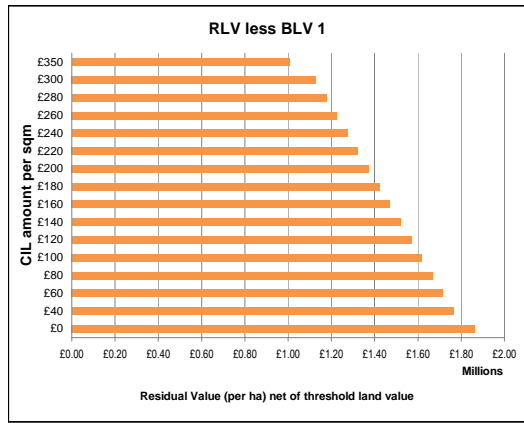
CIL Viability Bath & North East Somerset	Benchmark Land Values (per net developable ha)			
	BLV1	BLV2	BLV3	BLV4
	Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
	£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	4	Sales value inflation
Aff Hsg:	25%	Build cost inflation
		Profit

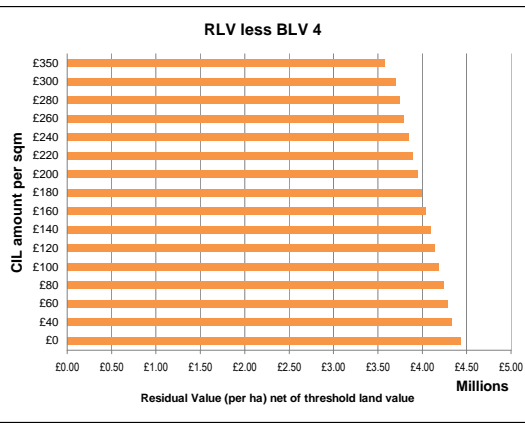
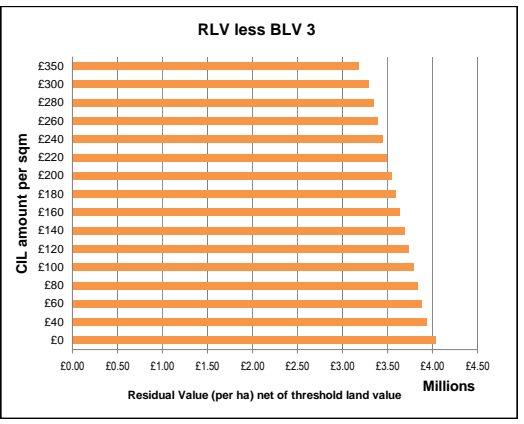
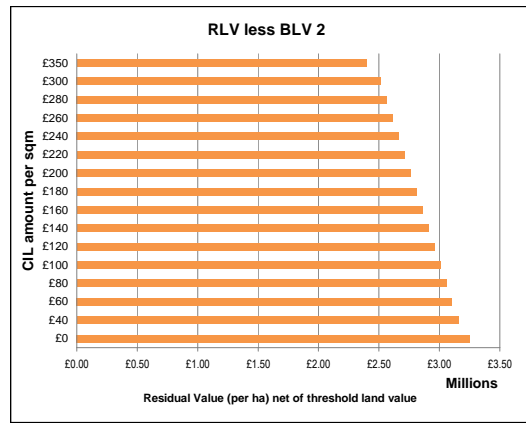
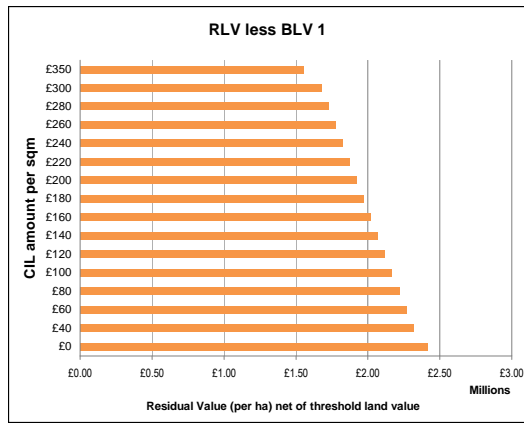
Site type 7 Description: **Area 1** £5554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,387,610	4,382,018	1,862,018	2,702,018	3,482,018	3,882,018
40	26,775,270	4,284,043	1,764,043	2,604,043	3,384,043	3,784,043
60	26,469,100	4,235,056	1,715,056	2,555,056	3,335,056	3,735,056
80	26,162,930	4,186,069	1,666,069	2,506,069	3,286,069	3,686,069
100	25,856,761	4,137,082	1,617,082	2,457,082	3,237,082	3,637,082
120	25,550,591	4,088,094	1,568,094	2,408,094	3,188,094	3,588,094
140	25,244,421	4,039,107	1,519,107	2,359,107	3,139,107	3,539,107
160	24,938,251	3,990,120	1,470,120	2,310,120	3,090,120	3,490,120
180	24,632,081	3,941,133	1,421,133	2,261,133	3,041,133	3,441,133
200	24,325,911	3,892,146	1,372,146	2,212,146	2,992,146	3,392,146
220	24,019,741	3,843,159	1,323,159	2,163,159	2,943,159	3,343,159
240	23,713,571	3,794,171	1,274,171	2,114,171	2,894,171	3,294,171
260	23,407,401	3,745,184	1,225,184	2,065,184	2,845,184	3,245,184
280	23,101,231	3,696,197	1,176,197	2,016,197	2,796,197	3,196,197
300	22,795,061	3,647,210	1,127,210	1,967,210	2,747,210	3,147,210
350	22,029,636	3,524,742	1,004,742	1,844,742	2,624,742	3,024,742



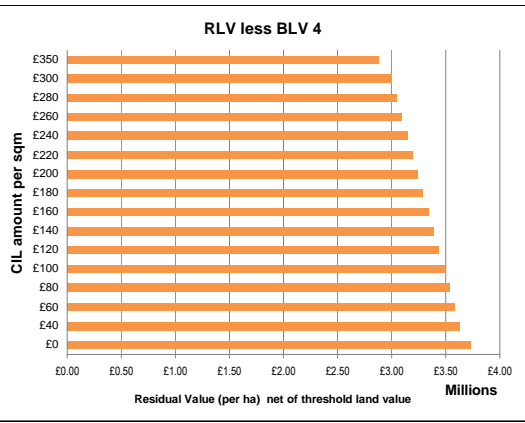
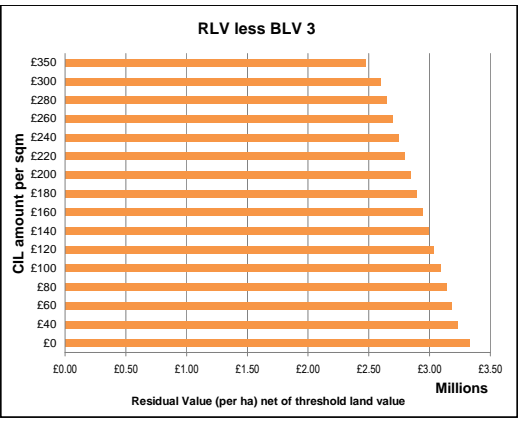
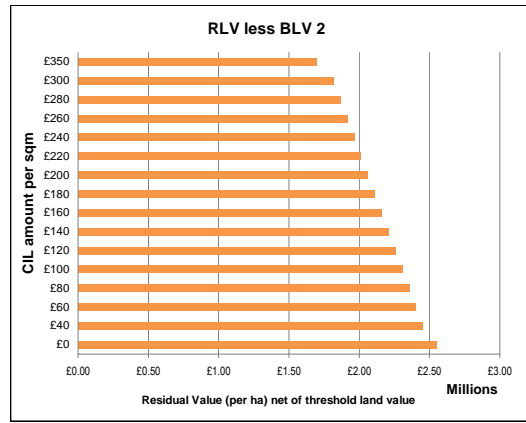
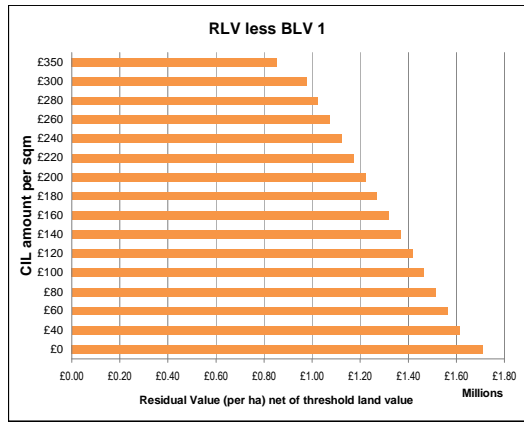
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,813,522	4,930,164	2,410,164	3,250,164	4,030,164	4,430,164
40	30,201,182	4,832,189	2,312,189	3,152,189	3,932,189	4,332,189
60	29,895,012	4,783,202	2,263,202	3,103,202	3,883,202	4,283,202
80	29,588,842	4,734,215	2,214,215	3,054,215	3,834,215	4,234,215
100	29,282,672	4,685,228	2,165,228	3,005,228	3,785,228	4,185,228
120	28,976,503	4,636,240	2,116,240	2,956,240	3,736,240	4,136,240
140	28,670,333	4,587,253	2,067,253	2,907,253	3,687,253	4,087,253
160	28,364,163	4,538,266	2,018,266	2,858,266	3,638,266	4,038,266
180	28,057,993	4,489,279	1,969,279	2,809,279	3,589,279	3,989,279
200	27,751,823	4,440,292	1,920,292	2,760,292	3,540,292	3,940,292
220	27,445,653	4,391,304	1,871,304	2,711,304	3,491,304	3,891,304
240	27,139,483	4,342,317	1,822,317	2,662,317	3,442,317	3,842,317
260	26,833,313	4,293,330	1,773,330	2,613,330	3,393,330	3,793,330
280	26,527,143	4,244,343	1,724,343	2,564,343	3,344,343	3,744,343
300	26,220,973	4,195,356	1,675,356	2,515,356	3,295,356	3,695,356
350	25,455,548	4,072,888	1,552,888	2,392,888	3,172,888	3,572,888

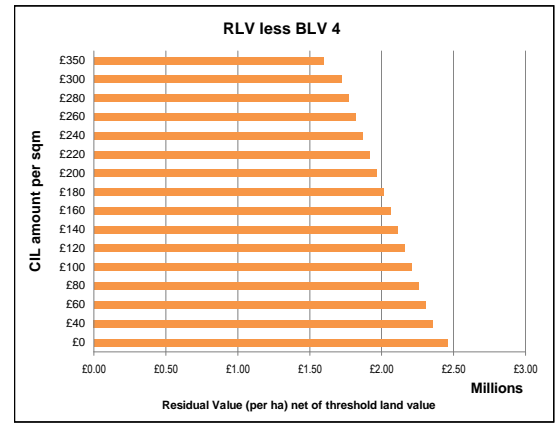
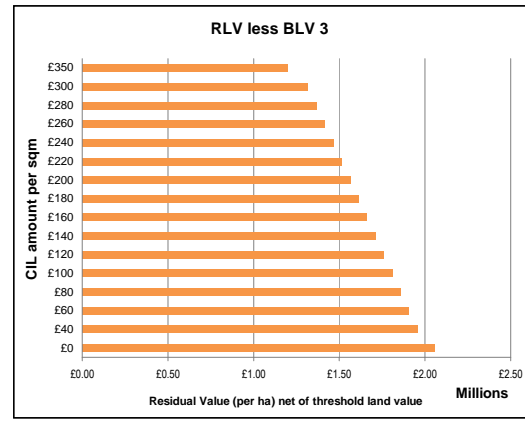
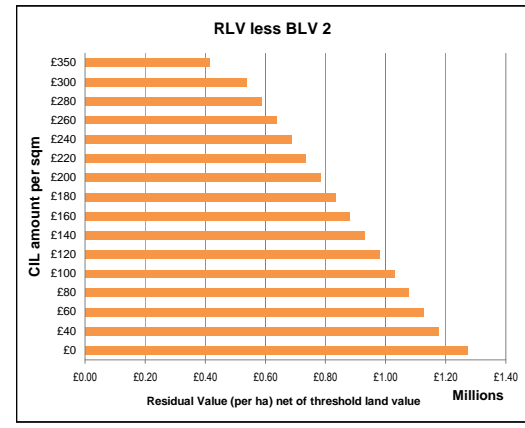
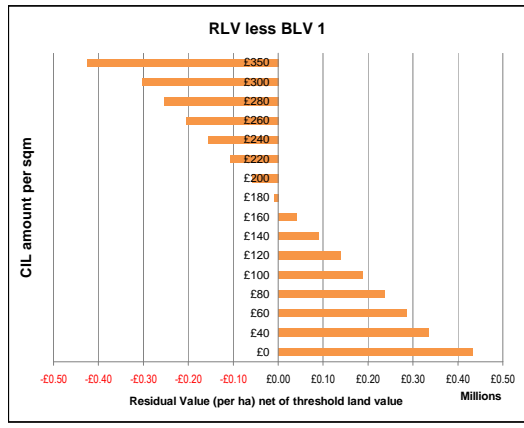


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

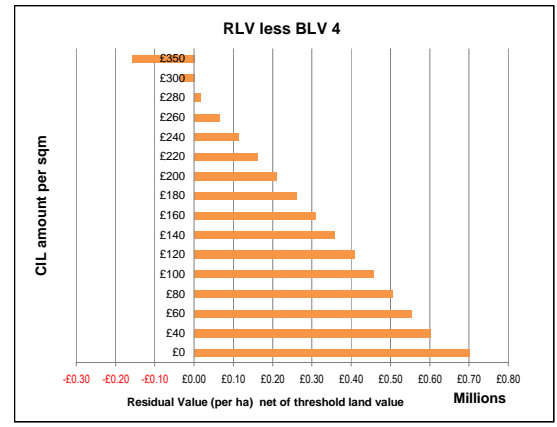
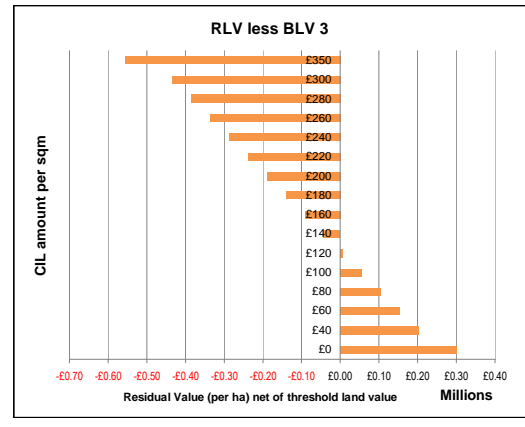
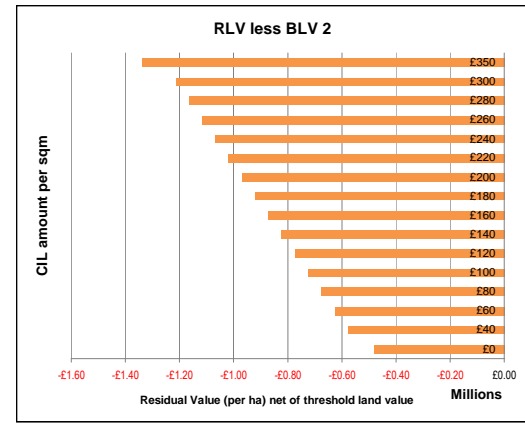
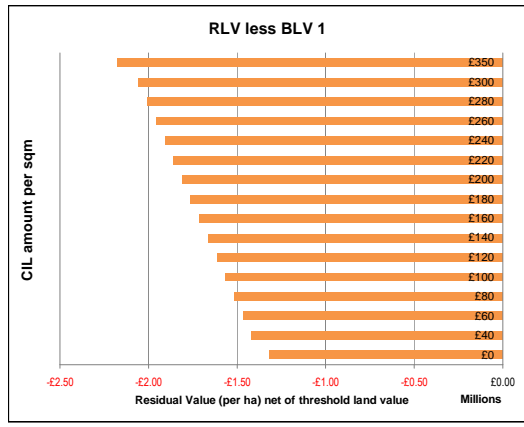
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,430,784	4,228,925	1,708,925	2,548,925	3,328,925	3,728,925
40	25,818,444	4,130,951	1,610,951	2,450,951	3,230,951	3,630,951
60	25,512,274	4,081,964	1,561,964	2,401,964	3,181,964	3,581,964
80	25,206,104	4,032,977	1,512,977	2,352,977	3,132,977	3,532,977
100	24,899,935	3,983,990	1,463,990	2,303,990	3,083,990	3,483,990
120	24,593,765	3,935,002	1,415,002	2,255,002	3,035,002	3,435,002
140	24,287,595	3,886,015	1,366,015	2,206,015	2,986,015	3,386,015
160	23,981,425	3,837,028	1,317,028	2,157,028	2,937,028	3,337,028
180	23,675,255	3,788,041	1,268,041	2,108,041	2,888,041	3,288,041
200	23,369,085	3,739,054	1,219,054	2,059,054	2,839,054	3,239,054
220	23,062,915	3,690,066	1,170,066	2,010,066	2,790,066	3,190,066
240	22,756,745	3,641,079	1,121,079	1,961,079	2,741,079	3,141,079
260	22,450,575	3,592,092	1,072,092	1,912,092	2,692,092	3,092,092
280	22,144,405	3,543,105	1,023,105	1,863,105	2,643,105	3,043,105
300	21,838,235	3,494,118	974,118	1,814,118	2,594,118	2,994,118
350	21,072,811	3,371,650	851,650	1,691,650	2,471,650	2,871,650



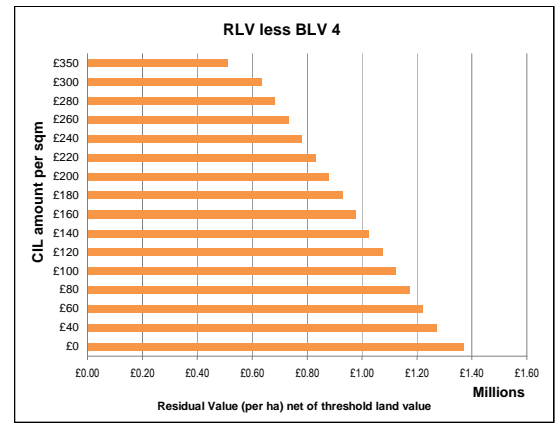
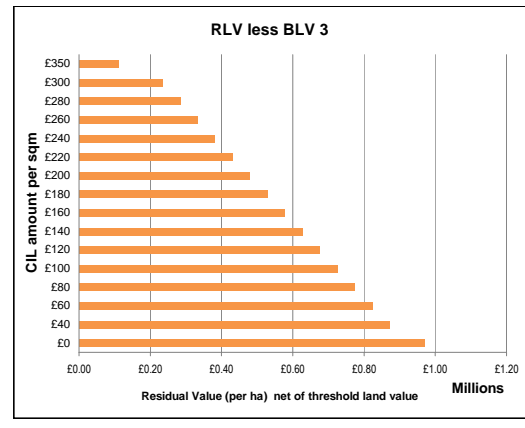
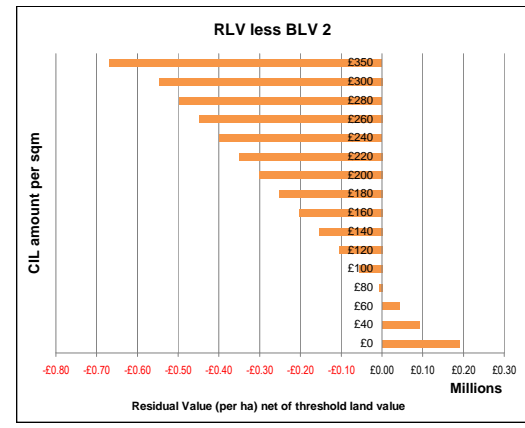
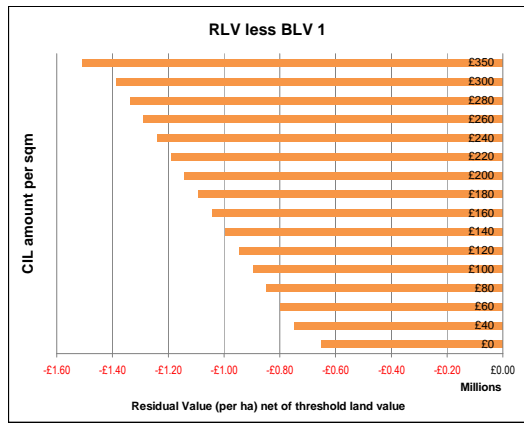
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,449,648	2,951,944	431,944	1,271,944	2,051,944	2,451,944
40	17,837,309	2,853,969	333,969	1,173,969	1,953,969	2,353,969
60	17,531,139	2,804,982	284,982	1,124,982	1,904,982	2,304,982
80	17,224,969	2,755,995	235,995	1,075,995	1,855,995	2,255,995
100	16,918,799	2,707,008	187,008	1,027,008	1,807,008	2,207,008
120	16,612,629	2,658,021	138,021	978,021	1,758,021	2,158,021
140	16,306,459	2,609,033	89,033	929,033	1,709,033	2,109,033
160	16,000,289	2,560,046	40,046	880,046	1,660,046	2,060,046
180	15,694,119	2,511,059	-8,941	831,059	1,611,059	2,011,059
200	15,387,949	2,462,072	-57,928	782,072	1,562,072	1,962,072
220	15,081,779	2,413,085	-106,915	733,085	1,513,085	1,913,085
240	14,775,609	2,364,098	-155,902	684,098	1,464,098	1,864,098
260	14,469,439	2,315,110	-204,890	635,110	1,415,110	1,815,110
280	14,163,270	2,266,123	-253,877	586,123	1,366,123	1,766,123
300	13,857,100	2,217,136	-302,864	537,136	1,317,136	1,717,136
350	13,091,675	2,094,668	-425,332	414,668	1,194,668	1,594,668



