

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher) £2,520,000	Resi land (lower) £1,680,000	Secondary employment £750,000	Important sites/community £500,000

Site type 1	
Houses	
No of units	4 units
Density:	20 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	263,736	1,318,682	-1,201,318	-361,318	568,682	818,682
10	257,120	1,285,601	-1,234,399	-394,399	535,601	785,601
25	253,999	1,269,994	-1,250,006	-410,006	519,994	769,994
50	248,797	1,243,983	-1,276,017	-436,017	493,983	743,983
75	243,595	1,217,976	-1,302,024	-462,024	467,976	717,976
100	238,393	1,191,965	-1,328,035	-488,035	441,965	691,965
125	233,191	1,165,954	-1,354,046	-514,046	415,954	665,954
150	227,989	1,139,943	-1,380,057	-540,057	389,943	639,943
175	222,787	1,113,936	-1,406,064	-566,064	363,936	613,936
200	217,585	1,087,925	-1,432,075	-592,075	337,925	587,925
225	212,383	1,061,914	-1,458,086	-618,086	311,914	561,914
250	207,182	1,035,908	-1,484,092	-644,092	285,908	535,908
275	201,979	1,009,896	-1,510,104	-670,104	259,896	509,896
300	196,777	983,885	-1,536,115	-696,115	233,885	483,885
325	191,575	957,874	-1,562,126	-722,126	207,874	457,874
350	186,374	931,868	-1,588,132	-748,132	181,868	431,868

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Bath rural/Bathavon

Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£283,258	1,416,290	-1,103,710	-263,710	666,290	916,290
10	276,305	1,381,527	-1,138,473	-298,473	631,527	881,527
25	273,184	1,365,920	-1,154,080	-314,080	615,920	865,920
50	267,982	1,339,909	-1,180,091	-340,091	589,909	839,909
75	262,780	1,313,898	-1,206,102	-366,102	563,898	813,898
100	257,578	1,287,891	-1,232,109	-392,109	537,891	787,891
125	252,376	1,261,880	-1,258,120	-418,120	511,880	761,880
150	247,174	1,235,869	-1,284,131	-444,131	485,869	735,869
175	241,973	1,209,863	-1,310,137	-470,137	459,863	709,863
200	236,770	1,183,851	-1,336,149	-496,149	433,851	683,851
225	231,568	1,157,840	-1,362,160	-522,160	407,840	657,840
250	226,366	1,131,829	-1,388,171	-548,171	381,829	631,829
275	221,165	1,105,823	-1,414,177	-574,177	355,823	605,823
300	215,962	1,079,811	-1,440,189	-600,189	329,811	579,811
325	210,760	1,053,800	-1,466,200	-626,200	303,800	553,800
350	205,559	1,027,794	-1,492,206	-652,206	277,794	527,794

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Bath N & E

Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,114	1,020,569	-1,499,431	-659,431	270,569	520,569
10	198,523	992,616	-1,527,384	-687,384	242,616	492,616
25	195,402	977,010	-1,542,990	-702,990	227,010	477,010
50	190,200	950,998	-1,569,002	-729,002	200,998	450,998
75	184,997	924,987	-1,595,013	-755,013	174,987	424,987
100	179,796	898,981	-1,621,019	-781,019	148,981	398,981
125	174,594	872,970	-1,647,030	-807,030	122,970	372,970
150	169,392	846,958	-1,673,042	-833,042	96,958	346,958
175	164,190	820,952	-1,699,048	-859,048	70,952	320,952
200	158,988	794,941	-1,725,059	-885,059	44,941	294,941
225	153,786	768,930	-1,751,070	-911,070	18,930	268,930
250	148,585	742,923	-1,777,077	-937,077	-7,077	242,923
275	143,382	716,912	-1,803,088	-963,088	-33,088	216,912
300	138,180	690,901	-1,829,099	-989,099	-59,099	190,901
325	132,978	664,890	-1,855,110	-1,015,110	-85,110	164,890
350	127,777	638,883	-1,881,117	-1,041,117	-111,117	138,883

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£225	£350

Site type 1

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	144,787	723,937	-1,796,063	-956,063	-26,063	223,937
10	140,217	701,085	-1,818,915	-978,915	-48,915	201,085
25	137,096	685,478	-1,834,522	-994,522	-64,522	185,478
50	131,893	659,467	-1,860,533	-1,020,533	-90,533	159,467
75	126,691	633,455	-1,886,545	-1,046,545	-116,545	133,455
100	121,490	607,449	-1,912,551	-1,072,551	-142,551	107,449
125	116,288	581,438	-1,938,562	-1,098,562	-168,562	81,438
150	111,085	555,427	-1,964,573	-1,124,573	-194,573	55,427
175	105,884	529,420	-1,990,580	-1,150,580	-220,580	29,420
200	100,682	503,409	-2,016,591	-1,176,591	-246,591	3,409
225	95,480	477,398	-2,042,602	-1,202,602	-272,602	-22,602
250	90,277	451,387	-2,068,613	-1,228,613	-298,613	-48,613
275	85,076	425,380	-2,094,620	-1,254,620	-324,620	-74,620
300	79,874	399,369	-2,120,631	-1,280,631	-350,631	-100,631
325	74,672	373,358	-2,146,642	-1,306,642	-376,642	-126,642
350	69,470	347,352	-2,172,648	-1,332,648	-402,648	-152,648