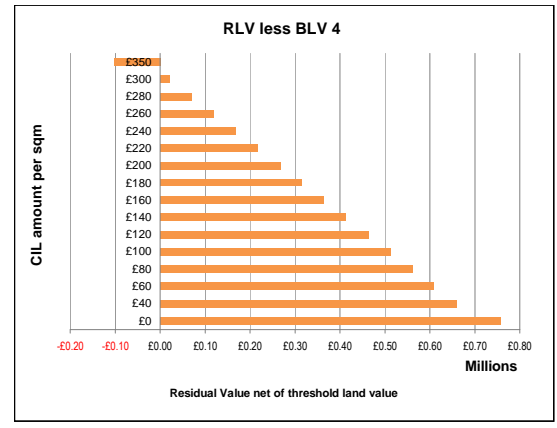
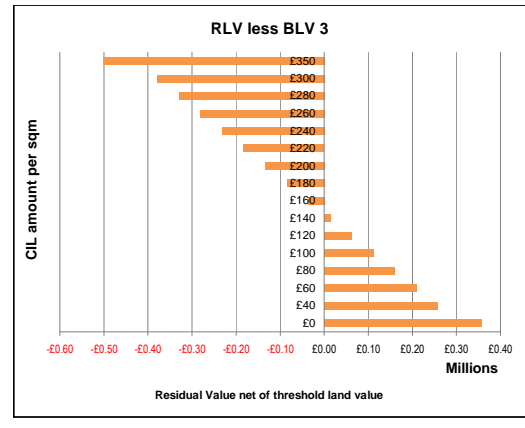
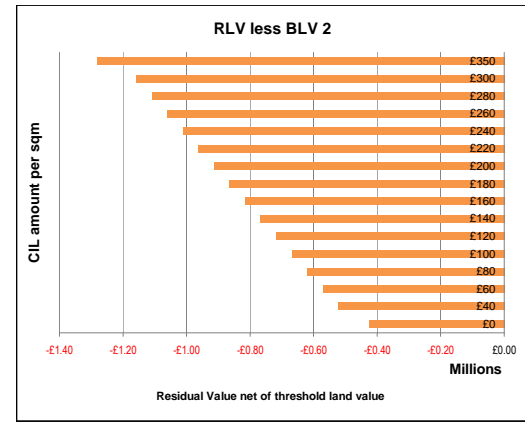
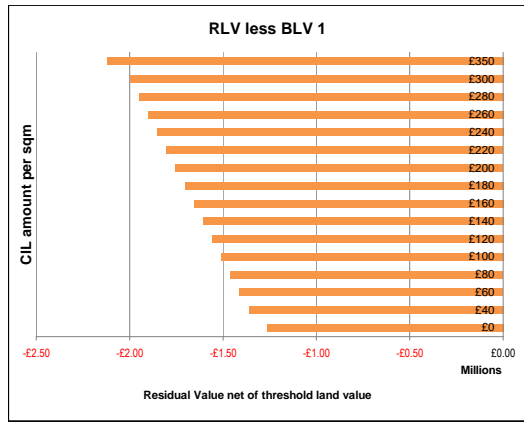
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,499,841	1,199,975	-1,320,025	-480,025	299,975	699,975
40	6,887,501	1,102,000	-1,418,000	-578,000	202,000	602,000
60	6,581,332	1,053,013	-1,466,987	-626,987	153,013	553,013
80	6,275,162	1,004,026	-1,515,974	-675,974	104,026	504,026
100	5,968,992	955,039	-1,564,961	-724,961	55,039	455,039
120	5,662,822	906,051	-1,613,949	-773,949	6,051	406,051
140	5,356,652	857,064	-1,662,936	-822,936	-42,936	357,064
160	5,050,482	808,077	-1,711,923	-871,923	-91,923	308,077
180	4,744,312	759,090	-1,760,910	-920,910	-140,910	259,090
200	4,438,142	710,103	-1,809,897	-969,897	-189,897	210,103
220	4,131,972	661,116	-1,858,884	-1,018,884	-238,884	161,116
240	3,825,802	612,128	-1,907,872	-1,067,872	-287,872	112,128
260	3,519,632	563,141	-1,956,859	-1,116,859	-336,859	63,141
280	3,213,462	514,154	-2,005,846	-1,165,846	-385,846	14,154
300	2,907,292	465,167	-2,054,833	-1,214,833	-434,833	-34,833
350	2,141,868	342,699	-2,177,301	-1,337,301	-557,301	-157,301



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,679,903	1,868,784	-651,216	188,784	968,784	1,368,784
40	11,067,563	1,770,810	-749,190	90,810	870,810	1,270,810
60	10,761,393	1,721,823	-798,177	41,823	821,823	1,221,823
80	10,455,223	1,672,836	-847,164	-7,164	772,836	1,172,836
100	10,149,053	1,623,849	-896,151	-56,151	723,849	1,123,849
120	9,842,883	1,574,861	-945,139	-105,139	674,861	1,074,861
140	9,536,713	1,525,874	-994,126	-154,126	625,874	1,025,874
160	9,230,543	1,476,887	-1,043,113	-203,113	576,887	976,887
180	8,924,374	1,427,900	-1,092,100	-252,100	527,900	927,900
200	8,618,204	1,378,913	-1,141,087	-301,087	478,913	878,913
220	8,312,034	1,329,925	-1,190,075	-350,075	429,925	829,925
240	8,005,864	1,280,938	-1,239,062	-399,062	380,938	780,938
260	7,699,694	1,231,951	-1,288,049	-448,049	331,951	731,951
280	7,393,524	1,182,964	-1,337,036	-497,036	282,964	682,964
300	7,087,354	1,133,977	-1,386,023	-546,023	233,977	633,977
350	6,321,929	1,011,509	-1,506,491	-668,491	111,509	511,509



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,848,647	1,255,783	-1,264,217	-424,217	355,783	755,783
40	7,236,307	1,157,809	-1,362,191	-522,191	257,809	657,809
60	6,930,137	1,108,822	-1,411,178	-571,178	208,822	608,822
80	6,623,967	1,059,835	-1,460,165	-620,165	159,835	559,835
100	6,317,797	1,010,848	-1,509,152	-669,152	110,848	510,848
120	6,011,627	961,860	-1,558,140	-718,140	61,860	461,860
140	5,705,457	912,873	-1,607,127	-767,127	12,873	412,873
160	5,399,287	863,886	-1,656,114	-816,114	-36,114	363,886
180	5,093,117	814,899	-1,705,101	-865,101	-85,101	314,899
200	4,786,947	765,912	-1,754,088	-914,088	-134,088	265,912
220	4,480,777	716,924	-1,803,076	-963,076	-183,076	216,924
240	4,174,607	667,937	-1,852,063	-1,012,063	-232,063	167,937
260	3,868,437	618,950	-1,901,050	-1,061,050	-281,050	118,950
280	3,562,267	569,963	-1,950,037	-1,110,037	-330,037	69,963
300	3,256,097	520,976	-1,999,024	-1,159,024	-379,024	20,976
350	2,490,673	398,508	-2,121,492	-1,281,492	-501,492	-101,492



CIL Viability Bath & North East Somerset Benchmark Land Values (per net developable ha)

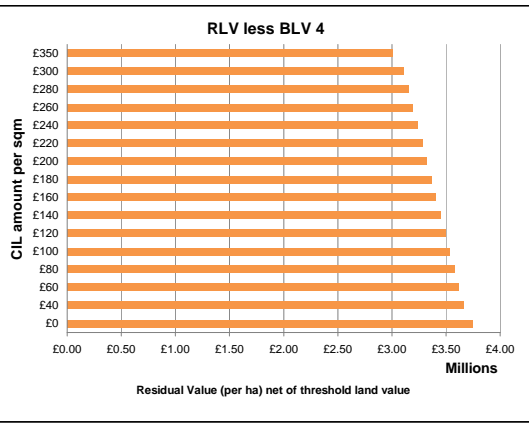
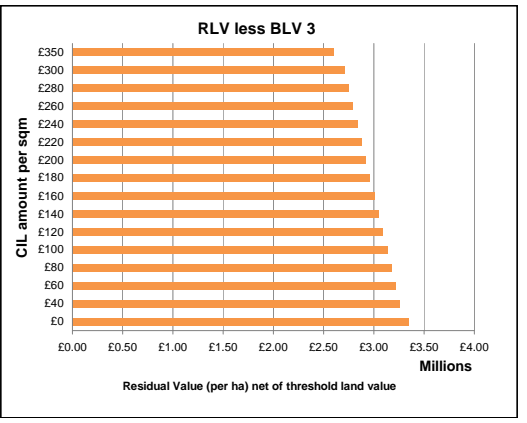
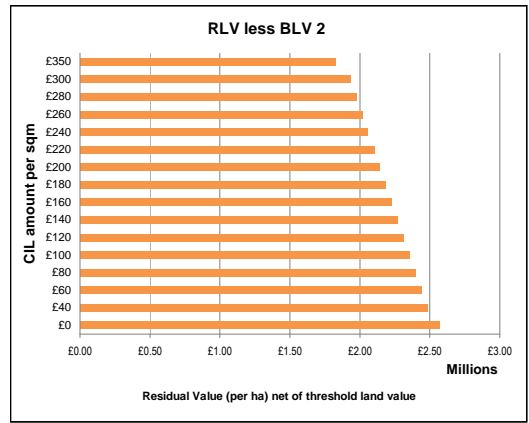
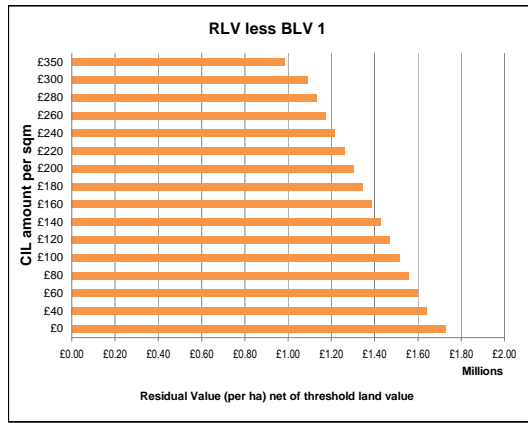
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

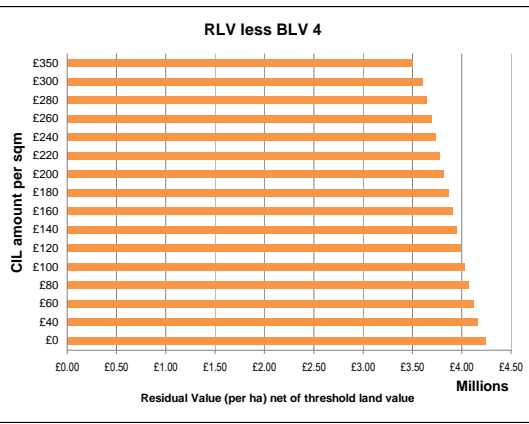
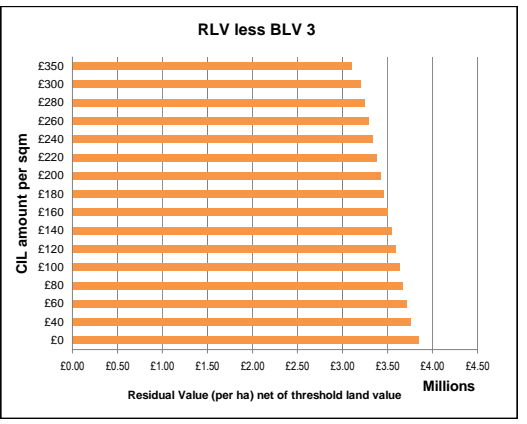
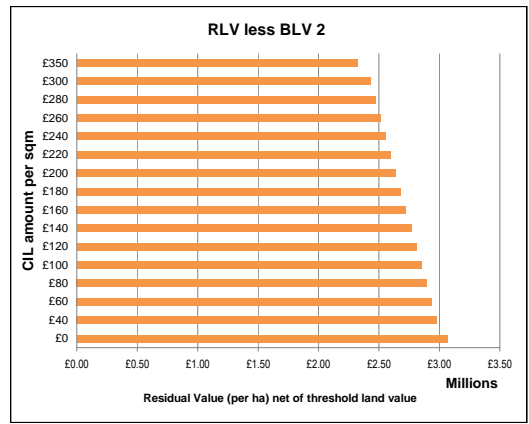
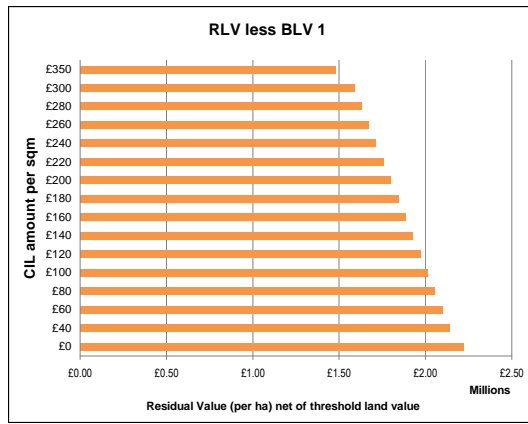
Site type 7 Description: **Area 1** £554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,533,899	4,245,424	1,725,424	2,565,424	3,345,424	3,745,424
40	26,003,204	4,160,513	1,640,513	2,480,513	3,260,513	3,660,513
60	25,737,857	4,116,057	1,598,057	2,438,057	3,218,057	3,618,057
80	25,472,510	4,075,602	1,556,602	2,395,602	3,175,602	3,575,602
100	25,207,162	4,033,146	1,513,146	2,353,146	3,133,146	3,533,146
120	24,941,815	3,990,690	1,470,690	2,310,690	3,090,690	3,490,690
140	24,676,468	3,948,235	1,428,235	2,268,235	3,048,235	3,448,235
160	24,411,121	3,905,779	1,385,779	2,225,779	3,005,779	3,405,779
180	24,145,773	3,863,324	1,343,324	2,183,324	2,963,324	3,363,324
200	23,880,426	3,820,868	1,300,868	2,140,868	2,920,868	3,320,868
220	23,615,079	3,778,413	1,258,413	2,098,413	2,878,413	3,278,413
240	23,349,732	3,735,957	1,215,957	2,055,957	2,835,957	3,235,957
260	23,084,384	3,693,501	1,173,501	2,013,501	2,793,501	3,193,501
280	22,819,037	3,651,046	1,131,046	1,971,046	2,751,046	3,151,046
300	22,553,690	3,608,590	1,088,590	1,928,590	2,708,590	3,108,590
350	21,890,322	3,502,451	982,451	1,822,451	2,602,451	3,002,451



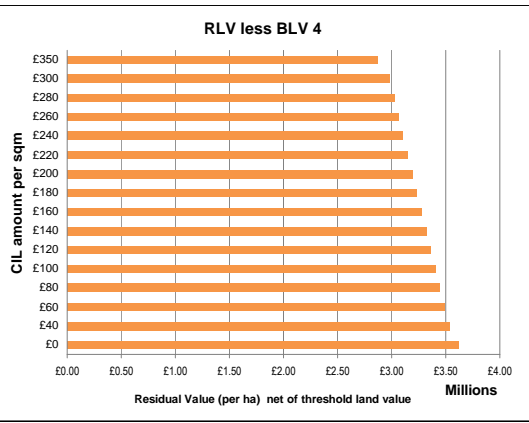
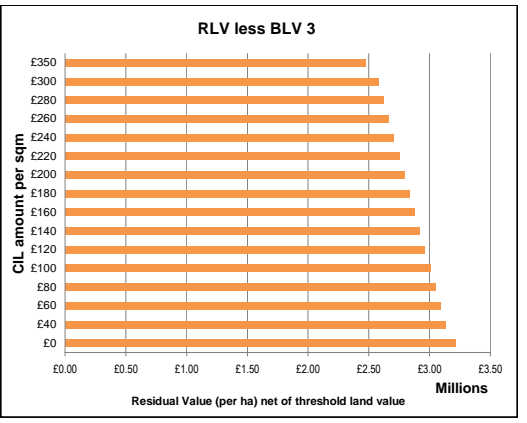
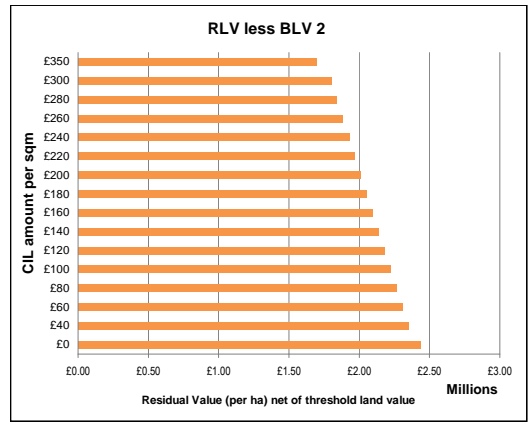
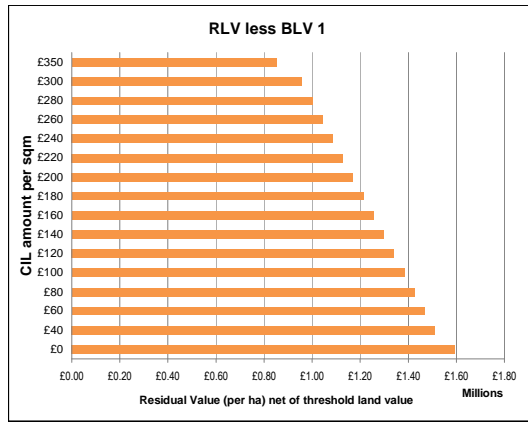
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,640,723	4,742,516	2,222,516	3,062,516	3,842,516	4,242,516
40	29,110,028	4,657,605	2,137,605	2,977,605	3,757,605	4,157,605
60	28,844,681	4,615,149	2,095,149	2,935,149	3,715,149	4,115,149
80	28,579,334	4,572,693	2,052,693	2,892,693	3,672,693	4,072,693
100	28,313,987	4,530,238	2,010,238	2,850,238	3,630,238	4,030,238
120	28,048,639	4,487,782	1,967,782	2,807,782	3,587,782	3,987,782
140	27,783,292	4,445,327	1,925,327	2,765,327	3,545,327	3,945,327
160	27,517,945	4,402,871	1,882,871	2,722,871	3,502,871	3,902,871
180	27,252,598	4,360,416	1,840,416	2,680,416	3,460,416	3,860,416
200	26,987,250	4,317,960	1,797,960	2,637,960	3,417,960	3,817,960
220	26,721,903	4,275,504	1,755,504	2,595,504	3,375,504	3,775,504
240	26,456,556	4,233,049	1,713,049	2,553,049	3,333,049	3,733,049
260	26,191,208	4,190,593	1,670,593	2,510,593	3,290,593	3,690,593
280	25,925,861	4,148,138	1,628,138	2,468,138	3,248,138	3,648,138
300	25,660,514	4,105,682	1,585,682	2,425,682	3,205,682	3,605,682
350	24,997,146	3,999,543	1,479,543	2,319,543	3,099,543	3,499,543

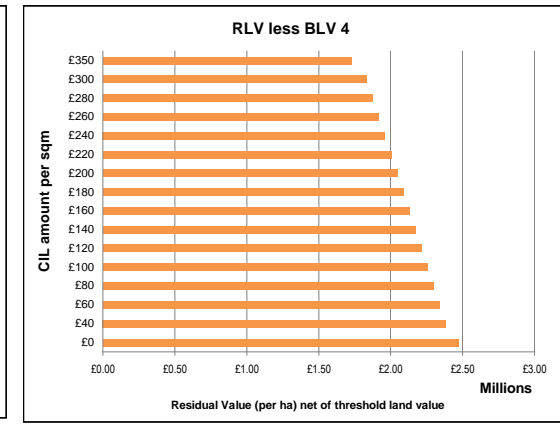
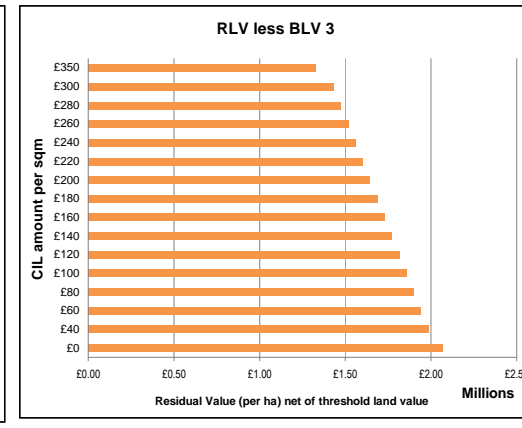
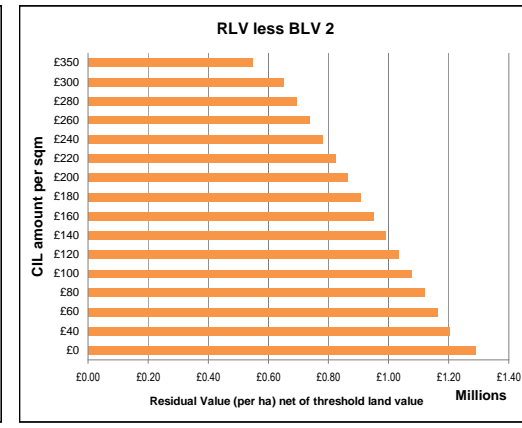
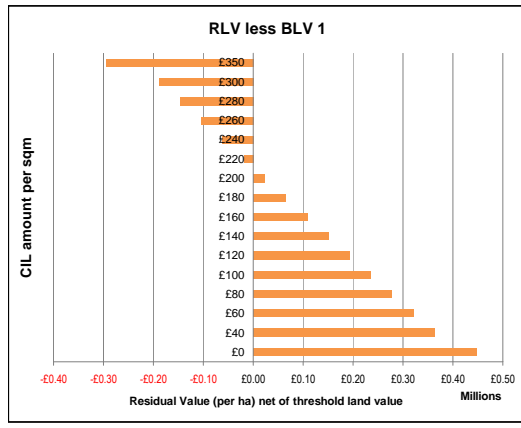


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

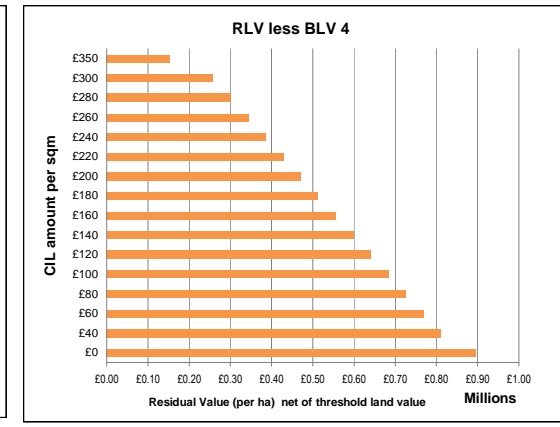
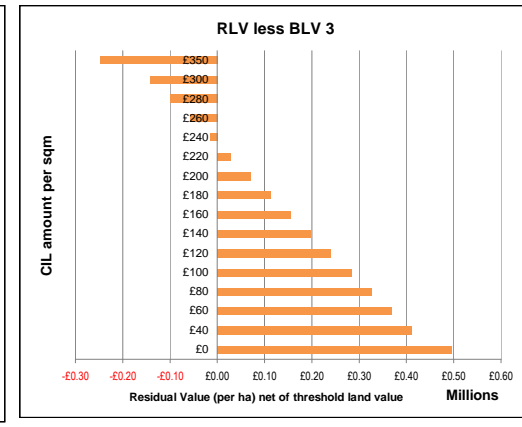
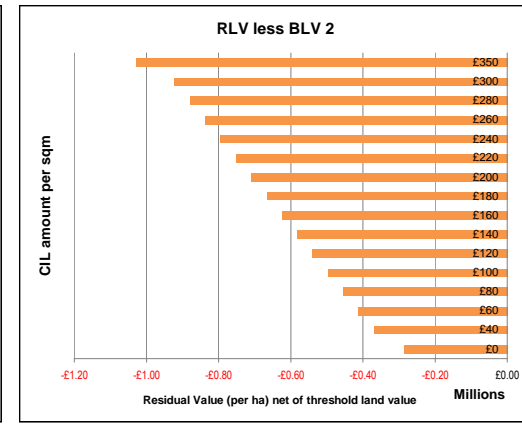
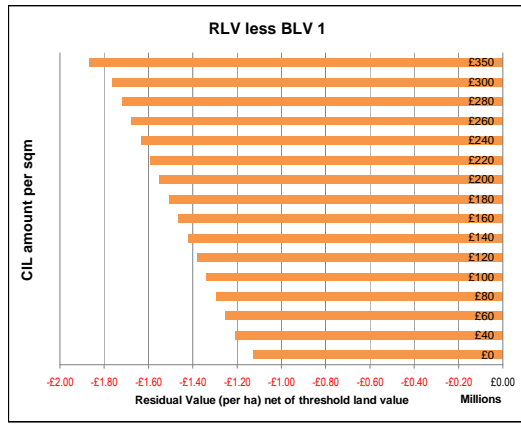
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,713,217	4,114,115	1,594,115	2,434,115	3,214,115	3,614,115
40	25,182,523	4,029,204	1,509,204	2,349,204	3,129,204	3,529,204
60	24,917,176	3,986,748	1,466,748	2,306,748	3,086,748	3,486,748
80	24,651,828	3,944,293	1,424,293	2,264,293	3,044,293	3,444,293
100	24,386,481	3,901,837	1,381,837	2,221,837	3,001,837	3,401,837
120	24,121,134	3,859,381	1,339,381	2,179,381	2,959,381	3,359,381
140	23,855,787	3,816,926	1,296,926	2,136,926	2,916,926	3,316,926
160	23,590,439	3,774,470	1,254,470	2,094,470	2,874,470	3,274,470
180	23,325,092	3,732,015	1,212,015	2,052,015	2,832,015	3,232,015
200	23,059,745	3,689,559	1,169,559	2,009,559	2,789,559	3,189,559
220	22,794,397	3,647,104	1,127,104	1,967,104	2,747,104	3,147,104
240	22,529,050	3,604,648	1,084,648	1,924,648	2,704,648	3,104,648
260	22,263,703	3,562,192	1,042,192	1,882,192	2,662,192	3,062,192
280	21,998,356	3,519,737	999,737	1,839,737	2,619,737	3,019,737
300	21,733,008	3,477,281	957,281	1,797,281	2,577,281	2,977,281
350	21,069,640	3,371,142	851,142	1,691,142	2,471,142	2,871,142



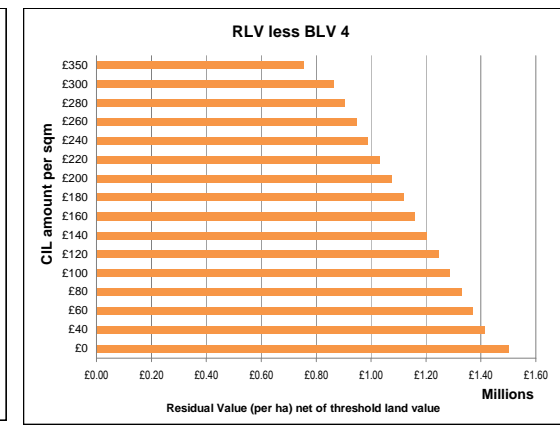
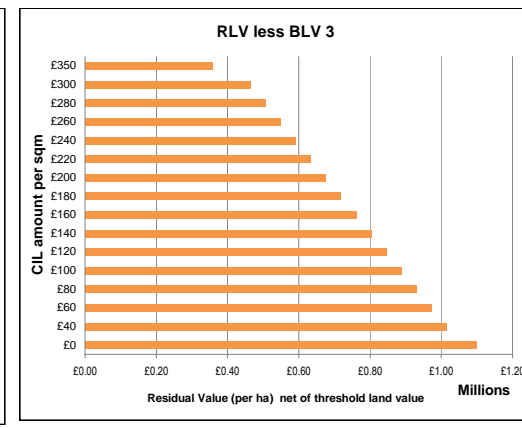
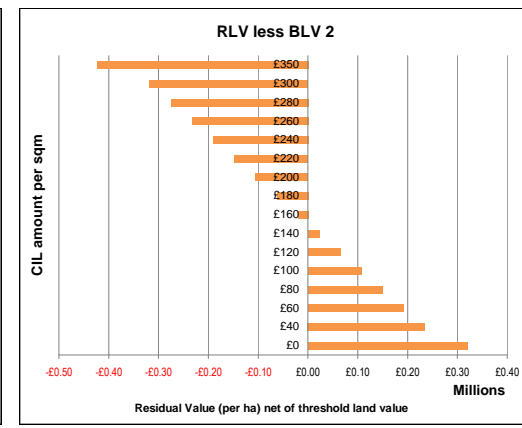
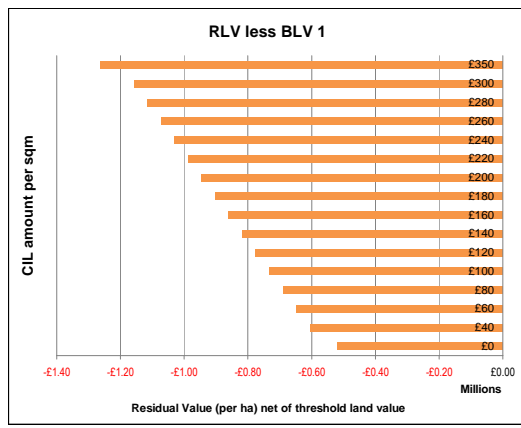
Site type 7	Description: Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,548,159	2,967,705	447,705	1,287,705	2,067,705	2,467,705
40	18,017,464	2,882,794	362,794	1,202,794	1,982,794	2,382,794
60	17,752,117	2,840,339	320,339	1,160,339	1,940,339	2,340,339
80	17,486,770	2,797,883	277,883	1,117,883	1,897,883	2,297,883
100	17,221,422	2,755,428	235,428	1,075,428	1,855,428	2,255,428
120	16,956,075	2,712,972	192,972	1,032,972	1,812,972	2,212,972
140	16,690,728	2,670,516	150,516	990,516	1,770,516	2,170,516
160	16,425,381	2,628,061	108,061	948,061	1,728,061	2,128,061
180	16,160,033	2,585,605	65,605	905,605	1,685,605	2,085,605
200	15,894,686	2,543,150	23,150	863,150	1,643,150	2,043,150
220	15,629,339	2,500,694	-	820,694	1,600,694	2,000,694
240	15,363,992	2,458,239	-	778,239	1,558,239	1,958,239
260	15,098,644	2,415,783	-	735,783	1,515,783	1,915,783
280	14,833,297	2,373,328	-	693,328	1,473,328	1,873,328
300	14,567,950	2,330,872	-	650,872	1,430,872	1,830,872
350	13,904,582	2,224,733	-	544,733	1,324,733	1,724,733



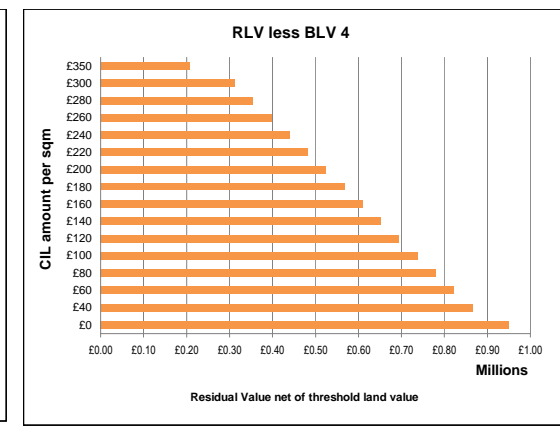
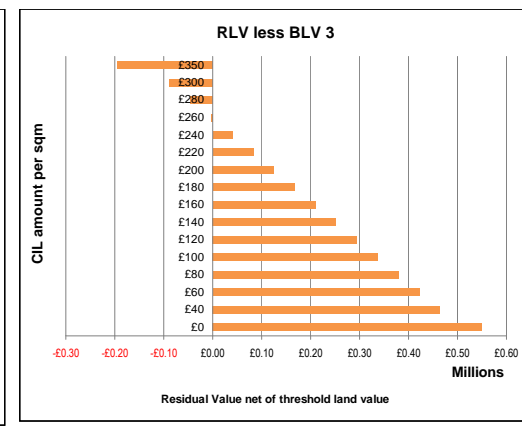
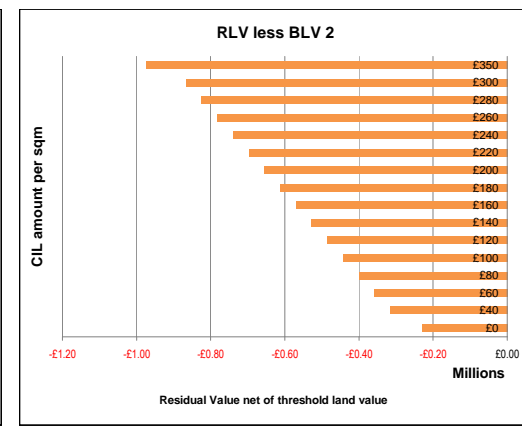
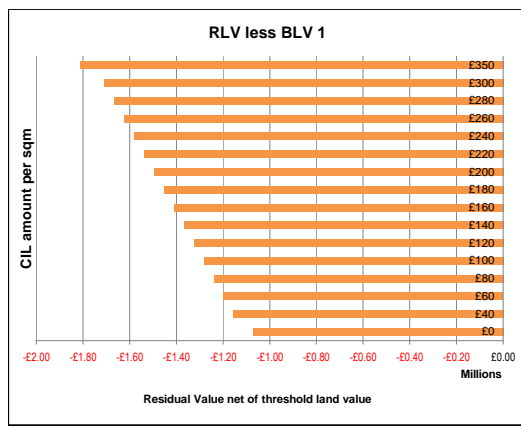
Site type 7	Description: Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,717,978	1,394,876	-	1,125,124	-	285,124
40	8,187,283	1,309,965	-	1,210,035	-	370,035
60	7,921,936	1,267,510	-	1,252,490	-	412,490
80	7,656,588	1,225,054	-	1,294,946	-	454,946
100	7,391,241	1,182,599	-	1,337,401	-	497,401
120	7,125,894	1,140,143	-	1,379,857	-	539,857
140	6,860,547	1,097,687	-	1,422,313	-	582,313
160	6,595,199	1,055,232	-	1,464,768	-	624,768
180	6,329,852	1,012,776	-	1,507,224	-	667,224
200	6,064,505	970,321	-	1,549,679	-	709,679
220	5,799,158	927,865	-	1,592,135	-	752,135
240	5,533,810	885,410	-	1,634,590	-	794,590
260	5,268,463	842,954	-	1,677,046	-	837,046
280	5,003,116	800,499	-	1,719,501	-	879,501
300	4,737,769	758,043	-	1,761,957	-	921,957
350	4,074,400	651,904	-	1,868,096	-	1,028,096



Site type 7	Description: Area 6	£2428 psm Keynsham	Site area:	6.25 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,496,164	1,999,386	-	520,614	319,386	1,099,386
40	11,965,469	1,914,475	-	605,525	234,475	1,014,475
60	11,700,122	1,872,019	-	647,981	192,019	972,019
80	11,434,775	1,829,564	-	690,436	149,564	929,564
100	11,169,427	1,787,108	-	732,892	107,108	887,108
120	10,904,080	1,744,653	-	775,347	64,653	844,653
140	10,638,733	1,702,197	-	817,803	22,197	802,197
160	10,373,385	1,659,742	-	860,258	-	759,742
180	10,108,038	1,617,286	-	902,714	-	717,286
200	9,842,691	1,574,831	-	945,169	-	674,831
220	9,577,344	1,532,375	-	987,625	-	632,375
240	9,311,996	1,489,919	-	1,030,081	-	589,919
260	9,046,649	1,447,464	-	1,072,536	-	547,464
280	8,781,302	1,405,008	-	1,114,992	-	505,008
300	8,515,955	1,362,553	-	1,157,447	-	462,553
350	7,852,586	1,256,414	-	1,263,586	-	423,586



Site type 7	Description: Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha		
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,056,656	1,449,065	-	1,070,935	230,935	549,065
40	8,525,962	1,364,154	-	1,155,846	315,846	464,154
60	8,260,615	1,321,698	-	1,198,302	358,302	421,698
80	7,995,267	1,279,243	-	1,240,757	400,757	379,243
100	7,729,920	1,236,787	-	1,283,213	443,213	336,787
120	7,464,573	1,194,332	-	1,325,668	485,668	294,332
140	7,199,225	1,151,876	-	1,368,124	528,124	251,876
160	6,933,878	1,109,421	-	1,410,579	570,579	209,421
180	6,668,531	1,066,965	-	1,453,035	613,035	166,965
200	6,403,184	1,024,509	-	1,495,491	655,491	124,509
220	6,137,836	982,054	-	1,537,946	697,946	82,054
240	5,872,489	939,598	-	1,580,402	740,402	39,598
260	5,607,142	897,143	-	1,622,857	782,857	-
280	5,341,795	854,687	-	1,665,313	825,313	-
300	5,076,447	812,232	-	1,707,768	867,768	-
350	4,413,079	706,093	-	1,813,907	973,907	-



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

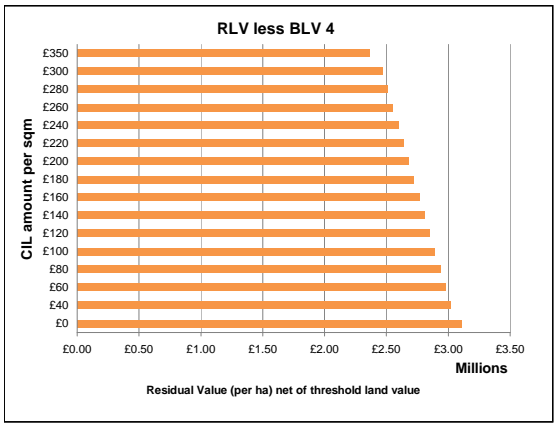
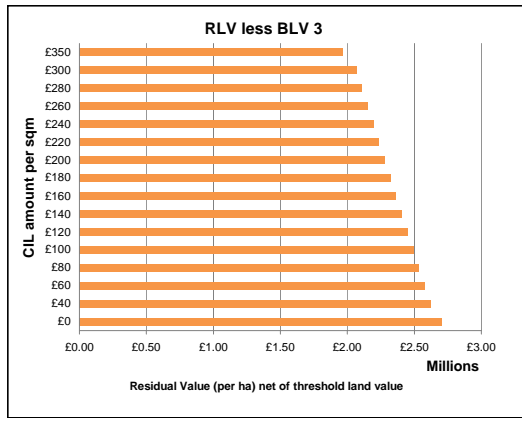
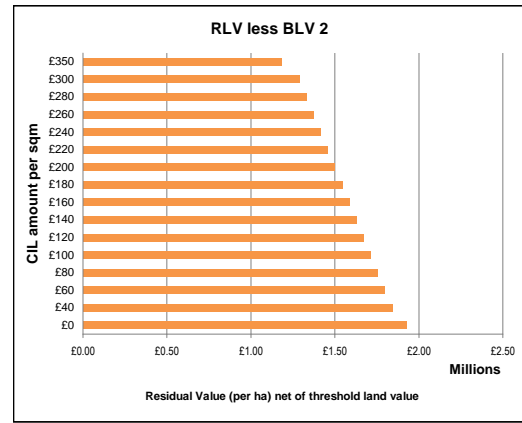
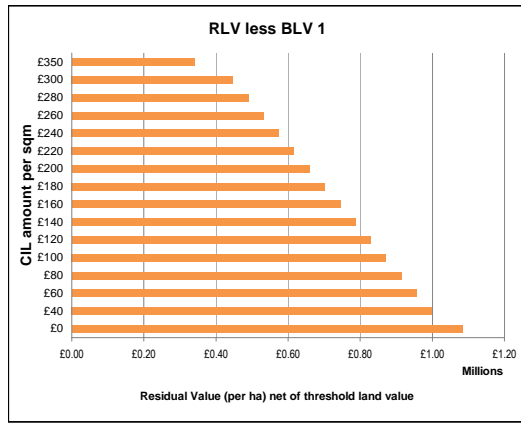
SITE TYPE 7
250 UNITS
HOUSES
40 UPH

CSH level:	4
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

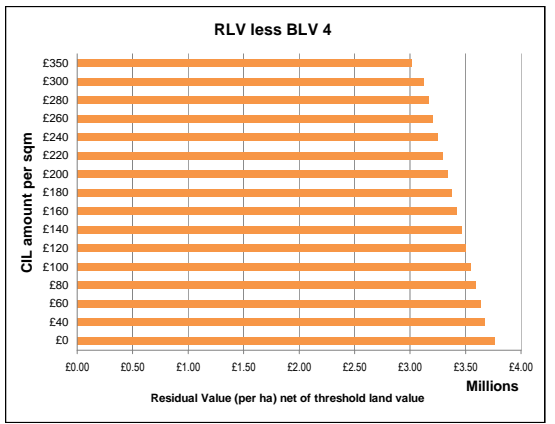
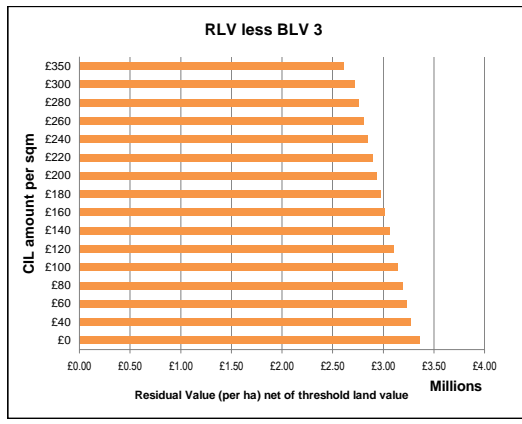
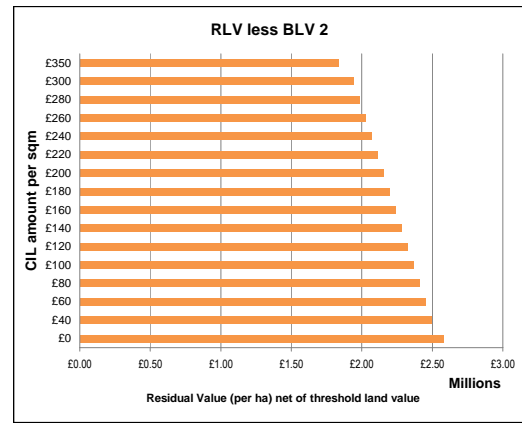
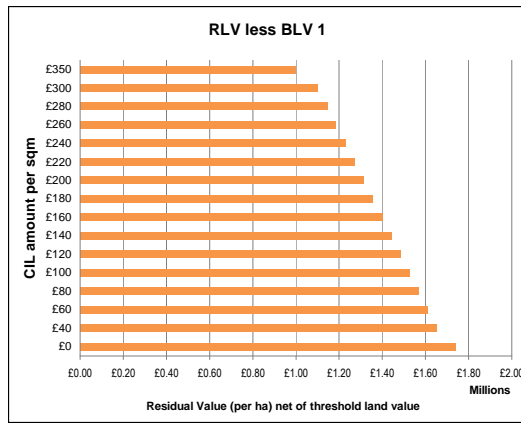
Site type 7 Description: **Area 1** £554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,518,720	3,602,995	1,082,995	1,922,995	2,702,995	3,102,995
40	21,988,026	3,518,084	998,084	1,838,084	2,618,084	3,018,084
60	21,722,679	3,475,629	955,629	1,795,629	2,575,629	2,975,629
80	21,457,331	3,433,173	913,173	1,753,173	2,533,173	2,933,173
100	21,191,984	3,390,717	870,717	1,710,717	2,490,717	2,890,717
120	20,926,637	3,348,262	828,262	1,668,262	2,448,262	2,848,262
140	20,661,290	3,305,806	785,806	1,625,806	2,405,806	2,805,806
160	20,395,942	3,263,351	743,351	1,583,351	2,363,351	2,763,351
180	20,130,595	3,220,895	700,895	1,540,895	2,320,895	2,720,895
200	19,865,248	3,178,440	658,440	1,498,440	2,278,440	2,678,440
220	19,599,901	3,135,984	615,984	1,455,984	2,235,984	2,635,984
240	19,334,553	3,093,529	573,529	1,413,529	2,193,529	2,593,529
260	19,069,206	3,051,073	531,073	1,371,073	2,151,073	2,551,073
280	18,803,859	3,008,617	488,617	1,328,617	2,108,617	2,508,617
300	18,538,511	2,966,162	446,162	1,286,162	2,066,162	2,466,162
350	17,875,143	2,860,023	340,023	1,180,023	1,960,023	2,360,023