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,143	505,716	-2,014,284	-1,174,284	-244,284	5,716
10	97,323	486,614	-2,033,386	-1,193,386	-263,386	-13,386
25	94,201	471,007	-2,048,993	-1,208,993	-278,993	-28,993
50	88,999	444,996	-2,075,004	-1,235,004	-305,004	-55,004
75	83,798	418,989	-2,101,011	-1,261,011	-331,011	-81,011
100	78,596	392,978	-2,127,022	-1,287,022	-357,022	-107,022
125	73,393	366,967	-2,153,033	-1,313,033	-383,033	-133,033
150	68,191	340,956	-2,179,044	-1,339,044	-409,044	-159,044
175	62,990	314,949	-2,205,051	-1,365,051	-435,051	-185,051
200	57,788	288,938	-2,231,062	-1,391,062	-461,062	-211,062
225	52,585	262,927	-2,257,073	-1,417,073	-487,073	-237,073
250	47,384	236,921	-2,283,079	-1,443,079	-513,079	-263,079
275	42,182	210,909	-2,309,091	-1,469,091	-539,091	-289,091
300	36,980	184,898	-2,335,102	-1,495,102	-565,102	-315,102
325	31,777	158,887	-2,361,113	-1,521,113	-591,113	-341,113
350	26,576	132,881	-2,387,119	-1,547,119	-617,119	-367,119

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	235,690	1,178,449	-1,341,551	-501,551	428,449	678,449
10	229,556	1,147,778	-1,372,222	-532,222	397,778	647,778
25	226,434	1,132,171	-1,387,829	-547,829	382,171	632,171
50	221,232	1,106,160	-1,413,840	-573,840	356,160	606,160
75	216,031	1,080,154	-1,439,846	-599,846	330,154	580,154
100	210,829	1,054,143	-1,465,857	-625,857	304,143	554,143
125	205,626	1,028,131	-1,491,869	-651,869	278,131	528,131
150	200,425	1,002,125	-1,517,875	-677,875	252,125	502,125
175	195,223	976,114	-1,543,886	-703,886	226,114	476,114
200	190,021	950,103	-1,569,897	-729,897	200,103	450,103
225	184,818	924,091	-1,595,909	-755,909	174,091	424,091
250	179,617	898,085	-1,621,915	-781,915	148,085	398,085
275	174,415	872,074	-1,647,926	-807,926	122,074	372,074
300	169,213	846,063	-1,673,937	-833,937	96,063	346,063
325	164,011	820,057	-1,699,943	-859,943	70,057	320,057
350	158,809	794,045	-1,725,955	-885,955	44,045	294,045

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	197,902	989,512	-1,530,488	-690,488	239,512	489,512
10	192,418	962,091	-1,557,909	-717,909	212,091	462,091
25	189,297	946,484	-1,573,516	-733,516	196,484	446,484
50	184,095	920,473	-1,599,527	-759,527	170,473	420,473
75	178,892	894,462	-1,625,538	-785,538	144,462	394,462
100	173,691	868,456	-1,651,544	-811,544	118,456	368,456
125	168,489	842,444	-1,677,556	-837,556	92,444	342,444
150	163,287	816,433	-1,703,567	-863,567	66,433	316,433
175	158,085	790,427	-1,729,573	-889,573	40,427	290,427
200	152,883	764,416	-1,755,584	-915,584	14,416	264,416
225	147,681	738,404	-1,781,596	-941,596	-11,596	238,404
250	142,479	712,393	-1,807,607	-967,607	-37,607	212,393
275	137,277	686,387	-1,833,613	-993,613	-63,613	186,387
300	132,075	660,376	-1,859,624	-1,019,624	-89,624	160,376
325	126,873	634,364	-1,885,636	-1,045,636	-115,636	134,364
350	121,672	608,358	-1,911,642	-1,071,642	-141,642	108,358

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£350

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher) £2,520,000	Resi land (lower) £1,680,000	Secondary employment £750,000	vacant sites/community £500,000

Site type 2	
Houses	
No of units	7 units
Density:	30 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	440,631	1,888,419	-631,581	208,419	1,138,419	1,388,419
10	429,552	1,840,937	-679,063	160,937	1,080,937	1,340,937
25	424,301	1,818,433	-701,567	138,433	1,068,433	1,318,433
50	415,550	1,780,928	-739,072	100,928	1,030,928	1,280,928
75	406,799	1,743,424	-776,576	63,424	993,424	1,243,424
100	398,048	1,705,919	-814,081	25,919	955,919	1,205,919
125	389,297	1,668,415	-851,585	-11,585	918,415	1,168,415
150	380,545	1,630,906	-889,094	-49,094	880,906	1,130,906
175	371,794	1,593,402	-926,598	-86,598	843,402	1,093,402
200	363,043	1,555,897	-964,103	-124,103	805,897	1,055,897
225	354,292	1,518,393	-1,001,607	-161,607	768,393	1,018,393
250	345,541	1,480,888	-1,039,112	-199,112	730,888	980,888
275	336,789	1,443,384	-1,076,616	-236,616	693,384	943,384
300	328,037	1,405,875	-1,114,125	-274,125	655,875	905,875
325	319,286	1,368,370	-1,151,630	-311,630	618,370	868,370
350	310,535	1,330,866	-1,189,134	-349,134	580,866	830,866

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£350	£350

Bath rural/Bathavon Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	475,018	2,035,791	-484,209	355,791	1,285,791	1,535,791
10	463,347	1,985,773	-534,227	305,773	1,235,773	1,485,773
25	458,096	1,963,269	-556,731	283,269	1,213,269	1,463,269
50	449,345	1,925,764	-594,236	245,764	1,175,764	1,425,764
75	440,594	1,888,260	-631,740	208,260	1,138,260	1,388,260
100	431,843	1,850,755	-669,245	170,755	1,100,755	1,350,755
125	423,092	1,813,251	-706,749	133,251	1,063,251	1,313,251
150	414,341	1,775,746	-744,254	95,746	1,025,746	1,275,746
175	405,589	1,738,237	-781,763	58,237	988,237	1,238,237
200	396,838	1,700,733	-819,267	20,733	950,733	1,200,733
225	388,087	1,663,228	-856,772	-16,772	913,228	1,163,228
250	379,336	1,625,724	-894,276	-54,276	875,724	1,125,724
275	370,585	1,588,219	-931,781	-91,781	838,219	1,088,219
300	361,833	1,550,715	-969,285	-129,285	800,715	1,050,715
325	353,081	1,513,206	-1,006,794	-166,794	763,206	1,013,206
350	344,330	1,475,702	-1,044,298	-204,298	725,702	975,702