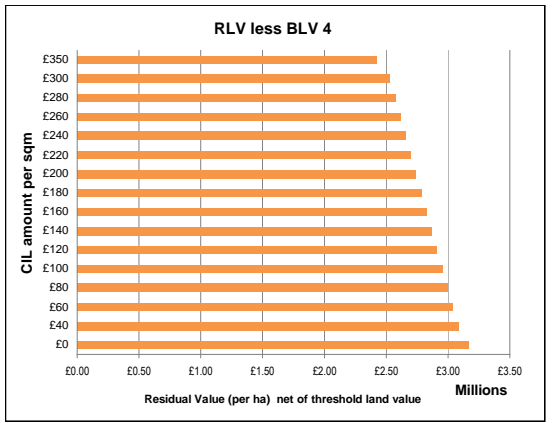
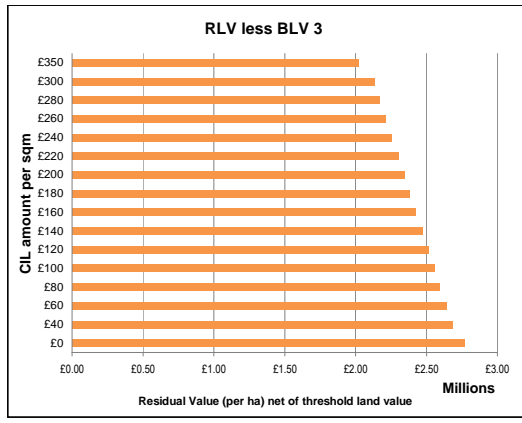
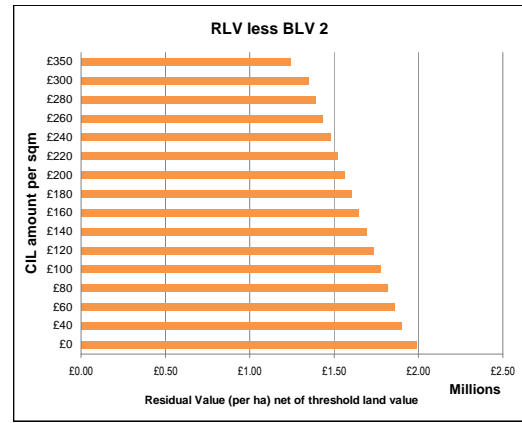
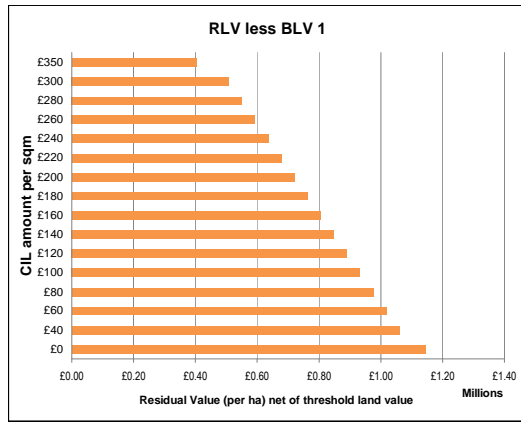
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,607,033	4,257,125	1,737,125	2,577,125	3,357,125	3,757,125
40	26,076,338	4,172,214	1,652,214	2,492,214	3,272,214	3,672,214
60	25,810,991	4,129,759	1,609,759	2,449,759	3,229,759	3,629,759
80	25,545,644	4,087,303	1,567,303	2,407,303	3,187,303	3,587,303
100	25,280,296	4,044,847	1,524,847	2,364,847	3,144,847	3,544,847
120	25,014,949	4,002,392	1,482,392	2,322,392	3,102,392	3,502,392
140	24,749,602	3,959,936	1,439,936	2,279,936	3,059,936	3,459,936
160	24,484,255	3,917,481	1,397,481	2,237,481	3,017,481	3,417,481
180	24,218,907	3,875,025	1,355,025	2,195,025	2,975,025	3,375,025
200	23,953,560	3,832,570	1,312,570	2,152,570	2,932,570	3,332,570
220	23,688,213	3,790,114	1,270,114	2,110,114	2,890,114	3,290,114
240	23,422,865	3,747,658	1,227,658	2,067,658	2,847,658	3,247,658
260	23,157,518	3,705,203	1,185,203	2,025,203	2,805,203	3,205,203
280	22,892,171	3,662,747	1,142,747	1,982,747	2,762,747	3,162,747
300	22,626,824	3,620,292	1,100,292	1,940,292	2,720,292	3,120,292
350	21,963,455	3,514,153	994,153	1,834,153	2,614,153	3,014,153

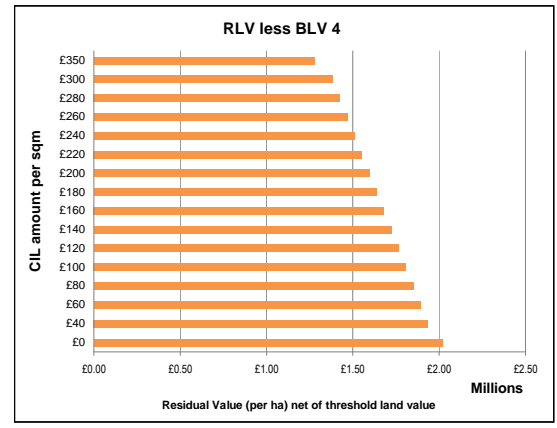
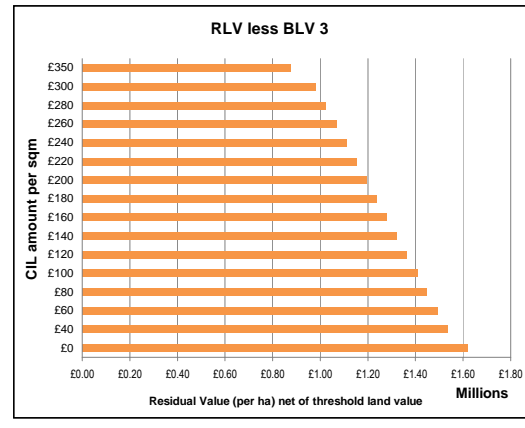
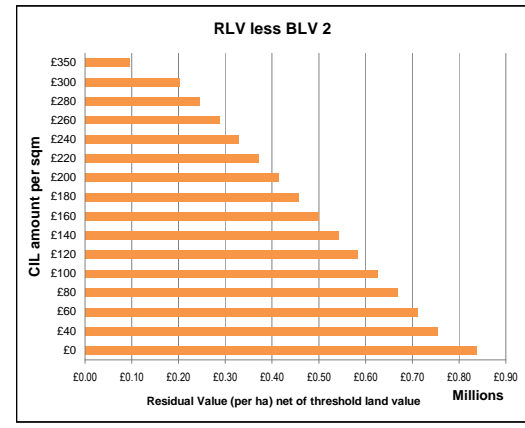
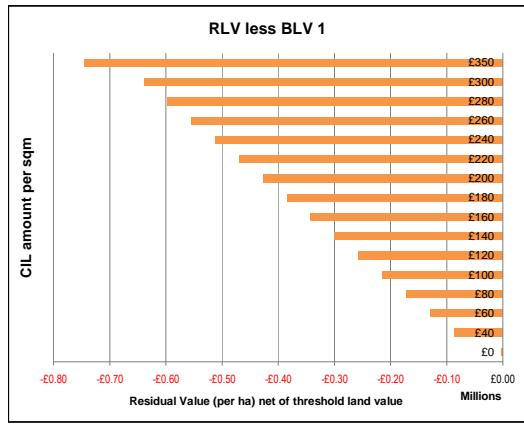


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

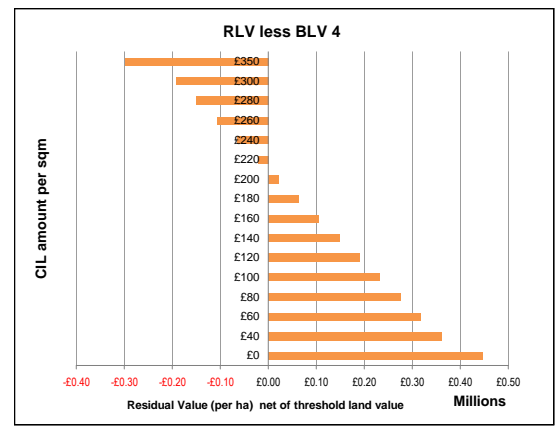
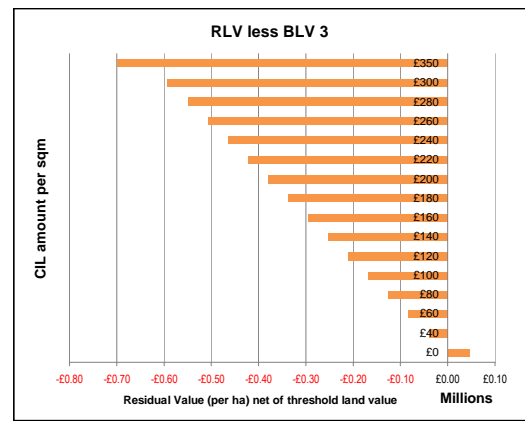
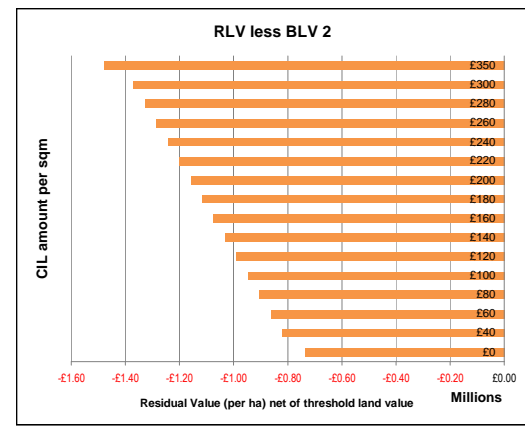
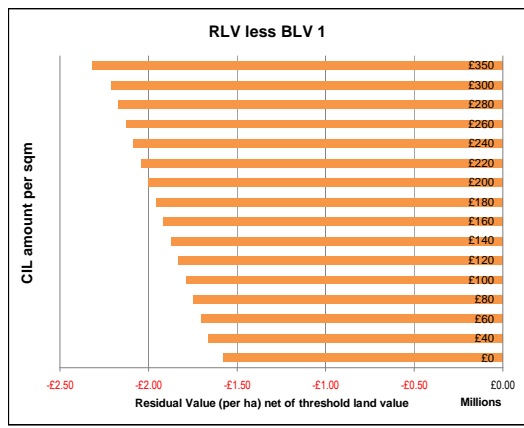
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,902,593	3,664,415	1,144,415	1,984,415	2,764,415	3,164,415
40	22,371,898	3,579,504	1,059,504	1,899,504	2,679,504	3,079,504
60	22,106,551	3,537,048	1,017,048	1,857,048	2,637,048	3,037,048
80	21,841,203	3,494,593	974,593	1,814,593	2,594,593	2,994,593
100	21,575,856	3,452,137	932,137	1,772,137	2,552,137	2,952,137
120	21,310,509	3,409,681	889,681	1,729,681	2,509,681	2,909,681
140	21,045,162	3,367,226	847,226	1,687,226	2,467,226	2,867,226
160	20,779,814	3,324,770	804,770	1,644,770	2,424,770	2,824,770
180	20,514,467	3,282,315	762,315	1,602,315	2,382,315	2,782,315
200	20,249,120	3,239,859	719,859	1,559,859	2,339,859	2,739,859
220	19,983,773	3,197,404	677,404	1,517,404	2,297,404	2,697,404
240	19,718,425	3,154,948	634,948	1,474,948	2,254,948	2,654,948
260	19,453,078	3,112,492	592,492	1,432,492	2,212,492	2,612,492
280	19,187,731	3,070,037	550,037	1,390,037	2,170,037	2,570,037
300	18,922,384	3,027,581	507,581	1,347,581	2,127,581	2,527,581
350	18,259,015	2,921,442	401,442	1,241,442	2,021,442	2,421,442



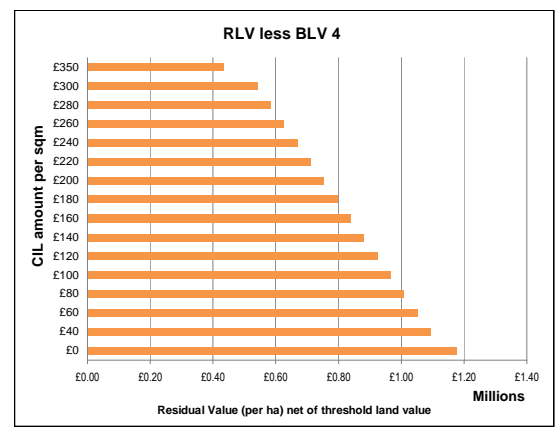
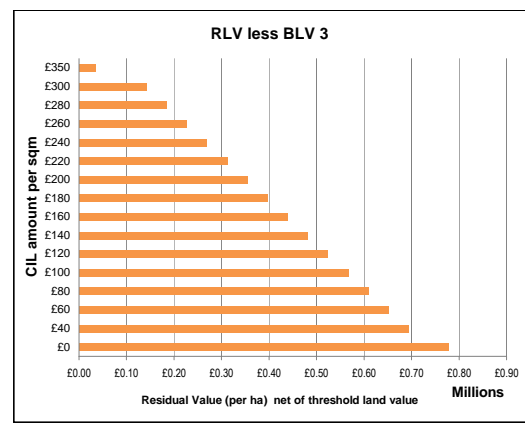
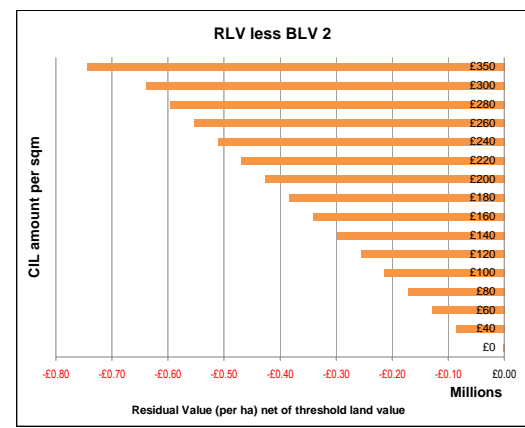
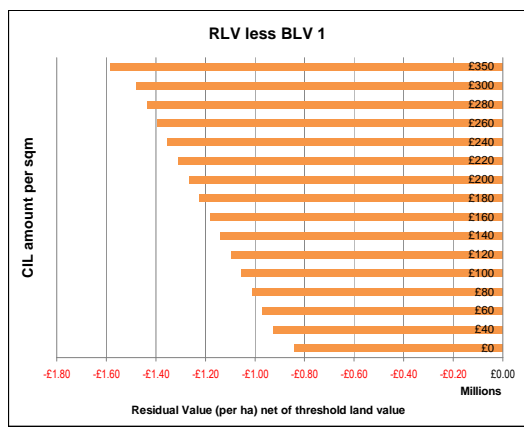
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,737,534	2,518,005	- 1,995	838,005	1,618,005	2,018,005
40	15,206,839	2,433,094	- 86,906	753,094	1,533,094	1,933,094
60	14,941,492	2,390,639	- 129,361	710,639	1,490,639	1,890,639
80	14,676,145	2,348,183	- 171,817	668,183	1,448,183	1,848,183
100	14,410,798	2,305,728	- 214,272	625,728	1,405,728	1,805,728
120	14,145,450	2,263,272	- 256,728	583,272	1,363,272	1,763,272
140	13,880,103	2,220,816	- 299,184	540,816	1,320,816	1,720,816
160	13,614,756	2,178,361	- 341,639	498,361	1,278,361	1,678,361
180	13,349,409	2,135,905	- 384,095	455,905	1,235,905	1,635,905
200	13,084,061	2,093,450	- 426,550	413,450	1,193,450	1,593,450
220	12,818,714	2,050,994	- 469,006	370,994	1,150,994	1,550,994
240	12,553,367	2,008,539	- 511,461	328,539	1,108,539	1,508,539
260	12,288,019	1,966,083	- 553,917	286,083	1,066,083	1,466,083
280	12,022,672	1,923,628	- 596,372	243,628	1,023,628	1,423,628
300	11,757,325	1,881,172	- 638,828	201,172	981,172	1,381,172
350	11,093,957	1,775,033	- 744,967	95,033	875,033	1,275,033



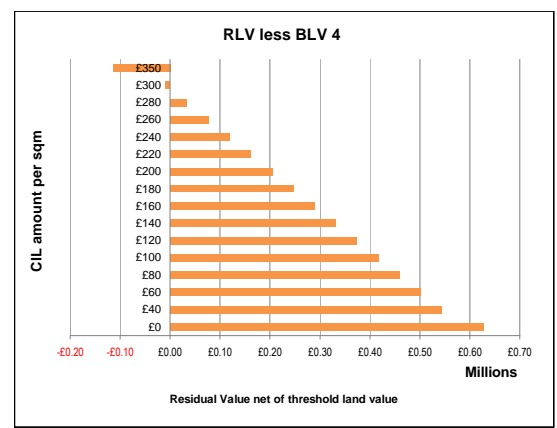
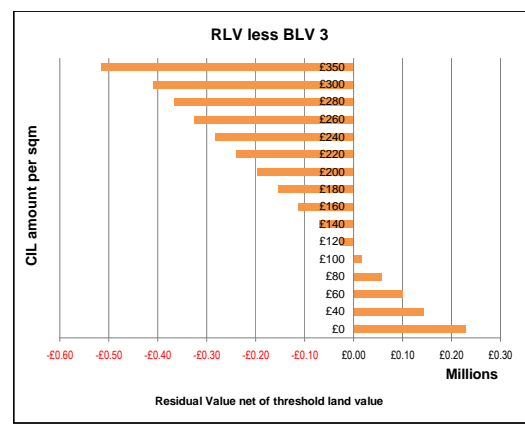
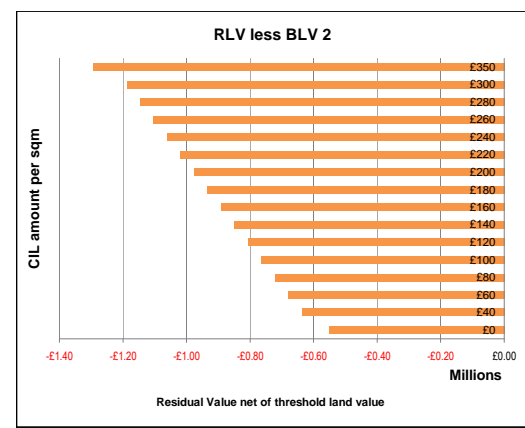
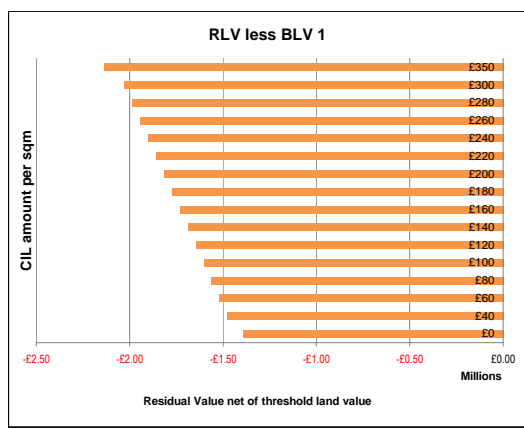
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,907,353	945,176	- 1,574,824	- 734,824	45,176	445,176
40	5,376,658	860,265	- 1,659,735	- 819,735	- 39,735	360,265
60	5,111,311	817,810	- 1,702,190	- 862,190	- 82,190	317,810
80	4,845,964	775,354	- 1,744,646	- 904,646	- 124,646	275,354
100	4,580,616	732,899	- 1,787,101	- 947,101	- 167,101	232,899
120	4,315,269	690,443	- 1,829,557	- 989,557	- 209,557	190,443
140	4,049,922	647,987	- 1,872,013	- 1,032,013	- 252,013	147,987
160	3,784,575	605,532	- 1,914,468	- 1,074,468	- 294,468	105,532
180	3,519,227	563,076	- 1,956,924	- 1,116,924	- 336,924	63,076
200	3,253,880	520,621	- 1,999,379	- 1,159,379	- 379,379	20,621
220	2,988,533	478,165	- 2,041,835	- 1,201,835	- 421,835	- 21,835
240	2,723,185	435,710	- 2,084,290	- 1,244,290	- 464,290	- 64,290
260	2,457,838	393,254	- 2,126,746	- 1,286,746	- 506,746	- 106,746
280	2,192,491	350,799	- 2,169,201	- 1,329,201	- 549,201	- 149,201
300	1,927,144	308,343	- 2,211,657	- 1,371,657	- 591,657	- 191,657
350	1,263,776	202,204	- 2,317,796	- 1,477,796	- 697,796	- 297,796



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,488,574	1,678,172	- 841,828	- 1,828	778,172	1,178,172
40	9,957,880	1,593,261	- 926,739	- 86,739	693,261	1,093,261
60	9,692,533	1,550,805	- 969,195	- 129,195	650,805	1,050,805
80	9,427,185	1,508,350	- 1,011,650	- 171,650	608,350	1,008,350
100	9,161,838	1,465,894	- 1,054,106	- 214,106	565,894	965,894
120	8,896,491	1,423,439	- 1,096,561	- 256,561	523,439	923,439
140	8,631,144	1,380,983	- 1,139,017	- 299,017	480,983	880,983
160	8,365,796	1,338,527	- 1,181,473	- 341,473	438,527	838,527
180	8,100,449	1,296,072	- 1,223,928	- 383,928	396,072	796,072
200	7,835,102	1,253,616	- 1,266,384	- 426,384	353,616	753,616
220	7,569,755	1,211,161	- 1,308,839	- 468,839	311,161	711,161
240	7,304,407	1,168,705	- 1,351,295	- 511,295	268,705	668,705
260	7,039,060	1,126,250	- 1,393,750	- 553,750	226,250	626,250
280	6,773,713	1,083,794	- 1,436,206	- 596,206	183,794	583,794
300	6,508,365	1,041,338	- 1,478,662	- 638,662	141,338	541,338
350	5,844,997	935,200	- 1,584,800	- 744,800	35,200	435,200



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,049,067	1,127,851	- 1,392,149	- 552,149	227,851	627,851
40	6,518,373	1,042,940	- 1,477,060	- 637,060	142,940	542,940
60	6,253,025	1,000,484	- 1,519,516	- 679,516	100,484	500,484
80	5,987,678	958,028	- 1,561,972	- 721,972	58,028	458,028
100	5,722,331	915,573	- 1,604,427	- 764,427	15,573	415,573
120	5,456,984	873,117	- 1,646,883	- 806,883	- 26,883	373,117
140	5,191,636	830,662	- 1,689,338	- 849,338	- 69,338	330,662
160	4,926,289	788,206	- 1,731,794	- 891,794	- 111,794	288,206
180	4,660,942	745,751	- 1,774,249	- 934,249	- 154,249	245,751
200	4,395,594	703,295	- 1,816,705	- 976,705	- 196,705	203,295
220	4,130,247	660,840	- 1,859,160	- 1,019,160	- 239,160	160,840
240	3,864,900	618,384	- 1,901,616	- 1,061,616	- 281,616	118,384
260	3,599,553	575,928	- 1,944,072	- 1,104,072	- 324,072	75,928
280	3,334,205	533,473	- 1,986,527	- 1,146,527	- 366,527	33,473
300	3,068,858	491,017	- 2,028,983	- 1,188,983	- 408,983	- 8,983
350	2,405,490	384,878	- 2,135,122	- 1,295,122	- 515,122	- 115,122