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£350	£350

Bath N & E Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	341,994	1,465,688	-1,054,312	-214,312	715,688	965,688
10	332,612	1,425,479	-1,094,521	-254,521	675,479	925,479
25	327,361	1,402,974	-1,117,026	-277,026	652,974	902,974
50	318,610	1,365,470	-1,154,530	-314,530	615,470	865,470
75	309,859	1,327,965	-1,192,035	-352,035	577,965	827,965
100	301,107	1,290,461	-1,229,539	-389,539	540,461	790,461
125	292,355	1,252,952	-1,267,048	-427,048	502,952	752,952
150	283,604	1,215,447	-1,304,553	-464,553	465,447	715,447
175	274,853	1,177,943	-1,342,057	-502,057	427,943	677,943
200	266,102	1,140,438	-1,379,562	-539,562	390,438	640,438
225	257,351	1,102,934	-1,417,066	-577,066	352,934	602,934
250	248,599	1,065,425	-1,454,575	-614,575	315,425	565,425
275	239,848	1,027,921	-1,492,079	-652,079	277,921	527,921
300	231,097	990,416	-1,529,584	-689,584	240,416	490,416
325	222,346	952,912	-1,567,088	-727,088	202,912	452,912
350	213,595	915,407	-1,604,593	-764,593	165,407	415,407

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Site type 2

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	242,022	1,037,239	-1,482,761	-642,761	287,239	537,239
10	234,360	1,004,398	-1,515,602	-675,602	254,398	504,398
25	229,109	981,894	-1,538,106	-698,106	231,894	481,894
50	220,358	944,389	-1,575,611	-735,611	194,389	444,389
75	211,606	906,885	-1,613,115	-773,115	156,885	406,885
100	202,855	869,380	-1,650,620	-810,620	119,380	369,380
125	194,104	831,876	-1,688,124	-848,124	81,876	331,876
150	185,353	794,371	-1,725,629	-885,629	44,371	294,371
175	176,601	756,867	-1,763,133	-923,133	6,862	256,862
200	167,850	719,362	-1,800,638	-960,638	-30,642	219,358
225	159,099	681,858	-1,838,142	-998,142	-68,147	181,853
250	150,348	644,354	-1,875,646	-1,035,646	-105,651	144,349
275	141,597	606,849	-1,913,150	-1,073,150	-143,156	106,844
300	132,846	569,345	-1,950,654	-1,110,654	-180,660	69,340
325	124,094	531,841	-1,988,158	-1,148,158	-218,169	31,831
350	115,343	494,337	-2,025,662	-1,185,662	-255,673	-5,673

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£325

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	168,478	722,047	-1,797,953	-957,953	-27,953	222,047
10	162,080	694,627	-1,825,373	-985,373	-55,373	194,627
25	156,829	672,122	-1,847,878	-1,007,878	-77,878	172,122
50	148,077	634,618	-1,885,382	-1,045,382	-115,382	134,618
75	139,326	597,113	-1,922,887	-1,082,887	-152,887	97,113
100	130,574	559,609	-1,960,391	-1,120,391	-190,391	59,609
125	121,823	522,104	-1,997,896	-1,157,896	-227,900	22,100
150	113,072	484,599	-2,035,400	-1,195,400	-265,405	-15,405
175	104,321	447,095	-2,072,904	-1,232,904	-302,909	-52,909
200	95,570	409,590	-2,110,408	-1,270,408	-340,414	-90,414
225	86,818	372,086	-2,147,912	-1,307,912	-377,922	-127,922
250	78,067	334,581	-2,185,416	-1,345,416	-415,427	-165,427
275	69,316	297,077	-2,222,920	-1,382,920	-452,931	-202,931
300	60,565	259,572	-2,260,424	-1,420,424	-490,436	-240,436
325	51,814	222,068	-2,297,928	-1,457,928	-527,941	-277,941
350	43,063	184,563	-2,335,432	-1,495,432	-565,445	-315,445

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	396,425	1,698,965	-821,035	18,965	948,965	1,198,965
10	386,106	1,654,741	-865,259	-25,259	904,741	1,154,741
25	380,855	1,632,236	-887,764	-47,764	882,236	1,132,236
50	372,104	1,594,732	-925,268	-85,268	844,732	1,094,732
75	363,353	1,557,227	-962,773	-122,773	807,227	1,057,227
100	354,602	1,519,723	-1,000,277	-160,277	769,723	1,019,723
125	345,851	1,482,218	-1,037,782	-197,782	732,218	982,218
150	337,099	1,444,714	-1,075,286	-235,286	694,714	944,714
175	328,348	1,407,209	-1,112,791	-272,791	657,209	907,209
200	319,597	1,369,705	-1,150,295	-310,295	619,705	869,705
225	310,846	1,332,200	-1,187,800	-347,800	582,196	832,196
250	302,095	1,294,696	-1,225,304	-385,304	544,691	794,691
275	293,344	1,257,191	-1,262,809	-422,809	507,187	757,187
300	284,593	1,219,687	-1,300,313	-460,313	469,678	719,678
325	275,842	1,182,182	-1,337,818	-497,818	432,174	682,174
350	267,091	1,144,678	-1,375,322	-535,322	394,669	644,669