CIL Viability Bath & North East Somerset Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

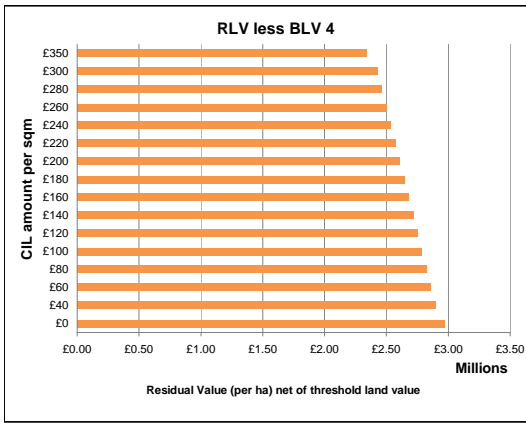
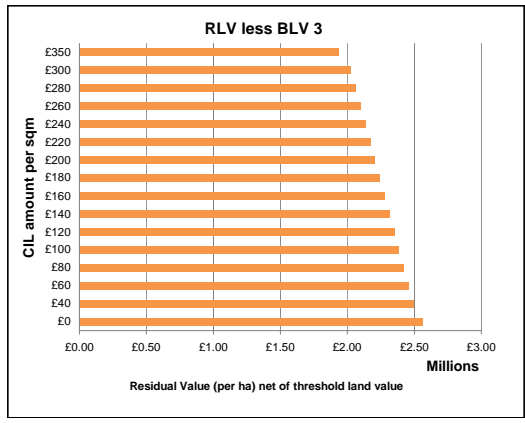
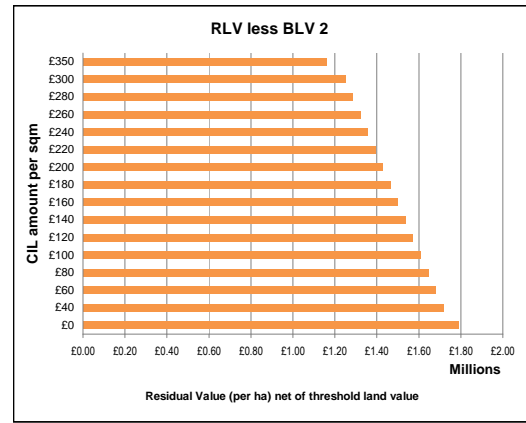
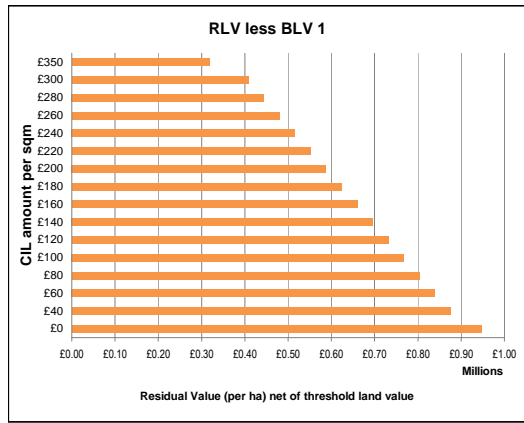
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 7
250 UNITS
HOUSES
40 UPH

CSH level:	3	Sales value inflation
Aff Hsg:	45%	Build cost inflation
		Profit

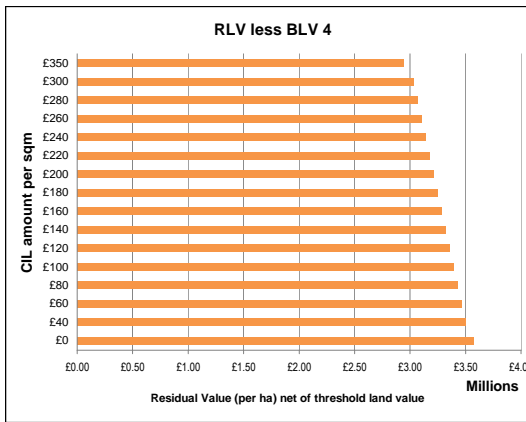
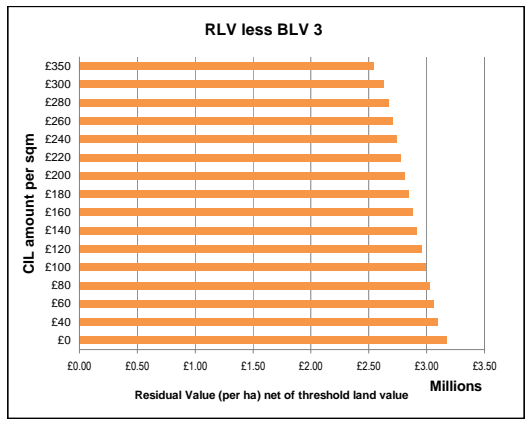
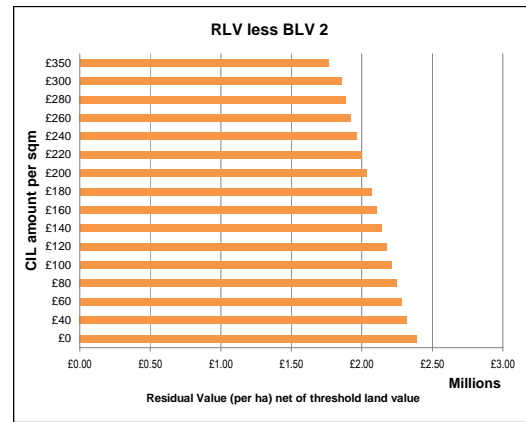
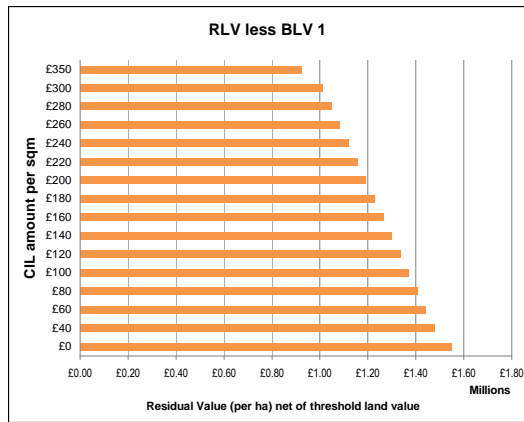
Site type 7 Description: **Area 1** £5554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,665,009	3,466,401	946,401	1,786,401	2,566,401	2,966,401
40	21,215,960	3,394,554	874,554	1,714,554	2,494,554	2,894,554
60	20,991,435	3,358,630	838,630	1,678,630	2,458,630	2,858,630
80	20,766,911	3,322,706	802,706	1,642,706	2,422,706	2,822,706
100	20,542,386	3,286,782	766,782	1,606,782	2,386,782	2,786,782
120	20,317,861	3,250,858	730,858	1,570,858	2,350,858	2,750,858
140	20,093,337	3,214,934	694,934	1,534,934	2,314,934	2,714,934
160	19,868,812	3,179,010	659,010	1,499,010	2,279,010	2,679,010
180	19,644,288	3,143,086	623,086	1,463,086	2,243,086	2,643,086
200	19,419,763	3,107,162	587,162	1,427,162	2,207,162	2,607,162
220	19,195,238	3,071,238	551,238	1,391,238	2,171,238	2,571,238
240	18,970,714	3,035,314	515,314	1,355,314	2,135,314	2,535,314
260	18,746,189	2,999,390	479,390	1,319,390	2,099,390	2,499,390
280	18,521,665	2,963,466	443,466	1,283,466	2,063,466	2,463,466
300	18,297,140	2,927,542	407,542	1,247,542	2,027,542	2,427,542
350	17,735,828	2,837,733	317,733	1,157,733	1,937,733	2,337,733



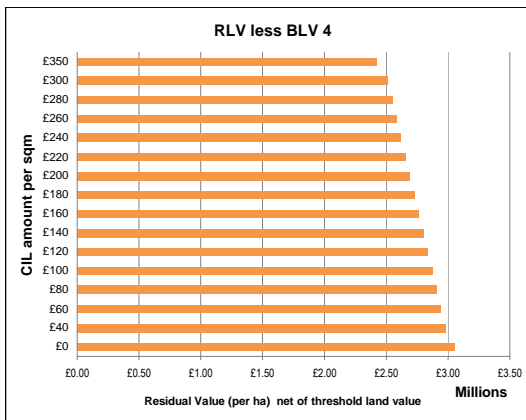
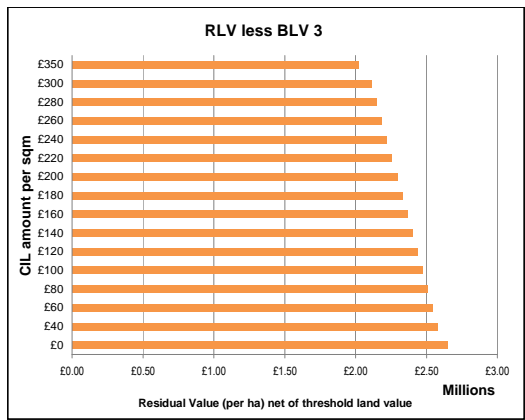
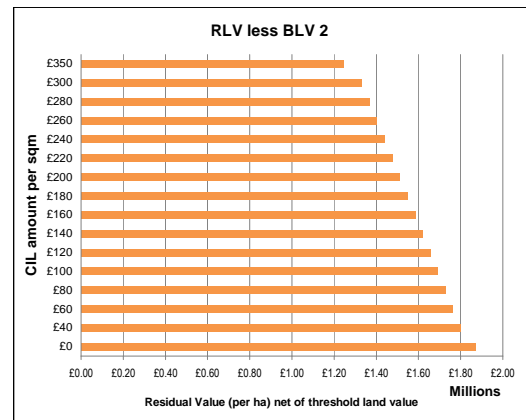
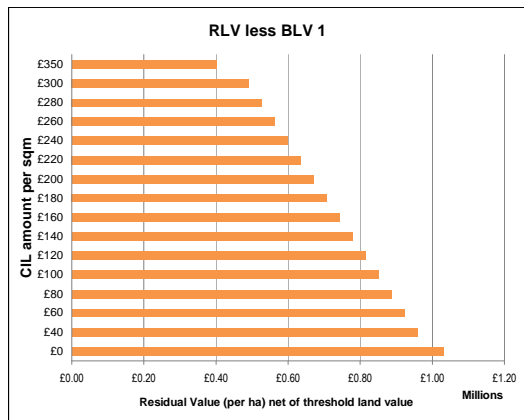
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,434,233	4,069,477	1,549,477	2,389,477	3,169,477	3,569,477
40	24,985,184	3,997,629	1,477,629	2,317,629	3,097,629	3,497,629
60	24,760,660	3,961,706	1,441,706	2,281,706	3,061,706	3,461,706
80	24,536,135	3,925,782	1,405,782	2,245,782	3,025,782	3,425,782
100	24,311,610	3,889,858	1,369,858	2,209,858	2,989,858	3,389,858
120	24,087,086	3,853,934	1,333,934	2,173,934	2,953,934	3,353,934
140	23,862,561	3,818,010	1,298,010	2,138,010	2,918,010	3,318,010
160	23,638,037	3,782,086	1,262,086	2,102,086	2,882,086	3,282,086
180	23,413,512	3,746,162	1,226,162	2,066,162	2,846,162	3,246,162
200	23,188,987	3,710,238	1,190,238	2,030,238	2,810,238	3,210,238
220	22,964,463	3,674,314	1,154,314	1,994,314	2,774,314	3,174,314
240	22,739,938	3,638,390	1,118,390	1,958,390	2,738,390	3,138,390
260	22,515,414	3,602,466	1,082,466	1,922,466	2,702,466	3,102,466
280	22,290,889	3,566,542	1,046,542	1,886,542	2,666,542	3,066,542
300	22,066,364	3,530,618	1,010,618	1,850,618	2,630,618	3,030,618
350	21,505,053	3,440,808	920,808	1,760,808	2,540,808	2,940,808

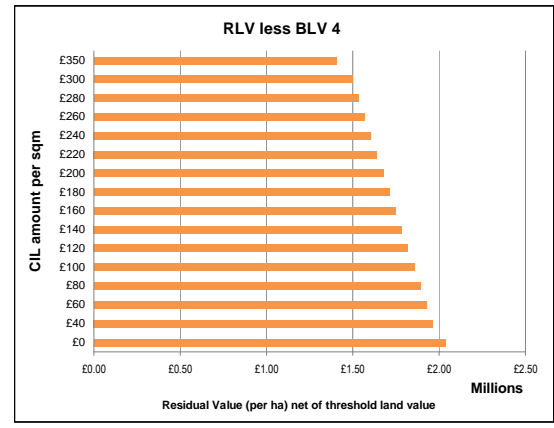
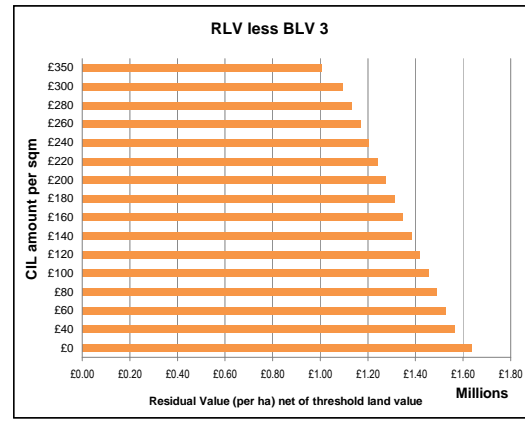
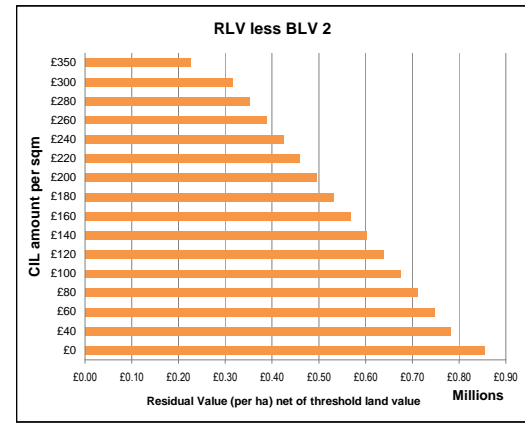
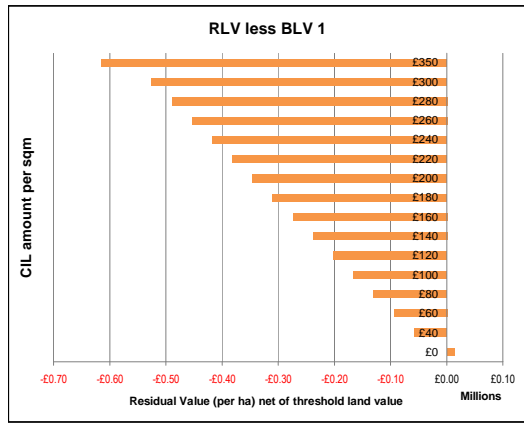


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

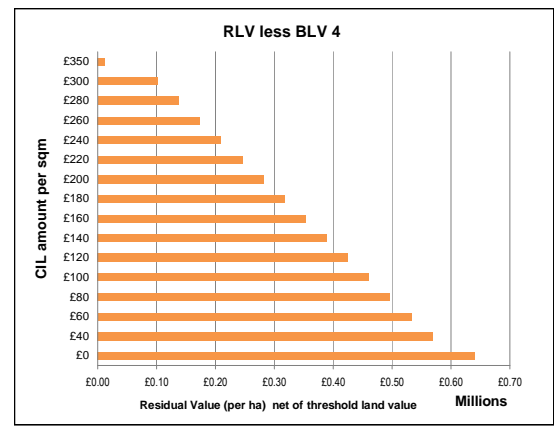
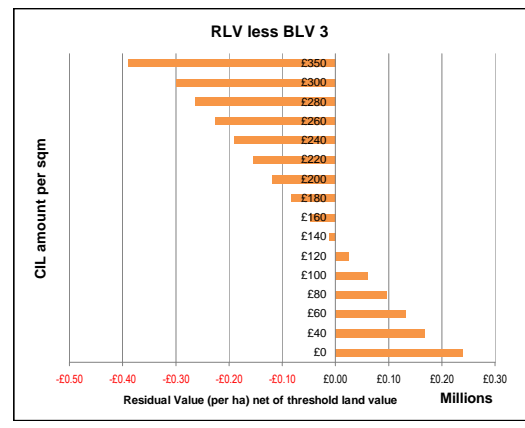
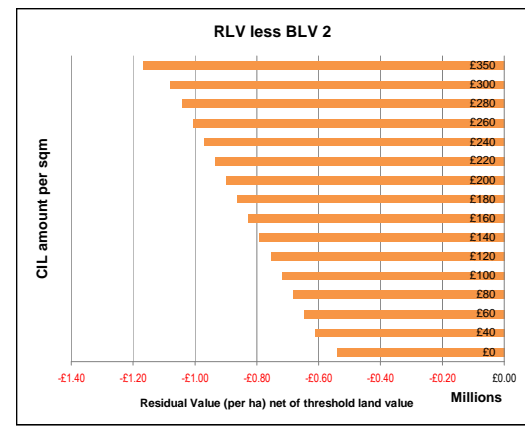
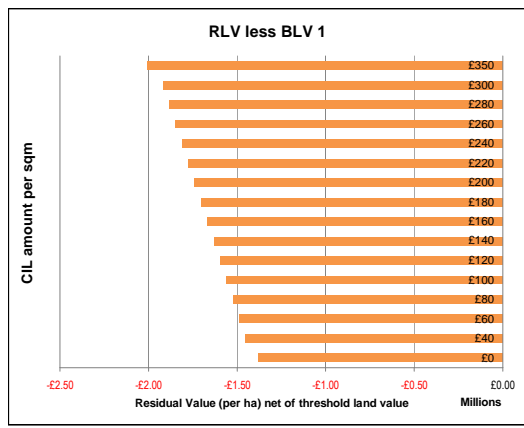
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,185,026	3,549,604	1,029,604	1,869,604	2,649,604	3,049,604
40	21,735,977	3,477,756	957,756	1,797,756	2,577,756	2,977,756
60	21,511,452	3,441,832	921,832	1,761,832	2,541,832	2,941,832
80	21,286,927	3,405,908	885,908	1,725,908	2,505,908	2,905,908
100	21,062,403	3,369,984	849,984	1,689,984	2,469,984	2,869,984
120	20,837,878	3,334,060	814,060	1,654,060	2,434,060	2,834,060
140	20,613,353	3,298,137	778,137	1,618,137	2,398,137	2,798,137
160	20,388,829	3,262,213	742,213	1,582,213	2,362,213	2,762,213
180	20,164,304	3,226,289	706,289	1,546,289	2,326,289	2,726,289
200	19,939,780	3,190,365	670,365	1,510,365	2,290,365	2,690,365
220	19,715,255	3,154,441	634,441	1,474,441	2,254,441	2,654,441
240	19,490,730	3,118,517	598,517	1,438,517	2,218,517	2,618,517
260	19,266,206	3,082,593	562,593	1,402,593	2,182,593	2,582,593
280	19,041,681	3,046,669	526,669	1,366,669	2,146,669	2,546,669
300	18,817,157	3,010,745	490,745	1,330,745	2,110,745	2,510,745
350	18,255,845	2,920,935	400,935	1,240,935	2,020,935	2,420,935



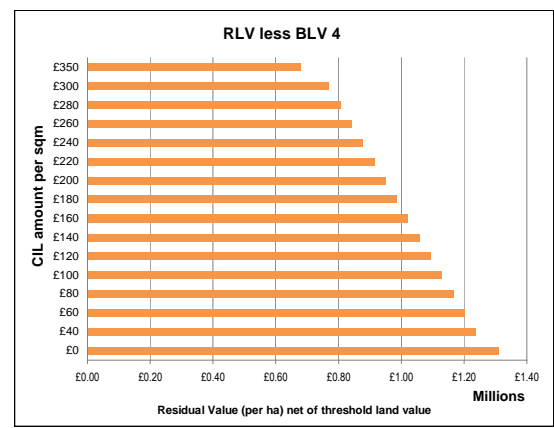
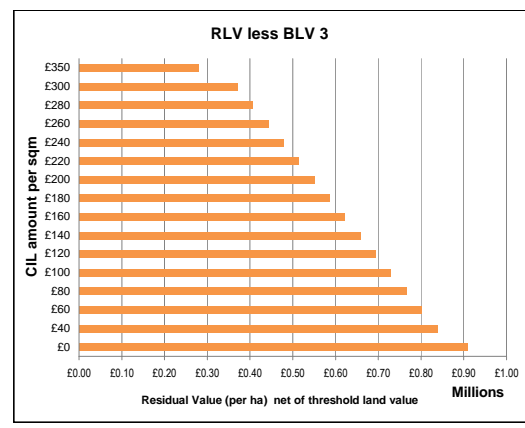
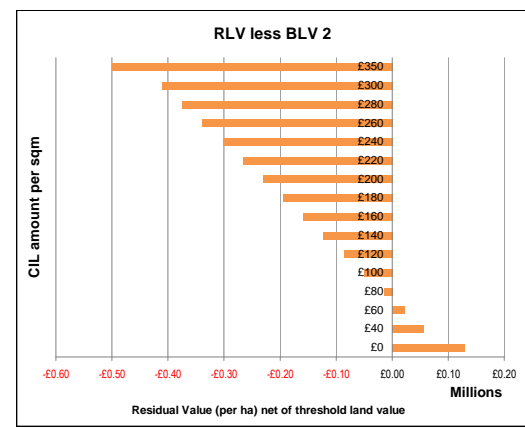
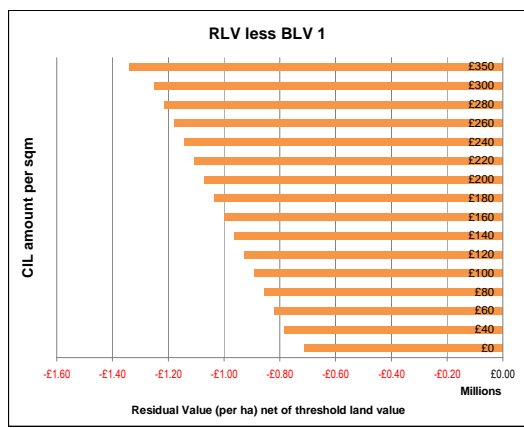
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,836,044	2,533,767	13,767	853,767	1,633,767	2,033,767
40	15,386,995	2,461,919	58,081	781,919	1,561,919	1,961,919
60	15,162,470	2,425,995	94,005	745,995	1,525,995	1,925,995
80	14,937,946	2,390,071	129,929	710,071	1,490,071	1,890,071
100	14,713,421	2,354,147	165,853	674,147	1,454,147	1,854,147
120	14,488,897	2,318,223	201,777	638,223	1,418,223	1,818,223
140	14,264,372	2,282,300	237,700	602,300	1,382,300	1,782,300
160	14,039,847	2,246,376	273,624	566,376	1,346,376	1,746,376
180	13,815,323	2,210,452	309,548	530,452	1,310,452	1,710,452
200	13,590,798	2,174,528	345,472	494,528	1,274,528	1,674,528
220	13,366,274	2,138,604	381,396	458,604	1,238,604	1,638,604
240	13,141,749	2,102,680	417,320	422,680	1,202,680	1,602,680
260	12,917,224	2,066,756	453,244	386,756	1,166,756	1,566,756
280	12,692,700	2,030,832	489,168	350,832	1,130,832	1,530,832
300	12,468,175	1,994,908	525,092	314,908	1,094,908	1,494,908
350	11,906,864	1,905,098	614,902	225,098	1,005,098	1,405,098



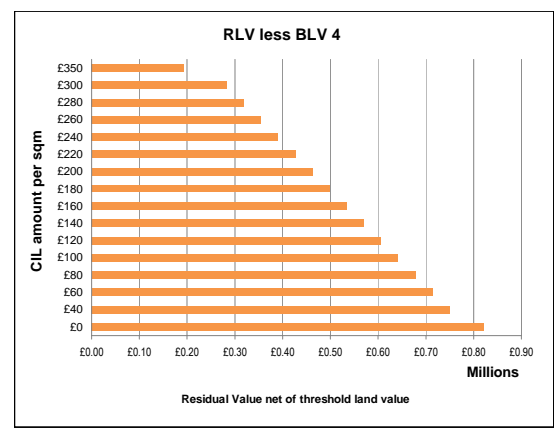
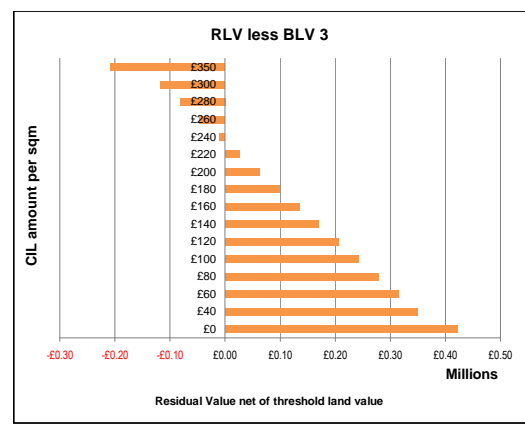
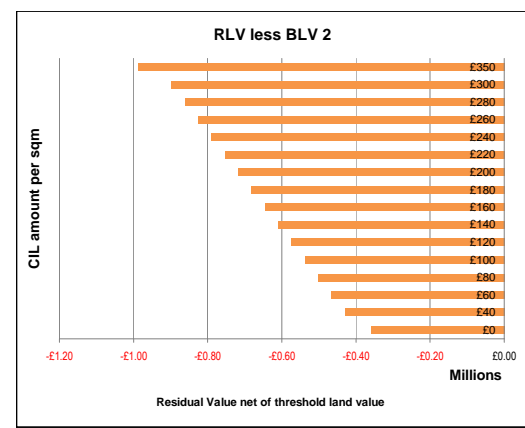
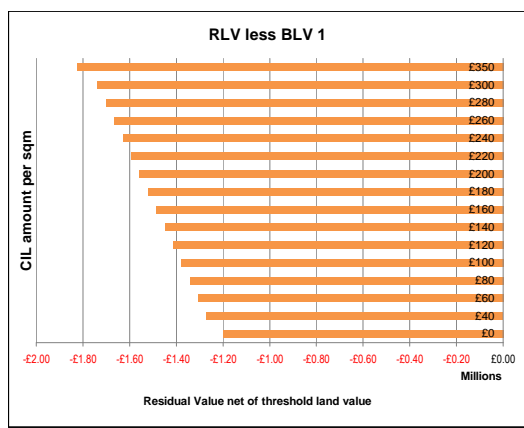
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,125,489	1,140,078	1,379,922	539,922	240,078	640,078
40	6,676,440	1,068,230	1,451,770	611,770	168,230	568,230
60	6,451,915	1,032,306	1,487,694	647,694	132,306	532,306
80	6,227,390	996,382	1,523,618	683,618	96,382	496,382
100	6,002,866	960,459	1,559,541	719,541	60,459	460,459
120	5,778,341	924,535	1,595,465	755,465	24,535	424,535
140	5,553,817	888,611	1,631,389	791,389	11,389	388,611
160	5,329,292	852,687	1,667,313	827,313	47,313	352,687
180	5,104,767	816,763	1,703,237	863,237	83,237	316,763
200	4,880,243	780,839	1,739,161	899,161	119,161	280,839
220	4,655,718	744,915	1,775,085	935,085	155,085	244,915
240	4,431,194	708,991	1,811,009	971,009	191,009	208,991
260	4,206,669	673,067	1,846,933	1,006,933	226,933	173,067
280	3,982,144	637,143	1,882,857	1,042,857	262,857	137,143
300	3,757,620	601,219	1,918,781	1,078,781	298,781	101,219
350	3,196,308	511,409	2,008,591	1,168,591	388,591	11,409



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,304,835	1,808,774	711,226	128,774	908,774	1,308,774
40	10,855,786	1,736,926	783,074	56,926	836,926	1,236,926
60	10,631,261	1,701,002	818,998	21,002	801,002	1,201,002
80	10,406,737	1,665,078	854,922	14,922	765,078	1,165,078
100	10,182,212	1,629,154	890,846	50,846	729,154	1,129,154
120	9,957,688	1,593,230	926,770	86,770	693,230	1,093,230
140	9,733,163	1,557,306	962,694	122,694	657,306	1,057,306
160	9,508,638	1,521,382	998,618	158,618	621,382	1,021,382
180	9,284,114	1,485,458	1,034,542	194,542	585,458	985,458
200	9,059,589	1,449,534	1,070,466	230,466	549,534	949,534
220	8,835,064	1,413,610	1,106,390	266,390	513,610	913,610
240	8,610,540	1,377,686	1,142,314	302,314	477,686	877,686
260	8,386,015	1,341,762	1,178,238	338,238	441,762	841,762
280	8,161,491	1,305,839	1,214,161	374,161	405,839	805,839
300	7,936,966	1,269,915	1,250,085	410,085	369,915	769,915
350	7,375,655	1,180,105	1,339,895	499,895	280,105	680,105



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,257,077	1,321,132	1,198,868	358,868	421,132	821,132
40	7,808,027	1,249,284	1,270,716	430,716	349,284	749,284
60	7,583,503	1,213,360	1,306,640	466,640	313,360	713,360
80	7,358,978	1,177,437	1,342,563	502,563	277,437	677,437
100	7,134,454	1,141,513	1,378,487	538,487	241,513	641,513
120	6,909,929	1,105,589	1,414,411	574,411	205,589	605,589
140	6,685,404	1,069,665	1,450,335	610,335	169,665	569,665
160	6,460,880	1,033,741	1,486,259	646,259	133,741	533,741
180	6,236,355	997,817	1,522,183	682,183	97,817	497,817
200	6,011,831	961,893	1,558,107	718,107	61,893	461,893
220	5,787,306	925,969	1,594,031	754,031	25,969	425,969
240	5,562,781	890,045	1,629,955	789,955	9,955	390,045
260	5,338,257	854,121	1,665,879	825,879	45,879	354,121
280	5,113,732	818,197	1,701,803	861,803	318,197	318,197
300	4,889,208	782,273	1,737,727	897,727	117,727	282,273
350	4,327,896	692,463	1,827,537	987,537	207,537	192,463



CIL Viability Bath & North East Somerset Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

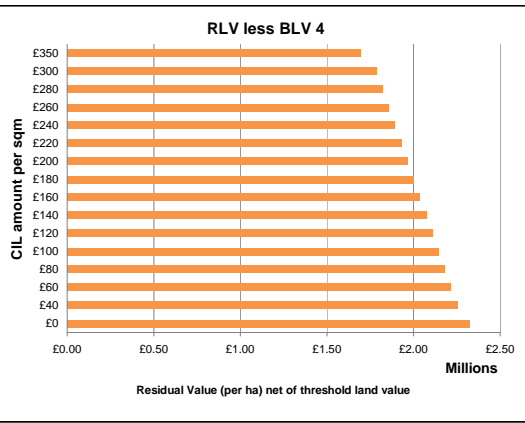
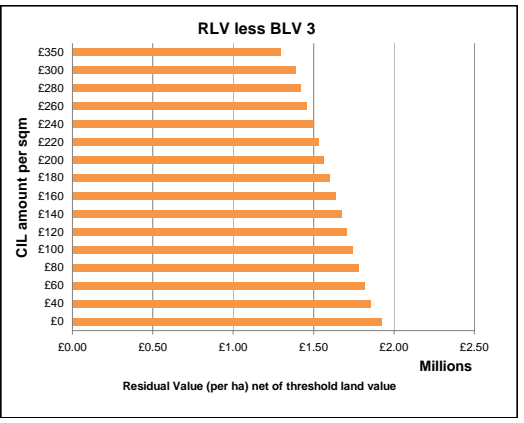
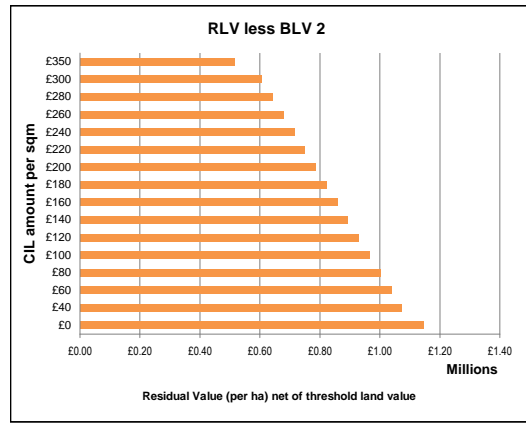
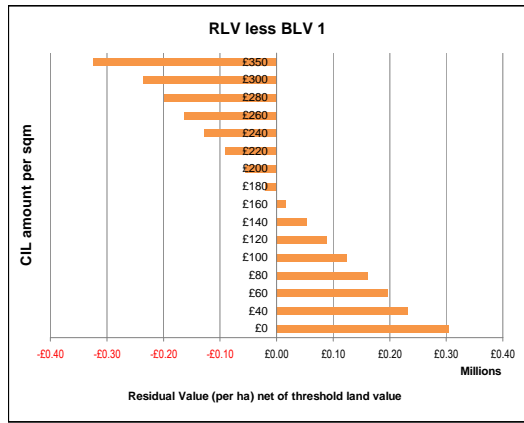
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 7
250 UNITS
HOUSES
40 UPH

CSH level:	4	Sales value inflation
Aff Hsg:	45%	Build cost inflation
		Profit

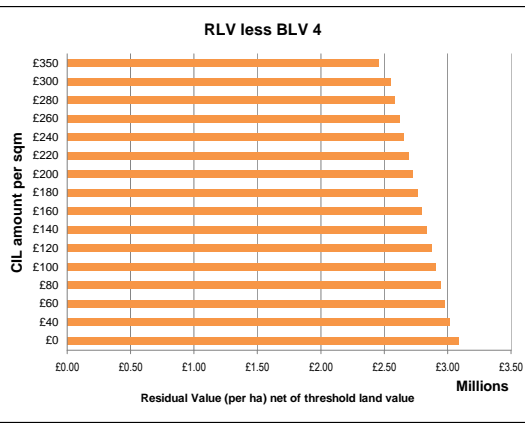
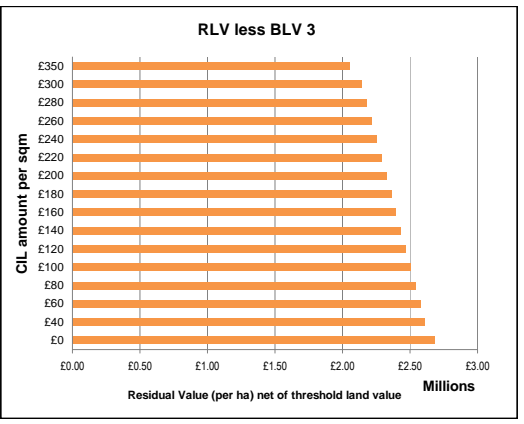
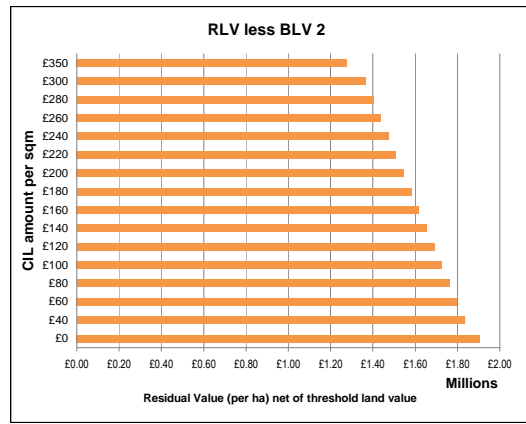
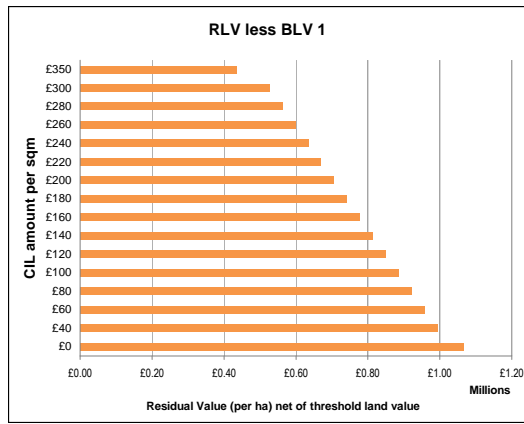
Site type 7 Description: **Area 1** £5554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,649,831	2,823,973	303,973	1,143,973	1,923,973	2,323,973
40	17,200,782	2,752,125	232,125	1,072,125	1,852,125	2,252,125
60	16,976,257	2,716,201	196,201	1,036,201	1,816,201	2,216,201
80	16,751,732	2,680,277	160,277	1,000,277	1,780,277	2,180,277
100	16,527,208	2,644,353	124,353	964,353	1,744,353	2,144,353
120	16,302,683	2,608,429	88,429	928,429	1,708,429	2,108,429
140	16,078,159	2,572,505	52,505	892,505	1,672,505	2,072,505
160	15,853,634	2,536,581	16,581	856,581	1,636,581	2,036,581
180	15,629,109	2,500,657	-19,343	820,657	1,600,657	2,000,657
200	15,404,585	2,464,734	-55,266	784,734	1,564,734	1,964,734
220	15,180,060	2,428,810	-111,190	748,810	1,528,810	1,928,810
240	14,955,535	2,392,886	-167,114	712,886	1,492,886	1,892,886
260	14,731,011	2,356,962	-223,038	676,962	1,456,962	1,856,962
280	14,506,486	2,321,038	-278,962	641,038	1,421,038	1,821,038
300	14,281,962	2,285,114	-334,886	605,114	1,385,114	1,785,114
350	13,720,650	2,195,304	-445,076	515,304	1,295,304	1,695,304



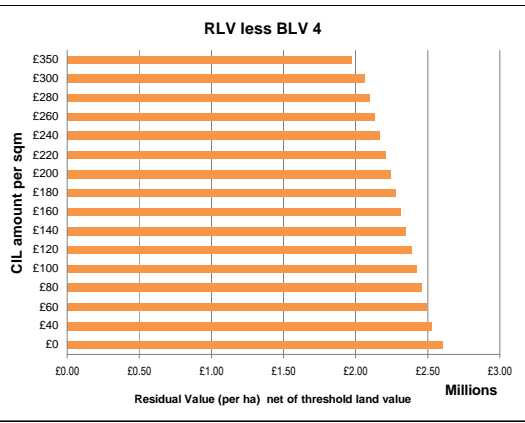
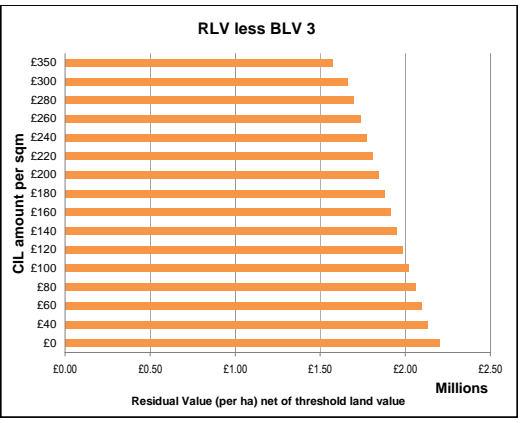
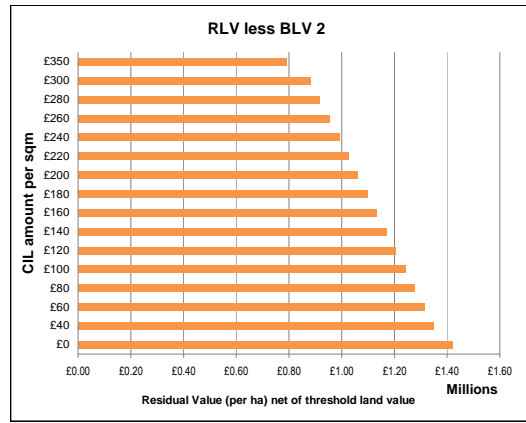
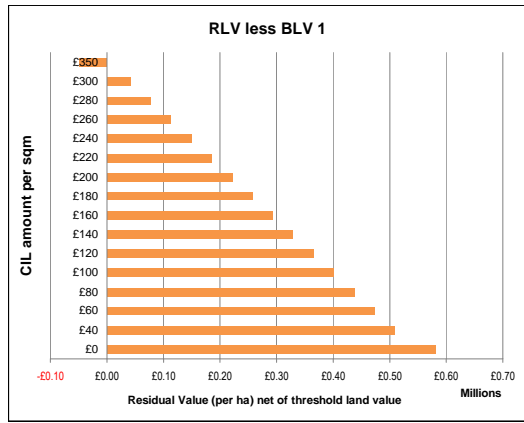
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,400,543	3,584,087	1,064,087	1,904,087	2,684,087	3,084,087
40	21,951,494	3,512,239	992,239	1,832,239	2,612,239	3,012,239
60	21,726,969	3,476,315	956,315	1,796,315	2,576,315	2,976,315
80	21,502,445	3,440,391	920,391	1,760,391	2,540,391	2,940,391
100	21,277,920	3,404,467	884,467	1,724,467	2,504,467	2,904,467
120	21,053,396	3,368,543	848,543	1,688,543	2,468,543	2,868,543
140	20,828,871	3,332,619	812,619	1,652,619	2,432,619	2,832,619
160	20,604,346	3,296,695	776,695	1,616,695	2,396,695	2,796,695
180	20,379,822	3,260,771	740,771	1,580,771	2,360,771	2,760,771
200	20,155,297	3,224,848	704,848	1,544,848	2,324,848	2,724,848
220	19,930,772	3,188,924	668,924	1,508,924	2,288,924	2,688,924
240	19,706,248	3,153,000	633,000	1,473,000	2,253,000	2,653,000
260	19,481,723	3,117,076	597,076	1,437,076	2,217,076	2,617,076
280	19,257,199	3,081,152	561,152	1,401,152	2,181,152	2,581,152
300	19,032,674	3,045,228	525,228	1,365,228	2,145,228	2,545,228
350	18,471,363	2,955,418	435,418	1,275,418	2,055,418	2,455,418

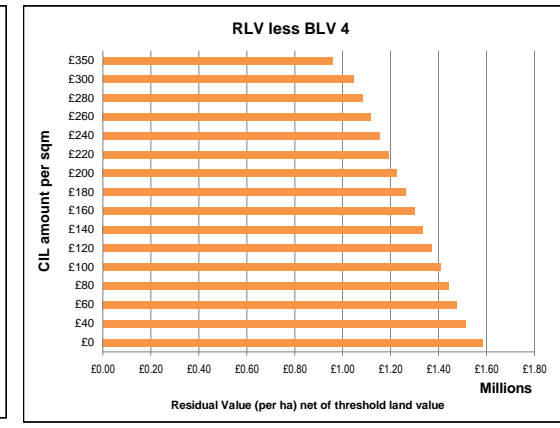
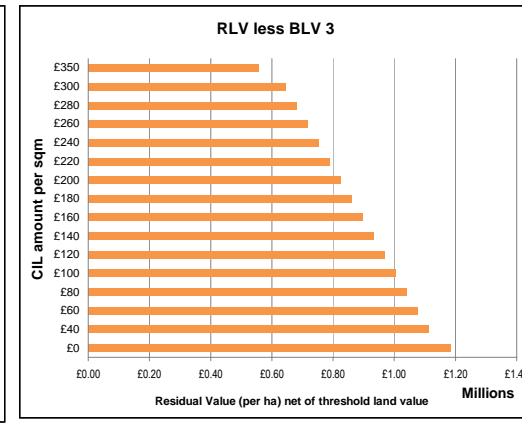
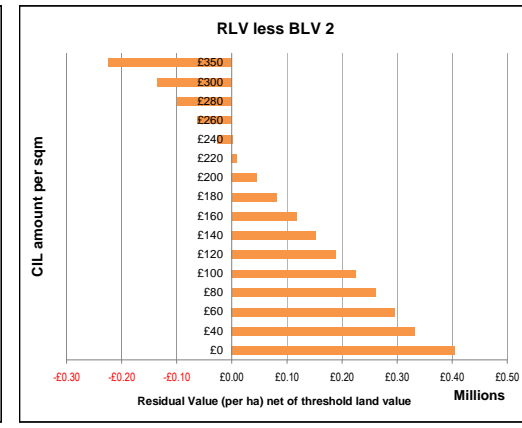
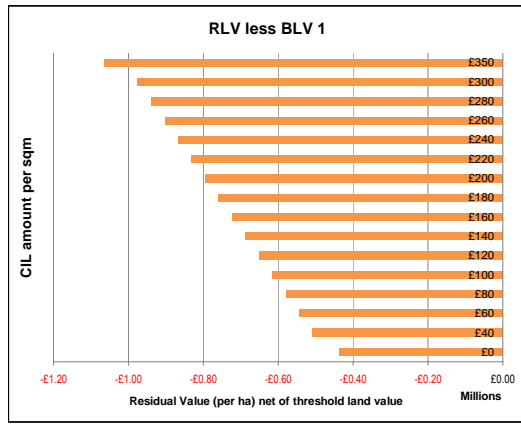