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£350	£350

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	332,749	1,428,066	-1,093,934	-253,934	676,066	926,066
10	323,525	1,386,537	-1,133,463	-293,463	636,537	886,537
25	318,274	1,364,033	-1,155,967	-315,967	614,033	864,033
50	309,523	1,326,528	-1,193,472	-353,472	576,528	826,528
75	300,772	1,289,024	-1,230,976	-390,976	539,024	789,024
100	292,021	1,251,519	-1,268,481	-428,481	501,519	751,519
125	283,270	1,214,015	-1,305,985	-465,985	464,015	714,015
150	274,519	1,176,510	-1,343,490	-503,490	426,510	676,510
175	265,767	1,139,006	-1,380,994	-540,994	389,006	639,006
200	257,016	1,101,501	-1,418,500	-578,500	351,497	601,497
225	248,265	1,063,997	-1,456,004	-616,004	313,992	563,992
250	239,514	1,026,492	-1,493,509	-653,509	276,488	526,488
275	230,763	988,988	-1,531,013	-691,013	238,983	488,983
300	222,012	951,483	-1,568,518	-728,518	201,479	451,479
325	213,261	913,979	-1,606,022	-766,022	163,974	413,974
350	204,510	876,474	-1,643,527	-803,527	126,466	376,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	vacant sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 3	
Houses with flats	
No of units	15 units
Density:	90 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.17 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	360,599	2,163,594	-356,406	483,594	1,413,594	1,663,594
10	347,727	2,086,359	-433,641	406,359	1,336,359	1,586,359
25	337,722	2,026,329	-493,671	346,329	1,276,329	1,526,329
50	321,047	1,926,281	-593,719	246,281	1,176,281	1,426,281
75	304,371	1,826,227	-693,773	146,227	1,076,227	1,326,227
100	287,696	1,726,179	-793,821	46,179	976,179	1,226,179
125	271,022	1,626,130	-893,870	-53,870	876,130	1,126,130
150	254,347	1,526,082	-993,918	-153,918	776,082	1,026,082
175	237,671	1,426,028	-1,093,972	-253,972	676,028	926,028
200	220,997	1,325,979	-1,194,021	-354,021	575,979	825,979
225	204,322	1,225,931	-1,294,069	-454,069	475,931	725,931
250	187,646	1,125,877	-1,394,123	-554,123	375,877	625,877
275	170,971	1,025,829	-1,494,171	-654,171	275,829	525,829
300	154,297	925,780	-1,594,220	-754,220	175,780	425,780
325	137,621	825,726	-1,694,274	-854,274	75,726	325,726
350	120,946	725,678	-1,794,322	-954,322	-24,322	225,678

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£325	£350

Bath rural/Bathavon

Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	530,827	3,184,963	664,963	1,504,963	2,434,963	2,684,963
10	515,028	3,090,166	570,166	1,410,166	2,340,166	2,590,166
25	505,023	3,030,136	510,136	1,350,136	2,280,136	2,530,136
50	488,348	2,930,087	410,087	1,250,087	2,180,087	2,430,087
75	471,673	2,830,039	310,039	1,150,039	2,080,039	2,330,039
100	454,997	2,729,985	209,985	1,049,985	1,979,985	2,229,985
125	438,323	2,629,937	109,937	949,937	1,879,937	2,129,937
150	421,648	2,529,888	9,888	849,888	1,779,888	2,029,888
175	404,972	2,429,834	-90,166	749,834	1,679,834	1,929,834
200	388,298	2,329,786	-190,214	649,786	1,579,786	1,829,786
225	371,623	2,229,738	-290,262	549,738	1,479,738	1,729,738
250	354,947	2,129,683	-390,317	449,683	1,379,683	1,629,683
275	338,273	2,029,635	-490,365	349,635	1,279,635	1,529,635
300	321,598	1,929,587	-590,413	249,587	1,179,587	1,429,587
325	304,923	1,829,539	-690,461	149,539	1,079,539	1,329,539
350	288,247	1,729,484	-790,516	49,484	979,484	1,229,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£350	£350	£350

Bath N & E

Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	317,086	1,902,517	-617,483	222,517	1,152,517	1,402,517
10	304,962	1,829,773	-690,227	149,773	1,079,773	1,329,773
25	294,957	1,769,743	-750,257	89,743	1,019,743	1,269,743
50	278,282	1,669,694	-850,306	-10,306	919,694	1,169,694
75	261,608	1,569,646	-950,354	-110,354	819,646	1,069,646
100	244,932	1,469,592	-1,050,408	-210,408	719,592	969,592
125	228,257	1,369,544	-1,150,456	-310,456	619,544	869,544
150	211,583	1,269,495	-1,250,505	-410,505	519,495	769,495
175	194,907	1,169,441	-1,350,559	-510,559	419,441	669,441
200	178,232	1,069,393	-1,450,607	-610,607	319,393	569,393
225	161,557	969,345	-1,550,655	-710,655	219,345	469,345
250	144,882	869,290	-1,650,710	-810,710	119,290	369,290
275	128,207	769,242	-1,750,758	-910,758	19,242	269,242
300	111,532	669,194	-1,850,806	-1,010,806	-80,806	169,194
325	94,858	569,146	-1,950,854	-1,110,854	-180,854	69,146
350	78,182	469,091	-2,050,909	-1,210,909	-280,909	-30,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£25	£275	£325

Site type 3

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	147,921	887,526	-1,632,474	-792,474	137,526	387,526
10	138,708	832,246	-1,687,754	-847,754	82,246	332,246
25	128,703	772,216	-1,747,784	-907,784	22,216	272,216
50	112,027	672,161	-1,847,839	-1,007,839	-77,839	172,161
75	95,352	572,113	-1,947,887	-1,107,887	-177,887	72,113
100	78,677	472,065	-2,047,935	-1,207,935	-277,935	-27,935
125	62,002	372,010	-2,147,980	-1,307,980	-377,980	-127,980
150	45,327	271,962	-2,248,038	-1,408,038	-478,038	-228,038
175	28,652	171,914	-2,348,086	-1,508,086	-578,086	-328,086
200	11,977	71,866	-2,448,134	-1,608,134	-678,134	-428,134
225	-4,775	-28,648	-2,548,182	-1,708,182	-778,182	-528,182
250	-21,723	-130,337	-2,650,337	-1,810,337	-880,337	-630,337
275	-38,670	-232,021	-2,752,021	-1,912,021	-982,021	-732,021
300	-55,618	-333,710	-2,853,710	-2,013,710	-1,083,710	-833,710
325	-72,566	-435,393	-2,955,393	-2,115,393	-1,185,393	-935,393
350	-89,514	-537,083	-3,057,083	-2,217,083	-1,287,083	-1,037,083

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£75

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,473	140,835	-2,379,165	-1,539,165	-609,165	-359,165
10	16,398	98,390	-2,421,610	-1,581,610	-651,610	-401,610
25	6,393	38,360	-2,481,640	-1,641,640	-711,640	-461,640
50	-10,450	-62,700	-2,582,700	-1,742,700	-812,700	-562,700
75	-27,397	-164,383	-2,684,383	-1,844,383	-914,383	-664,383
100	-44,345	-266,072	-2,786,072	-1,946,072	-1,016,072	-766,072
125	-61,293	-367,756	-2,887,756	-2,047,756	-1,117,756	-867,756
150	-78,241	-469,445	-2,989,445	-2,149,445	-1,219,445	-969,445
175	-95,188	-571,128	-3,091,128	-2,251,128	-1,321,128	-1,071,128
200	-112,136	-672,818	-3,192,818	-2,352,818	-1,422,818	-1,172,818
225	-129,084	-774,501	-3,294,501	-2,454,501	-1,524,501	-1,274,501
250	-146,032	-876,190	-3,396,190	-2,556,190	-1,626,190	-1,376,190
275	-162,979	-977,874	-3,497,874	-2,657,874	-1,727,874	-1,477,874
300	-179,927	-1,079,563	-3,599,563	-2,759,563	-1,829,563	-1,579,563
325	-196,874	-1,181,246	-3,701,246	-2,861,246	-1,931,246	-1,681,246
350	-213,823	-1,282,936	-3,802,936	-2,962,936	-2,032,936	-1,782,936

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	494,012	2,964,071	444,071	1,284,071	2,214,071	2,464,071
10	478,952	2,873,714	353,714	1,193,714	2,123,714	2,373,714
25	469,108	2,814,650	294,650	1,134,650	2,064,650	2,314,650
50	452,702	2,716,214	196,214	1,036,214	1,966,214	2,216,214
75	436,296	2,617,773	97,773	937,773	1,867,773	2,117,773
100	419,859	2,519,149	-81	839,149	1,769,149	2,019,149
125	403,184	2,419,101	-100,899	739,101	1,669,101	1,919,101
150	386,508	2,319,047	-200,953	639,047	1,569,047	1,819,047
175	369,833	2,218,998	-301,002	538,998	1,468,998	1,718,998
200	353,158	2,118,950	-401,050	438,950	1,368,950	1,618,950
225	336,483	2,018,896	-501,104	338,896	1,268,896	1,518,896
250	319,808	1,918,848	-601,152	238,848	1,168,848	1,418,848
275	303,133	1,818,799	-701,201	138,799	1,068,799	1,318,799
300	286,458	1,718,745	-801,255	38,745	968,745	1,218,745
325	269,783	1,618,697	-901,303	-61,303	868,697	1,118,697
350	253,108	1,518,649	-1,001,351	-161,351	768,649	1,018,649

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£300	£350	£350

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	387,325	2,323,949	-196,051	643,949	1,573,949	1,823,949
10	373,993	2,243,960	-276,040	563,960	1,493,960	1,743,960
25	363,988	2,183,930	-336,070	503,930	1,433,930	1,683,930
50	347,314	2,083,882	-436,118	403,882	1,333,882	1,583,882
75	330,638	1,983,828	-536,172	303,828	1,233,828	1,483,828
100	313,963	1,883,779	-636,221	203,779	1,133,779	1,383,779
125	297,289	1,783,731	-736,269	103,731	1,033,731	1,283,731
150	280,613	1,683,677	-836,323	3,677	933,677	1,183,677
175	263,938	1,583,629	-936,371	-96,371	833,629	1,083,629
200	247,263	1,483,580	-1,036,420	-196,420	733,580	983,580
225	230,588	1,383,526	-1,136,474	-296,474	633,526	883,526
250	213,913	1,283,478	-1,236,522	-396,522	533,478	783,478
275	197,238	1,183,430	-1,336,570	-496,570	433,430	683,430
300	180,564	1,083,381	-1,436,619	-596,619	333,381	583,381
325	163,888	983,327	-1,536,673	-696,673	233,327	483,327
350	147,213	883,279	-1,636,721	-796,721	133,279	383,279

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£350	£350

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	Important sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 4	
Houses	
No of units	20 units
Density:	40 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.50 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	968,575	1,937,150	-582,850	257,150	1,187,150	1,437,150
10	942,709	1,885,417	-634,583	205,417	1,135,417	1,385,417
25	928,899	1,857,798	-662,202	177,798	1,107,798	1,357,798
50	905,881	1,811,762	-708,238	131,762	1,061,762	1,311,762
75	882,863	1,765,727	-754,273	85,727	1,015,727	1,265,727
100	859,846	1,719,691	-800,309	39,691	969,691	1,219,691
125	836,829	1,673,658	-846,342	-6,342	923,658	1,173,658
150	813,811	1,627,622	-892,378	-52,378	877,622	1,127,622
175	790,794	1,581,587	-938,413	-98,413	831,587	1,081,587
200	767,776	1,535,552	-984,448	-144,448	785,552	1,035,552
225	744,758	1,489,516	-1,030,484	-190,484	739,516	989,516
250	721,741	1,443,483	-1,076,517	-236,517	693,483	943,483
275	698,724	1,397,447	-1,122,553	-282,553	647,447	897,447
300	675,706	1,351,412	-1,168,588	-328,588	601,412	851,412
325	652,688	1,305,376	-1,214,624	-374,624	555,376	805,376
350	629,670	1,259,341	-1,260,659	-420,659	509,341	759,341