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

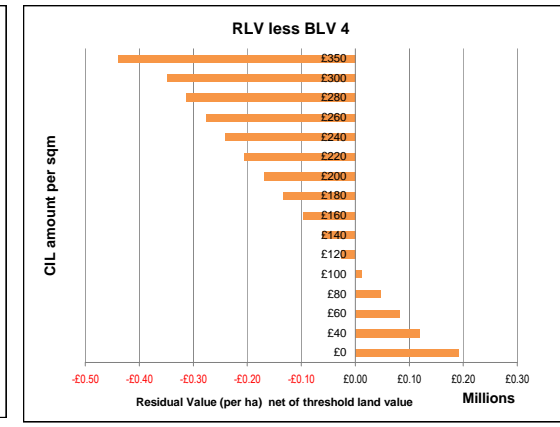
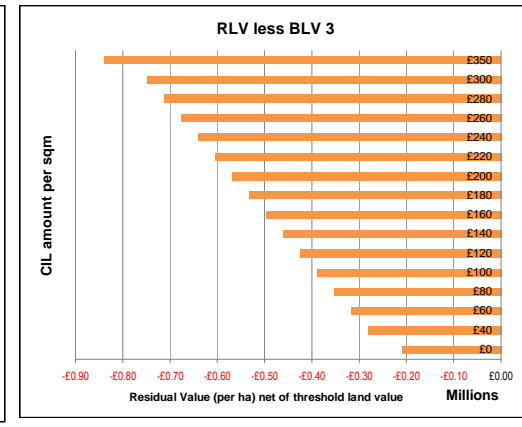
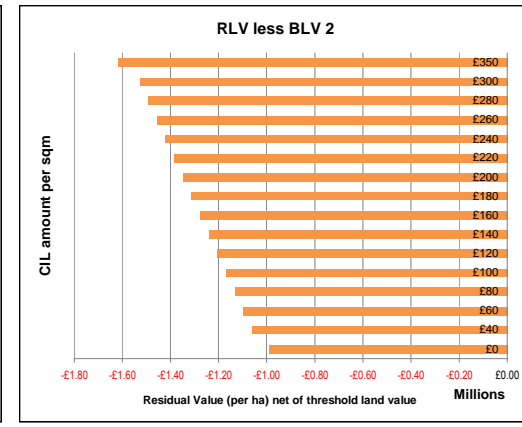
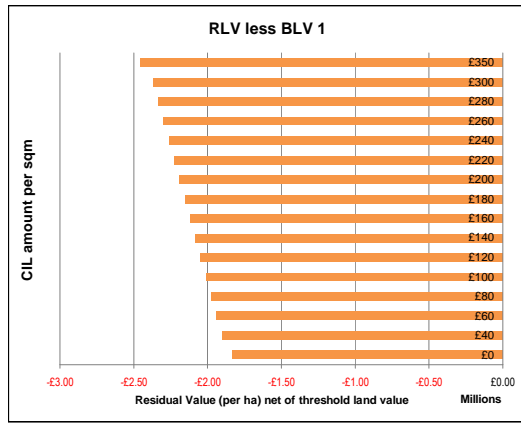
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,374,401	3,099,904	579,904	1,419,904	2,199,904	2,599,904
40	18,925,352	3,028,056	508,056	1,348,056	2,128,056	2,528,056
60	18,700,827	2,992,132	472,132	1,312,132	2,092,132	2,492,132
80	18,476,303	2,956,208	436,208	1,276,208	2,056,208	2,456,208
100	18,251,778	2,920,284	400,284	1,240,284	2,020,284	2,420,284
120	18,027,253	2,884,361	364,361	1,204,361	1,984,361	2,384,361
140	17,802,729	2,848,437	328,437	1,168,437	1,948,437	2,348,437
160	17,578,204	2,812,513	292,513	1,132,513	1,912,513	2,312,513
180	17,353,679	2,776,589	256,589	1,096,589	1,876,589	2,276,589
200	17,129,155	2,740,665	220,665	1,060,665	1,840,665	2,240,665
220	16,904,630	2,704,741	184,741	1,024,741	1,804,741	2,204,741
240	16,680,106	2,668,817	148,817	988,817	1,768,817	2,168,817
260	16,455,581	2,632,893	112,893	952,893	1,732,893	2,132,893
280	16,231,056	2,596,969	76,969	916,969	1,696,969	2,096,969
300	16,006,532	2,561,045	41,045	881,045	1,661,045	2,061,045
350	15,445,220	2,471,235	-48,765	791,235	1,571,235	1,971,235



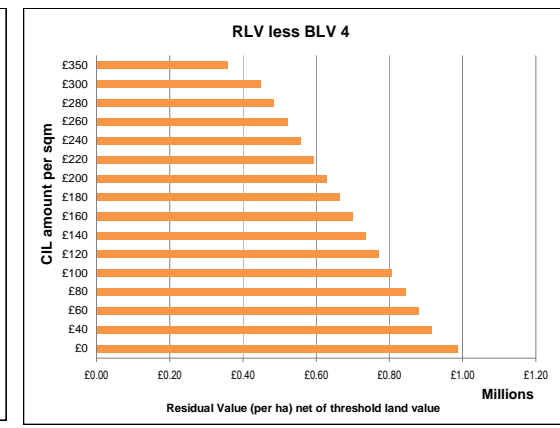
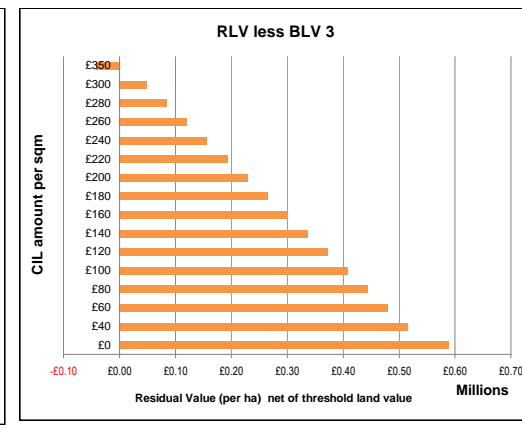
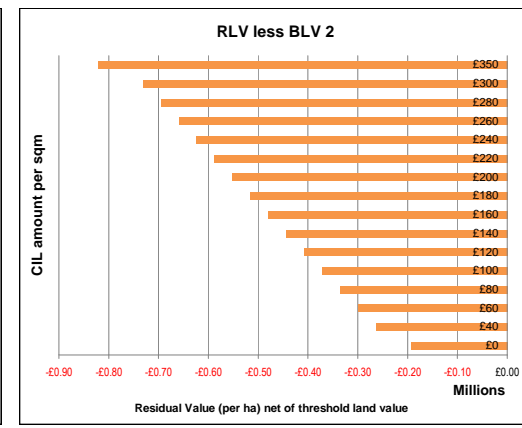
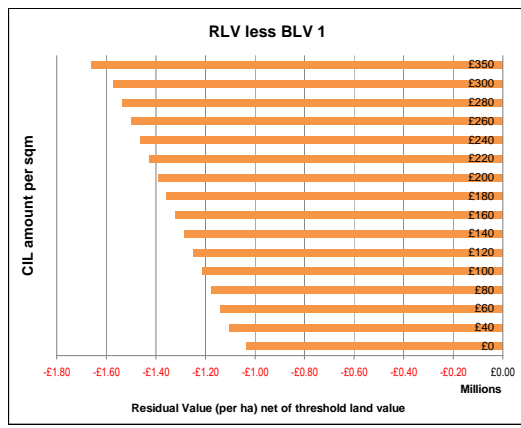
Site type 7	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,025,419	2,084,067	- 435,933	404,067	1,184,067	1,584,067
40	12,576,370	2,012,219	- 507,781	332,219	1,112,219	1,512,219
60	12,351,846	1,976,295	- 543,705	296,295	1,076,295	1,476,295
80	12,127,321	1,940,371	- 579,629	260,371	1,040,371	1,440,371
100	11,902,796	1,904,447	- 615,553	224,447	1,004,447	1,404,447
120	11,678,272	1,868,523	- 651,477	188,523	968,523	1,368,523
140	11,453,747	1,832,600	- 687,400	152,600	932,600	1,332,600
160	11,229,223	1,796,676	- 723,324	116,676	896,676	1,296,676
180	11,004,698	1,760,752	- 759,248	80,752	860,752	1,260,752
200	10,780,173	1,724,828	- 795,172	44,828	824,828	1,224,828
220	10,555,649	1,688,904	- 831,096	8,904	788,904	1,188,904
240	10,331,124	1,652,980	- 867,020	- 27,020	752,980	1,152,980
260	10,106,599	1,617,056	- 902,944	- 62,944	717,056	1,117,056
280	9,882,075	1,581,132	- 938,868	- 98,868	681,132	1,081,132
300	9,657,550	1,545,208	- 974,792	- 134,792	645,208	1,045,208
350	9,096,239	1,455,398	- 1,064,602	- 224,602	555,398	955,398



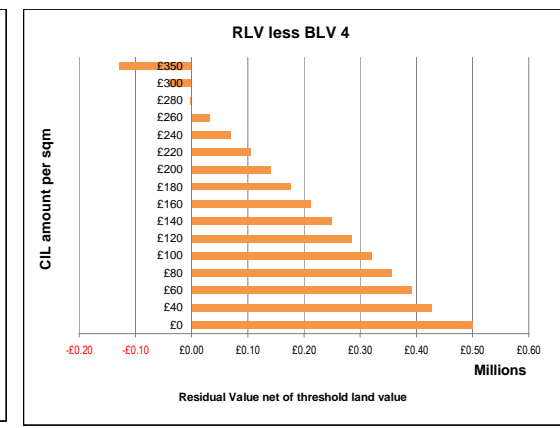
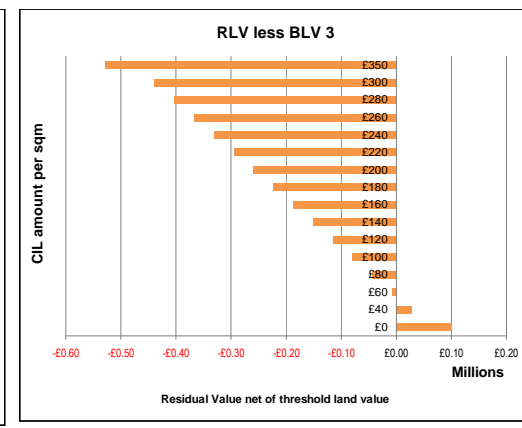
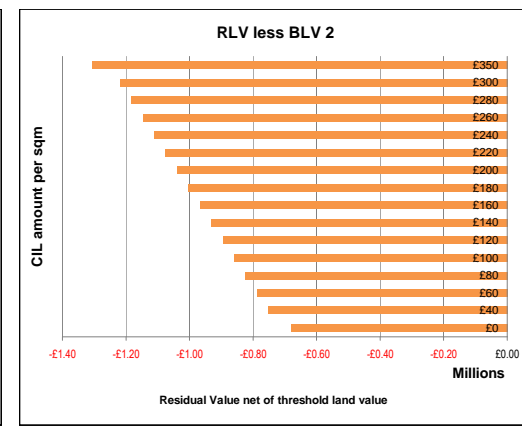
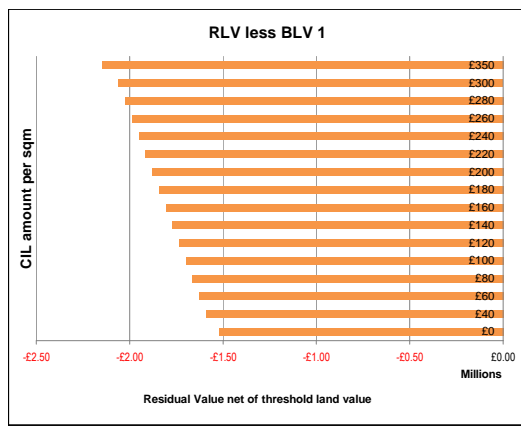
Site type 7	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,314,864	690,378	- 1,829,622	- 989,622	- 209,622	190,378
40	3,865,815	618,530	- 1,901,470	- 1,061,470	- 281,470	118,530
60	3,641,290	582,606	- 1,937,394	- 1,097,394	- 317,394	82,606
80	3,416,766	546,683	- 1,973,317	- 1,133,317	- 353,317	46,683
100	3,192,241	510,759	- 2,009,241	- 1,169,241	- 389,241	10,759
120	2,967,716	474,835	- 2,045,165	- 1,205,165	- 425,165	25,165
140	2,743,192	438,911	- 2,081,089	- 1,241,089	- 461,089	61,089
160	2,518,667	402,987	- 2,117,013	- 1,277,013	- 497,013	97,013
180	2,294,143	367,063	- 2,152,937	- 1,312,937	- 532,937	132,937
200	2,069,618	331,139	- 2,188,861	- 1,348,861	- 568,861	168,861
220	1,845,093	295,215	- 2,224,785	- 1,384,785	- 604,785	204,785
240	1,620,569	259,291	- 2,260,709	- 1,420,709	- 640,709	240,709
260	1,396,044	223,367	- 2,296,633	- 1,456,633	- 676,633	276,633
280	1,171,520	187,443	- 2,332,557	- 1,492,557	- 712,557	312,557
300	946,995	151,519	- 2,368,481	- 1,528,481	- 748,481	348,481
350	385,683	61,709	- 2,458,291	- 1,618,291	- 838,291	438,291



Site type 7	Description:	Area 6	£2428 psm Keynsham	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,297,246	1,487,559	- 1,032,441	- 192,441	587,559	987,559
40	8,848,197	1,415,711	- 1,104,289	- 264,289	515,711	915,711
60	8,623,672	1,379,788	- 1,140,212	- 300,212	479,788	879,788
80	8,399,148	1,343,864	- 1,176,136	- 336,136	443,864	843,864
100	8,174,623	1,307,940	- 1,212,060	- 372,060	407,940	807,940
120	7,950,098	1,272,016	- 1,247,984	- 407,984	372,016	772,016
140	7,725,574	1,236,092	- 1,283,908	- 443,908	336,092	736,092
160	7,501,049	1,200,168	- 1,319,832	- 479,832	300,168	700,168
180	7,276,525	1,164,244	- 1,355,756	- 515,756	264,244	664,244
200	7,052,000	1,128,320	- 1,391,680	- 551,680	228,320	628,320
220	6,827,475	1,092,396	- 1,427,604	- 587,604	192,396	592,396
240	6,602,951	1,056,472	- 1,463,528	- 623,528	156,472	556,472
260	6,378,426	1,020,548	- 1,499,452	- 659,452	120,548	520,548
280	6,153,901	984,624	- 1,535,376	- 695,376	84,624	484,624
300	5,929,377	948,700	- 1,571,300	- 731,300	48,700	448,700
350	5,368,065	858,890	- 1,661,110	- 821,110	- 41,110	358,890



Site type 7	Description:	Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,249,488	999,918	- 1,520,082	- 680,082	99,918	499,918
40	5,800,438	928,070	- 1,591,930	- 751,930	28,070	428,070
60	5,575,914	892,146	- 1,627,854	- 787,854	7,854	392,146
80	5,351,389	856,222	- 1,663,778	- 823,778	- 43,778	356,222
100	5,126,864	820,298	- 1,699,702	- 859,702	- 79,702	320,298
120	4,902,340	784,374	- 1,735,626	- 895,626	- 115,626	284,374
140	4,677,815	748,450	- 1,771,550	- 931,550	- 151,550	248,450
160	4,453,291	712,527	- 1,807,473	- 967,473	- 187,473	212,527
180	4,228,766	676,603	- 1,843,397	- 1,003,397	- 223,397	176,603
200	4,004,241	640,679	- 1,879,321	- 1,039,321	- 259,321	140,679
220	3,779,717	604,755	- 1,915,245	- 1,075,245	- 295,245	104,755
240	3,555,192	568,831	- 1,951,169	- 1,111,169	- 331,169	68,831
260	3,330,668	532,907	- 1,987,093	- 1,147,093	- 367,093	32,907
280	3,106,143	496,983	- 2,023,017	- 1,183,017	- 403,017	- 3,017
300	2,881,618	461,059	- 2,058,941	- 1,218,941	- 438,941	38,941
350	2,320,307	371,249	- 2,148,751	- 1,308,751	- 528,751	128,751



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

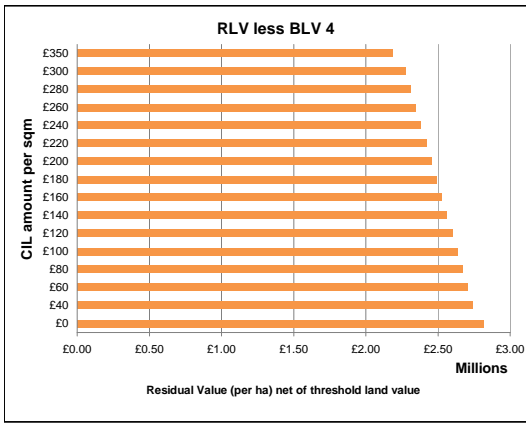
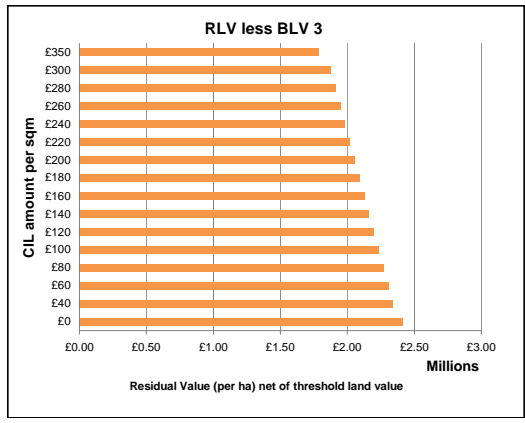
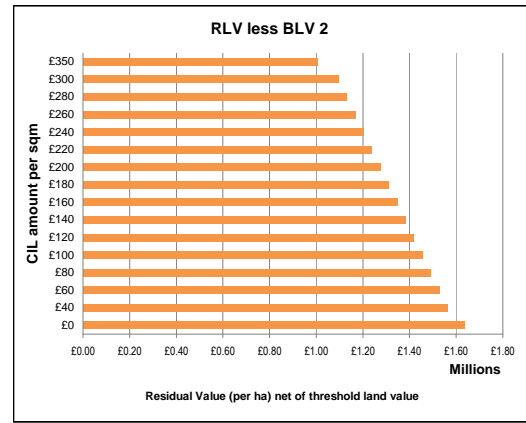
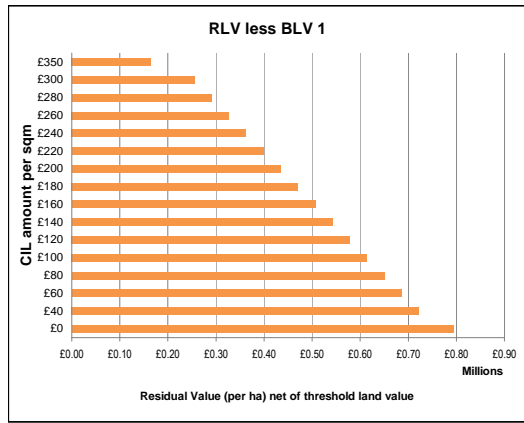
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 7
250 UNITS
HOUSES
40 UPH

CSH level:	4	10%	Sales value inflation
Aff Hsg:	45%	5%	Build cost inflation
			Profit

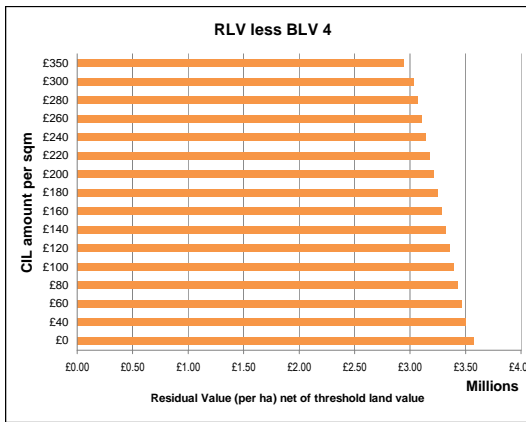
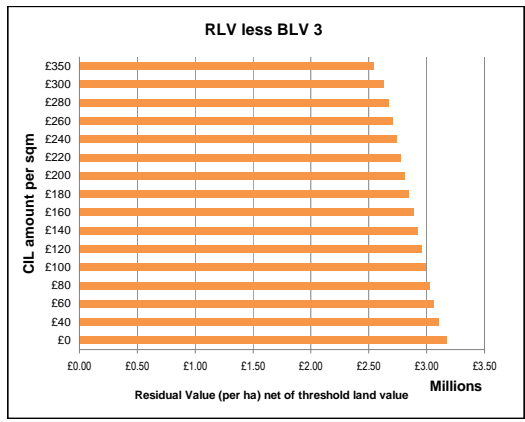
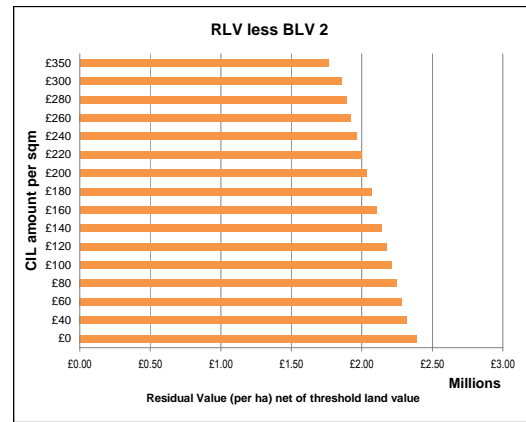
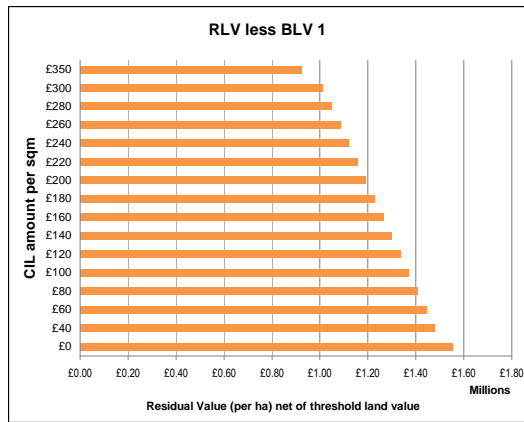
Site type 7 Description: **Area 1** £5554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,707,299	3,313,168	793,168	1,633,168	2,413,168	2,813,168
40	20,258,250	3,241,320	721,320	1,561,320	2,341,320	2,741,320
60	20,033,725	3,205,396	685,396	1,525,396	2,305,396	2,705,396
80	19,809,200	3,169,472	649,472	1,489,472	2,269,472	2,669,472
100	19,584,676	3,133,548	613,548	1,453,548	2,233,548	2,633,548
120	19,360,151	3,097,624	577,624	1,417,624	2,197,624	2,597,624
140	19,135,627	3,061,700	541,700	1,381,700	2,161,700	2,561,700
160	18,911,102	3,025,776	505,776	1,345,776	2,125,776	2,525,776
180	18,686,577	2,989,852	469,852	1,309,852	2,089,852	2,489,852
200	18,462,053	2,953,928	433,928	1,273,928	2,053,928	2,453,928
220	18,237,528	2,918,004	398,004	1,238,004	2,018,004	2,418,004
240	18,013,003	2,882,081	362,081	1,202,081	1,982,081	2,382,081
260	17,788,479	2,846,157	326,157	1,166,157	1,946,157	2,346,157
280	17,563,954	2,810,233	290,233	1,130,233	1,910,233	2,310,233
300	17,339,430	2,774,309	254,309	1,094,309	1,874,309	2,274,309
350	16,778,118	2,684,499	164,499	1,004,499	1,784,499	2,184,499