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£350	£350

Bath rural/Bathavon Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,091,258	2,182,517	-337,483	502,517	1,432,517	1,682,517
10	1,063,431	2,126,861	-393,139	446,861	1,376,861	1,626,861
25	1,049,843	2,099,685	-420,315	419,685	1,349,685	1,599,685
50	1,027,195	2,054,390	-465,610	374,390	1,304,390	1,554,390
75	1,004,549	2,009,097	-510,903	329,097	1,259,097	1,509,097
100	981,901	1,963,802	-556,198	283,802	1,213,802	1,463,802
125	959,255	1,918,509	-601,491	238,509	1,168,509	1,418,509
150	936,607	1,873,214	-646,785	193,214	1,123,214	1,373,214
175	913,960	1,827,919	-692,081	147,919	1,077,919	1,327,919
200	891,165	1,782,330	-737,670	102,330	1,032,330	1,282,330
225	868,147	1,736,295	-783,705	56,295	986,295	1,236,295
250	845,130	1,690,259	-829,741	10,259	940,259	1,190,259
275	822,113	1,644,226	-875,774	-35,774	894,226	1,144,226
300	799,095	1,598,190	-921,810	-81,810	848,190	1,098,190
325	776,077	1,552,155	-967,845	-127,845	802,155	1,052,155
350	753,060	1,506,119	-1,013,881	-173,881	756,119	1,006,119

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£350	£350

Bath N & E Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	772,852	1,545,704	-974,296	-134,296	795,704	1,045,704
10	750,421	1,500,841	-1,019,159	-179,159	750,841	1,000,841
25	736,610	1,473,220	-1,046,780	-206,780	723,220	973,220
50	713,592	1,427,184	-1,092,816	-252,816	677,184	927,184
75	690,575	1,381,151	-1,138,849	-298,849	631,151	881,151
100	667,558	1,335,115	-1,184,885	-344,885	585,115	835,115
125	644,540	1,289,080	-1,230,920	-390,920	539,080	789,080
150	621,522	1,243,044	-1,276,956	-436,956	493,044	743,044
175	598,504	1,197,009	-1,322,991	-482,991	447,009	697,009
200	575,488	1,150,975	-1,369,025	-529,025	400,975	650,975
225	552,470	1,104,940	-1,415,060	-575,060	354,940	604,940
250	529,452	1,058,905	-1,461,095	-621,095	308,905	558,905
275	506,435	1,012,869	-1,507,131	-667,131	262,869	512,869
300	483,417	966,834	-1,553,166	-713,166	216,834	466,834
325	460,400	920,800	-1,599,200	-759,200	170,800	420,800
350	437,382	874,765	-1,645,235	-805,235	124,765	374,765

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Site type 4

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	524,656	1,049,311	-1,470,689	-630,689	299,311	549,311
10	506,426	1,012,851	-1,507,149	-667,149	262,851	512,851
25	492,615	985,229	-1,534,771	-694,771	235,229	485,229
50	469,597	939,194	-1,580,806	-740,806	189,194	439,194
75	446,580	893,161	-1,626,839	-786,839	143,161	393,161
100	423,563	847,125	-1,672,875	-832,875	97,125	347,125
125	400,545	801,090	-1,718,910	-878,910	51,090	301,090
150	377,527	755,054	-1,764,946	-924,946	5,054	255,054
175	354,509	709,019	-1,810,981	-970,981	-40,981	209,019
200	331,493	662,985	-1,857,015	-1,017,015	-87,015	162,985
225	308,475	616,950	-1,903,050	-1,063,050	-133,050	116,950
250	285,457	570,915	-1,949,085	-1,109,085	-179,085	70,915
275	262,440	524,879	-1,995,121	-1,155,121	-225,121	24,879
300	239,422	478,844	-2,041,156	-1,201,156	-271,156	-21,156
325	216,405	432,810	-2,087,190	-1,247,190	-317,190	-67,190
350	193,387	386,775	-2,133,225	-1,293,225	-363,225	-113,225

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£275

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	342,015	684,031	-1,835,969	-995,969	-65,969	184,031
10	326,926	653,852	-1,866,148	-1,026,148	-96,148	153,852
25	313,115	626,231	-1,893,769	-1,053,769	-123,769	126,231
50	290,098	580,195	-1,939,805	-1,099,805	-169,805	80,195
75	267,081	534,162	-1,985,838	-1,145,838	-215,838	34,162
100	244,063	488,126	-2,031,874	-1,191,874	-261,874	-11,874
125	221,045	442,091	-2,077,909	-1,237,909	-307,909	-57,909
150	198,028	396,055	-2,123,945	-1,283,945	-353,945	-103,945
175	175,010	350,020	-2,169,980	-1,329,980	-399,980	-149,980
200	151,993	303,986	-2,216,014	-1,376,014	-446,014	-196,014
225	128,975	257,951	-2,262,049	-1,422,049	-492,049	-242,049
250	105,958	211,916	-2,308,084	-1,468,084	-538,084	-288,084
275	82,940	165,880	-2,354,120	-1,514,120	-584,120	-334,120
300	59,922	119,845	-2,400,155	-1,560,155	-630,155	-380,155
325	36,906	73,811	-2,446,189	-1,606,189	-676,189	-426,189
350	13,888	27,776	-2,492,224	-1,652,224	-722,224	-472,224

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£75

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	935,928	1,871,856	-648,144	191,856	1,121,856	1,371,856
10	910,772	1,821,545	-698,455	141,545	1,071,545	1,321,545
25	897,183	1,794,367	-725,633	114,367	1,044,367	1,294,367
50	874,537	1,749,074	-770,926	69,074	999,074	1,249,074
75	851,889	1,703,779	-816,221	23,779	953,779	1,203,779
100	829,243	1,658,486	-861,514	-21,514	908,486	1,158,486
125	806,595	1,613,191	-906,809	-66,809	863,191	1,113,191
150	783,948	1,567,896	-952,104	-112,104	817,896	1,067,896
175	761,301	1,522,603	-997,397	-157,397	772,603	1,022,603
200	738,654	1,477,308	-1,042,692	-202,692	727,308	977,308
225	716,007	1,432,015	-1,087,985	-247,985	682,015	932,015
250	693,360	1,386,720	-1,133,280	-293,280	636,720	886,720
275	670,712	1,341,424	-1,178,576	-338,576	591,424	841,424
300	648,066	1,296,131	-1,223,869	-383,869	546,131	796,131
325	625,418	1,250,836	-1,269,164	-429,164	500,836	750,836
350	602,564	1,205,128	-1,314,872	-474,872	455,128	705,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£75	£350	£350

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	779,595	1,559,190	-960,810	-120,810	809,190	1,059,190
10	757,129	1,514,258	-1,005,742	-165,742	764,258	1,014,258
25	743,540	1,487,080	-1,032,920	-192,920	737,080	987,080
50	720,893	1,441,787	-1,078,213	-238,213	691,787	941,787
75	698,246	1,396,492	-1,123,508	-283,508	646,492	896,492
100	675,599	1,351,199	-1,168,801	-328,801	601,199	851,199
125	652,952	1,305,904	-1,214,096	-374,096	555,904	805,904
150	630,304	1,260,609	-1,259,391	-419,391	510,609	760,609
175	607,658	1,215,315	-1,304,685	-464,685	465,315	715,315
200	585,010	1,170,020	-1,349,980	-509,980	420,020	670,020
225	562,241	1,124,482	-1,395,518	-555,518	374,482	624,482
250	539,223	1,078,446	-1,441,554	-601,554	328,446	578,446
275	516,206	1,032,413	-1,487,587	-647,587	282,413	532,413
300	493,189	986,377	-1,533,623	-693,623	236,377	486,377
325	470,171	940,342	-1,579,658	-739,658	190,342	440,342
350	447,153	894,306	-1,625,694	-785,694	144,306	394,306

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350



Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	vacant sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 5

No of units	Houses and Flats	50 units
Density:		90 dph
CSH level:		1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.56 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	981,272	1,766,289	-753,711	86,289	1,016,289	1,266,289
10	941,510	1,694,719	-825,281	14,719	944,719	1,194,719
25	907,184	1,632,932	-887,068	-47,068	882,932	1,132,932
50	849,973	1,529,951	-990,049	-150,049	779,951	1,029,951
75	792,762	1,426,972	-1,093,028	-253,028	676,972	926,972
100	735,550	1,323,991	-1,196,009	-356,009	573,991	823,991
125	678,340	1,221,011	-1,298,989	-458,989	471,011	721,011
150	621,128	1,118,031	-1,401,969	-561,969	368,031	618,031
175	563,917	1,015,051	-1,504,949	-664,949	265,051	515,051
200	506,707	912,072	-1,607,928	-767,928	162,072	412,072
225	449,495	809,091	-1,710,909	-870,909	59,091	309,091
250	392,285	706,112	-1,813,888	-973,888	-43,888	206,112
275	335,073	603,131	-1,916,869	-1,076,869	-146,869	103,131
300	277,862	500,152	-2,019,848	-1,179,848	-249,848	152
325	220,651	397,171	-2,122,829	-1,282,829	-352,829	-102,829
350	163,440	294,192	-2,225,808	-1,385,808	-455,808	-205,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£10	£225	£300

Bath rural/Bathavon

Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,599,960	2,879,928	359,928	1,199,928	2,129,928	2,379,928
10	1,549,926	2,789,866	269,866	1,109,866	2,039,866	2,289,866
25	1,516,152	2,729,073	209,073	1,049,073	1,979,073	2,229,073
50	1,459,861	2,627,751	107,751	947,751	1,877,751	2,127,751
75	1,403,571	2,526,428	6,428	846,428	1,776,428	2,026,428
100	1,347,280	2,425,104	-94,896	745,104	1,675,104	1,925,104
125	1,290,990	2,323,781	-196,219	643,781	1,573,781	1,823,781
150	1,234,699	2,222,459	-297,541	542,459	1,472,459	1,722,459
175	1,178,409	2,121,136	-398,864	441,136	1,371,136	1,621,136
200	1,122,119	2,019,813	-500,187	339,813	1,269,813	1,519,813
225	1,065,828	1,918,491	-601,509	238,491	1,168,491	1,418,491
250	1,009,538	1,817,168	-702,832	137,168	1,067,168	1,317,168
275	953,247	1,715,845	-803,555	34,721	964,721	1,214,721
300	896,957	1,614,522	-904,278	-68,260	861,740	1,111,740
325	840,667	1,513,200	-1,005,001	-171,239	758,761	1,008,761
350	784,377	1,411,877	-1,105,724	-274,218	655,782	905,782

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£275	£350	£350

Bath N & E

Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	914,841	1,646,714	-873,286	-33,286	896,714	1,146,714
10	876,590	1,577,863	-942,137	-102,137	827,863	1,077,863
25	842,817	1,517,070	-1,002,930	-162,930	767,070	1,017,070
50	785,779	1,414,401	-1,105,599	-265,599	664,401	914,401
75	728,567	1,311,421	-1,208,579	-368,579	561,421	811,421
100	671,356	1,208,441	-1,311,559	-471,559	458,441	708,441
125	614,145	1,105,460	-1,414,540	-574,540	355,460	605,460
150	556,934	1,002,481	-1,517,519	-677,519	252,481	502,481
175	499,722	899,500	-1,620,500	-780,500	149,500	399,500
200	442,512	796,521	-1,723,479	-883,479	46,521	296,521
225	385,301	693,542	-1,826,458	-986,458	-56,458	193,542
250	328,090	590,561	-1,929,439	-1,089,439	-159,439	90,561
275	270,879	487,582	-2,032,418	-1,192,418	-262,418	-12,418
300	213,667	384,601	-2,135,399	-1,295,399	-365,399	-115,399
325	156,457	281,622	-2,238,378	-1,398,378	-468,378	-218,378
350	99,245	178,641	-2,341,359	-1,501,359	-571,359	-321,359