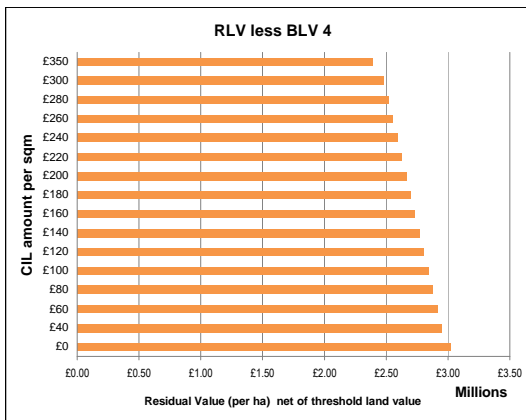
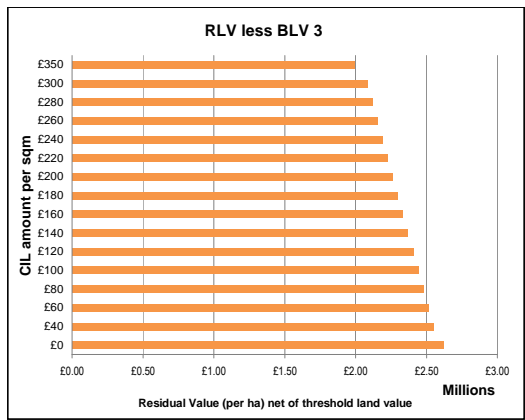
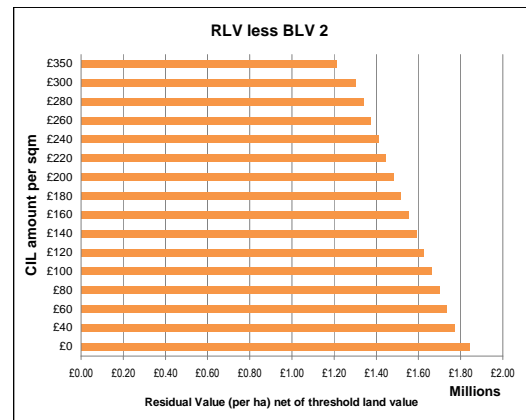
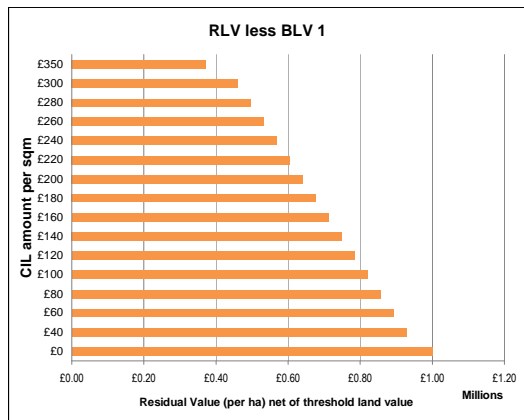
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,437,877	4,070,060	1,550,060	2,390,060	3,170,060	3,570,060
40	24,988,828	3,998,212	1,478,212	2,318,212	3,098,212	3,498,212
60	24,764,303	3,962,289	1,442,289	2,282,289	3,062,289	3,462,289
80	24,539,779	3,926,365	1,406,365	2,246,365	3,026,365	3,426,365
100	24,315,254	3,890,441	1,370,441	2,210,441	2,990,441	3,390,441
120	24,090,729	3,854,517	1,334,517	2,174,517	2,954,517	3,354,517
140	23,866,205	3,818,593	1,298,593	2,138,593	2,918,593	3,318,593
160	23,641,680	3,782,669	1,262,669	2,102,669	2,882,669	3,282,669
180	23,417,156	3,746,745	1,226,745	2,066,745	2,846,745	3,246,745
200	23,192,631	3,710,821	1,190,821	2,030,821	2,810,821	3,210,821
220	22,968,106	3,674,897	1,154,897	1,994,897	2,774,897	3,174,897
240	22,743,582	3,638,973	1,118,973	1,958,973	2,738,973	3,138,973
260	22,519,057	3,603,049	1,083,049	1,923,049	2,703,049	3,103,049
280	22,294,533	3,567,125	1,047,125	1,887,125	2,667,125	3,067,125
300	22,070,008	3,531,201	1,011,201	1,851,201	2,631,201	3,031,201
350	21,508,696	3,441,391	921,391	1,761,391	2,541,391	2,941,391

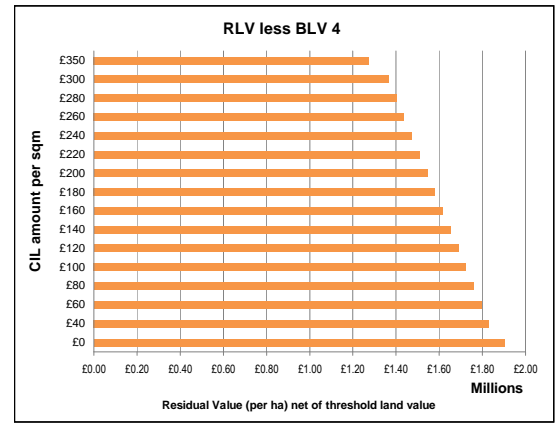
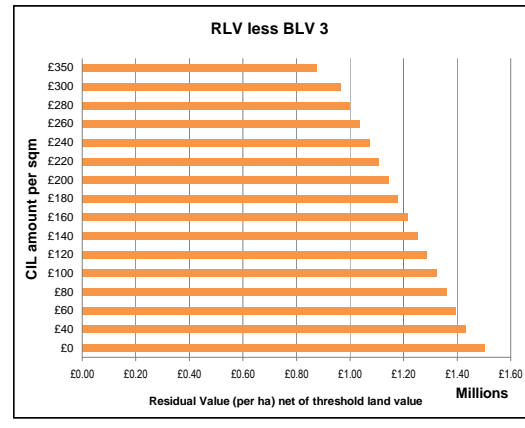
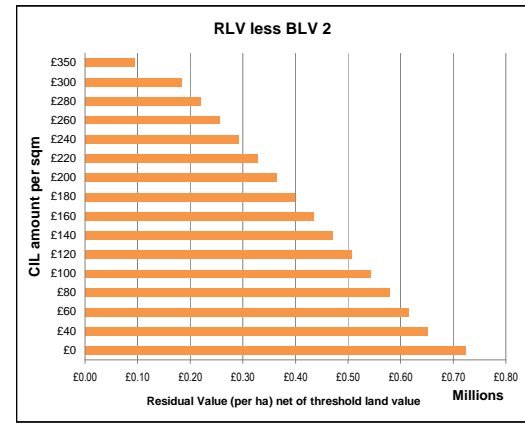
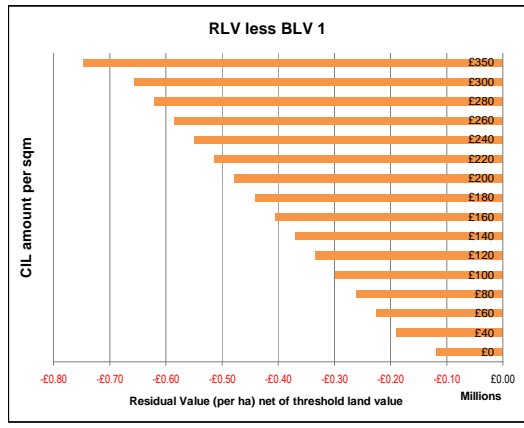


Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

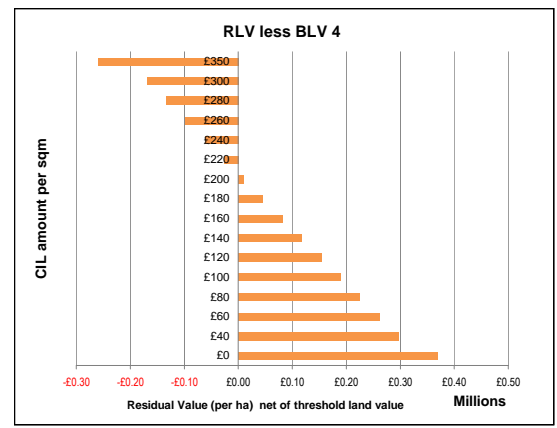
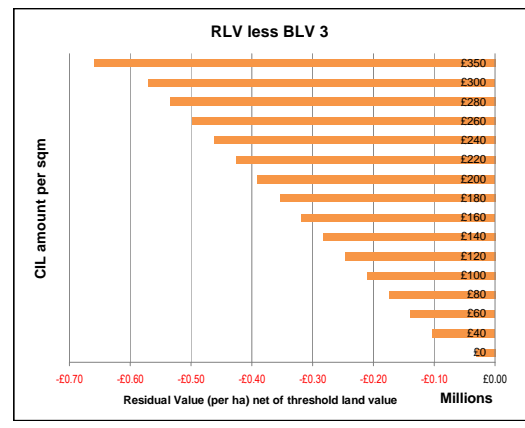
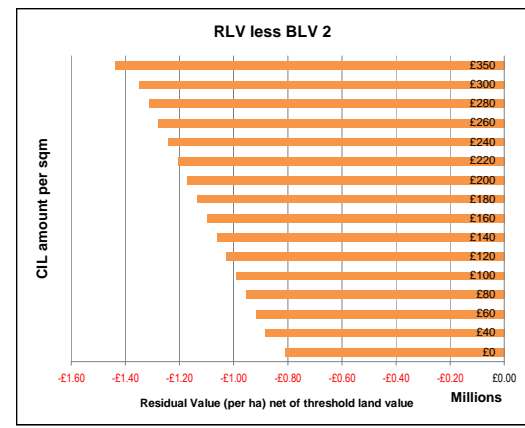
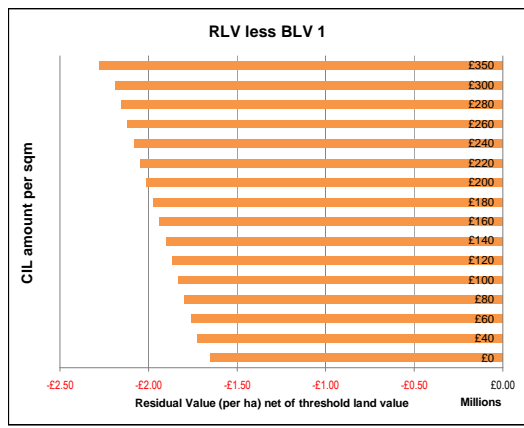
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,996,574	3,519,452	999,452	1,839,452	2,619,452	3,019,452
40	21,547,525	3,447,604	927,604	1,767,604	2,547,604	2,947,604
60	21,323,000	3,411,680	891,680	1,731,680	2,511,680	2,911,680
80	21,098,476	3,375,756	855,756	1,695,756	2,475,756	2,875,756
100	20,873,951	3,339,832	819,832	1,659,832	2,439,832	2,839,832
120	20,649,426	3,303,908	783,908	1,623,908	2,403,908	2,803,908
140	20,424,902	3,267,984	747,984	1,587,984	2,367,984	2,767,984
160	20,200,377	3,232,060	712,060	1,552,060	2,332,060	2,732,060
180	19,975,852	3,196,136	676,136	1,516,136	2,296,136	2,696,136
200	19,751,328	3,160,212	640,212	1,480,212	2,260,212	2,660,212
220	19,526,803	3,124,289	604,289	1,444,289	2,224,289	2,624,289
240	19,302,279	3,088,365	568,365	1,408,365	2,188,365	2,588,365
260	19,077,754	3,052,441	532,441	1,372,441	2,152,441	2,552,441
280	18,853,229	3,016,517	496,517	1,336,517	2,116,517	2,516,517
300	18,628,705	2,980,593	460,593	1,300,593	2,080,593	2,480,593
350	18,067,393	2,890,783	370,783	1,210,783	1,990,783	2,390,783



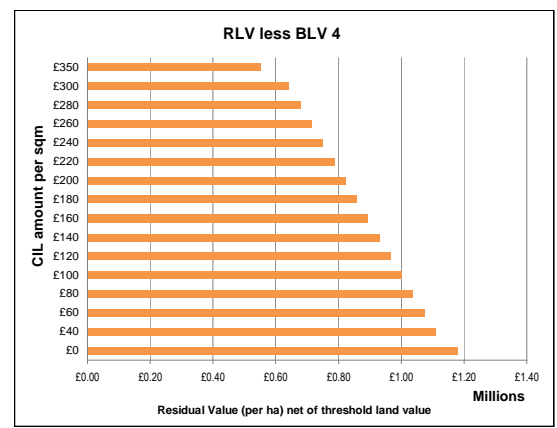
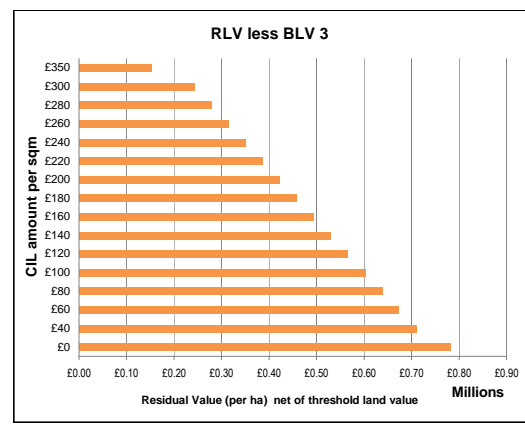
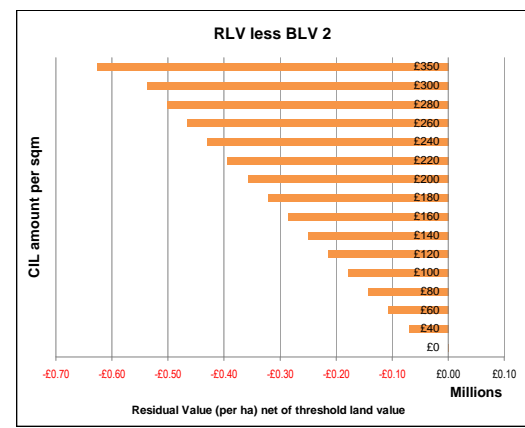
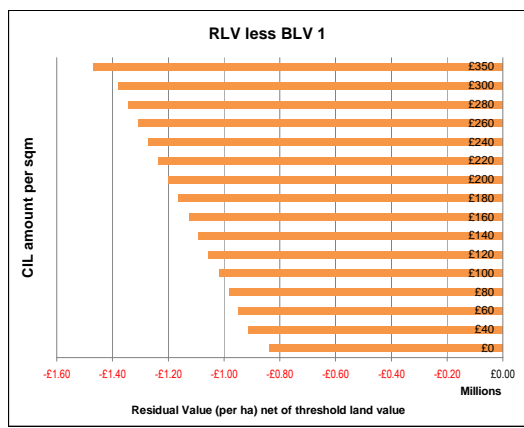
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,012,694	2,402,031	- 117,969	722,031	1,502,031	1,902,031
40	14,563,645	2,330,183	- 189,817	650,183	1,430,183	1,830,183
60	14,339,120	2,294,259	- 225,741	614,259	1,394,259	1,794,259
80	14,114,596	2,258,335	- 261,665	578,335	1,358,335	1,758,335
100	13,890,071	2,222,411	- 297,589	542,411	1,322,411	1,722,411
120	13,665,547	2,186,487	- 333,513	506,487	1,286,487	1,686,487
140	13,441,022	2,150,564	- 369,436	470,564	1,250,564	1,650,564
160	13,216,497	2,114,640	- 405,360	434,640	1,214,640	1,614,640
180	12,991,973	2,078,716	- 441,284	398,716	1,178,716	1,578,716
200	12,767,448	2,042,792	- 477,208	362,792	1,142,792	1,542,792
220	12,542,924	2,006,868	- 513,132	326,868	1,106,868	1,506,868
240	12,318,399	1,970,944	- 549,056	290,944	1,070,944	1,470,944
260	12,093,874	1,935,020	- 584,980	255,020	1,035,020	1,435,020
280	11,869,350	1,899,096	- 620,904	219,096	999,096	1,399,096
300	11,644,825	1,863,172	- 656,828	183,172	963,172	1,363,172
350	11,083,514	1,773,362	- 746,638	93,362	873,362	1,273,362



Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,431,083	868,973	- 1,651,027	- 811,027	- 31,027	368,973
40	4,982,034	797,125	- 1,722,875	- 862,875	- 102,875	297,125
60	4,757,510	761,202	- 1,758,798	- 918,798	- 138,798	261,202
80	4,532,985	725,278	- 1,794,722	- 954,722	- 174,722	225,278
100	4,308,460	689,354	- 1,830,646	- 990,646	- 210,646	189,354
120	4,083,936	653,430	- 1,866,570	- 1,026,570	- 246,570	153,430
140	3,859,411	617,506	- 1,902,494	- 1,062,494	- 282,494	117,506
160	3,634,887	581,582	- 1,938,418	- 1,098,418	- 318,418	81,582
180	3,410,362	545,658	- 1,974,342	- 1,134,342	- 354,342	45,658
200	3,185,837	509,734	- 2,010,266	- 1,170,266	- 390,266	9,734
220	2,961,313	473,810	- 2,046,190	- 1,206,190	- 426,190	26,190
240	2,736,788	437,886	- 2,082,114	- 1,242,114	- 462,114	62,114
260	2,512,263	401,962	- 2,118,038	- 1,278,038	- 498,038	98,038
280	2,287,739	366,038	- 2,153,962	- 1,313,962	- 533,962	133,962
300	2,063,214	330,114	- 2,189,886	- 1,349,886	- 569,886	169,886
350	1,501,903	240,304	- 2,279,696	- 1,439,696	- 659,696	259,696



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,506,536	1,681,046	- 838,954	- 1,046	781,046	1,181,046
40	10,057,486	1,609,198	- 910,802	- 70,802	709,198	1,109,198
60	9,832,962	1,573,274	- 946,726	- 106,726	673,274	1,073,274
80	9,608,437	1,537,350	- 982,650	- 142,650	637,350	1,037,350
100	9,383,913	1,501,426	- 1,018,574	- 178,574	601,426	1,001,426
120	9,159,388	1,465,502	- 1,054,498	- 214,498	565,502	965,502
140	8,934,863	1,429,578	- 1,090,422	- 250,422	529,578	929,578
160	8,710,339	1,393,654	- 1,126,346	- 286,346	493,654	893,654
180	8,485,814	1,357,730	- 1,162,270	- 322,270	457,730	857,730
200	8,261,289	1,321,806	- 1,198,194	- 358,194	421,806	821,806
220	8,036,765	1,285,882	- 1,234,118	- 394,118	385,882	785,882
240	7,812,240	1,249,958	- 1,270,042	- 430,042	349,958	749,958
260	7,587,716	1,214,034	- 1,305,966	- 465,966	314,034	714,034
280	7,363,191	1,178,111	- 1,341,889	- 501,889	278,111	678,111
300	7,138,666	1,142,187	- 1,377,813	- 537,813	242,187	642,187
350	6,577,355	1,052,377	- 1,467,623	- 627,623	152,377	552,377



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	6.25 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,154,001	1,144,640	- 1,375,360	- 535,360	244,640	644,640
40	6,704,952	1,072,792	- 1,447,208	- 607,208	172,792	572,792
60	6,480,427	1,036,868	- 1,483,132	- 643,132	136,868	536,868
80	6,255,903	1,000,944	- 1,519,056	- 679,056	100,944	500,944
100	6,031,378	965,021	- 1,554,979	- 714,979	65,021	465,021
120	5,806,854	929,097	- 1,590,903	- 750,903	29,097	429,097
140	5,582,329	893,173	- 1,626,827	- 786,827	6,827	393,173
160	5,357,804	857,249	- 1,662,751	- 822,751	42,751	357,249
180	5,133,280	821,325	- 1,698,675	- 858,675	78,675	321,325
200	4,908,755	785,401	- 1,734,599	- 894,599	114,599	285,401
220	4,684,230	749,477	- 1,770,523	- 930,523	150,523	249,477
240	4,459,706	713,553	- 1,806,447	- 966,447	186,447	213,553
260	4,235,181	677,629	- 1,842,371	- 1,002,371	222,371	177,629
280	4,010,657	641,705	- 1,878,295	- 1,038,295	258,295	141,705
300	3,786,132	605,781	- 1,914,219	- 1,074,219	294,219	105,781
350	3,224,821	515,971	- 2,004,029	- 1,164,029	384,029	15,971