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£250

Site type 5

Chew Valley (W) Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,011	639,021	-1,880,979	-1,040,979	-110,979	139,021
10	326,021	586,838	-1,933,162	-1,093,162	-163,162	86,838
25	291,694	525,049	-1,994,951	-1,154,951	-224,951	25,049
50	234,483	422,070	-2,097,930	-1,257,930	-327,930	-77,930
75	177,272	319,089	-2,200,911	-1,360,911	-430,911	-180,911
100	120,061	216,110	-2,303,890	-1,463,890	-533,890	-283,890
125	62,849	113,129	-2,406,871	-1,566,871	-636,871	-386,871
150	5,639	10,150	-2,509,850	-1,669,850	-739,850	-489,850
175	-52,416	-94,349	-2,614,349	-1,774,349	-844,349	-594,349
200	-110,563	-199,014	-2,719,014	-1,879,014	-949,014	-699,014
225	-168,709	-303,676	-2,823,676	-1,983,676	-1,053,676	-803,676
250	-226,856	-408,341	-2,928,341	-2,088,341	-1,158,341	-908,341
275	-285,003	-513,005	-3,033,005	-2,193,005	-1,263,005	-1,013,005
300	-343,150	-617,670	-3,137,670	-2,297,670	-1,367,670	-1,117,670
325	-401,297	-722,334	-3,242,334	-2,402,334	-1,472,334	-1,222,334
350	-459,444	-826,999	-3,346,999	-2,506,999	-1,576,999	-1,326,999

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£25

Bath NW/A & CV (E) Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-58,600	-105,481	-2,625,481	-1,785,481	-855,481	-605,481
10	-80,851	-145,532	-2,665,532	-1,825,532	-895,532	-645,532
25	-115,739	-208,331	-2,728,331	-1,888,331	-958,331	-708,331
50	-173,886	-312,995	-2,832,995	-1,992,995	-1,062,995	-812,995
75	-232,032	-417,658	-2,937,658	-2,097,658	-1,167,658	-917,658
100	-290,179	-522,323	-3,042,323	-2,202,323	-1,272,323	-1,022,323
125	-348,326	-626,987	-3,146,987	-2,306,987	-1,376,987	-1,126,987
150	-406,473	-731,652	-3,251,652	-2,411,652	-1,481,652	-1,231,652
175	-464,620	-836,316	-3,356,316	-2,516,316	-1,586,316	-1,336,316
200	-522,767	-940,981	-3,460,981	-2,620,981	-1,690,981	-1,440,981
225	-580,914	-1,045,645	-3,565,645	-2,725,645	-1,795,645	-1,545,645
250	-639,060	-1,150,308	-3,670,308	-2,830,308	-1,900,308	-1,650,308
275	-697,207	-1,254,972	-3,774,972	-2,934,972	-2,004,972	-1,754,972
300	-755,354	-1,359,637	-3,879,637	-3,039,637	-2,109,637	-1,859,637
325	-813,501	-1,464,301	-3,984,301	-3,144,301	-2,214,301	-1,964,301
350	-871,648	-1,568,966	-4,088,966	-3,248,966	-2,318,966	-2,068,966

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Keynsham Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,542,111	2,775,800	255,800	1,095,800	2,025,800	2,275,800
10	1,493,436	2,688,184	168,184	1,008,184	1,938,184	2,188,184
25	1,460,205	2,628,369	108,369	948,369	1,878,369	2,128,369
50	1,404,820	2,528,676	8,676	848,676	1,778,676	2,028,676
75	1,349,310	2,428,757	-81,243	748,757	1,678,757	1,928,757
100	1,293,018	2,327,433	-192,567	647,433	1,577,433	1,827,433
125	1,236,728	2,226,110	-293,890	546,110	1,476,110	1,726,110
150	1,180,438	2,124,788	-395,212	444,788	1,374,788	1,624,788
175	1,124,147	2,023,465	-496,535	343,465	1,273,465	1,523,465
200	1,067,857	1,922,143	-597,857	242,143	1,172,143	1,422,143
225	1,011,567	1,820,820	-699,180	140,820	1,070,820	1,320,820
250	955,276	1,719,498	-800,502	39,498	969,498	1,219,498
275	898,985	1,618,173	-901,827	-61,827	868,173	1,118,173
300	842,695	1,516,851	-1,003,149	-163,149	766,851	1,016,851
325	786,405	1,415,528	-1,104,472	-264,472	665,528	915,528
350	730,114	1,314,206	-1,205,794	-365,794	564,206	814,206

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£250	£350	£350

Norton Radstock Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,192,390	2,148,302	-373,698	466,302	1,396,302	1,646,302
10	1,149,366	2,068,858	-451,142	388,858	1,318,858	1,568,858
25	1,115,592	2,008,065	-511,935	328,065	1,258,065	1,508,065
50	1,059,301	1,906,743	-613,257	226,743	1,156,743	1,406,743
75	1,003,011	1,805,420	-714,580	125,420	1,055,420	1,305,420
100	946,720	1,704,096	-815,904	24,096	954,096	1,204,096
125	890,430	1,602,773	-917,227	-77,227	852,773	1,102,773
150	834,139	1,501,451	-1,018,549	-178,549	751,451	1,001,451
175	777,849	1,400,128	-1,119,872	-279,872	650,128	900,128
200	721,559	1,298,806	-1,221,194	-381,194	548,806	798,806
225	665,268	1,197,483	-1,322,517	-482,517	447,483	697,483
250	608,978	1,095,841	-1,424,416	-584,416	345,841	595,841
275	552,687	994,200	-1,527,395	-687,395	244,200	494,200
300	496,396	892,559	-1,630,376	-790,376	132,559	392,559
325	440,105	790,918	-1,733,355	-893,355	21,918	290,918
350	383,814	689,277	-1,836,336	-996,336	-88,277	189,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£325	£350

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	vacant sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 6	
Houses	
No of units	75 units
Density:	40 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	1.88 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,053,047	1,628,292	-891,708	-51,708	878,292	1,128,292
10	2,965,539	1,581,621	-938,379	-88,379	831,621	1,081,621
25	2,913,044	1,553,624	-966,376	-126,376	803,624	1,053,624
50	2,824,724	1,506,520	-1,013,480	-173,480	756,520	1,006,520
75	2,735,800	1,459,093	-1,060,907	-220,907	709,093	959,093
100	2,646,876	1,411,667	-1,108,333	-268,333	661,667	911,667
125	2,557,952	1,364,241	-1,155,759	-315,759	614,241	864,241
150	2,469,028	1,316,815	-1,203,185	-363,185	566,815	816,815
175	2,380,104	1,269,389	-1,250,611	-410,611	519,389	769,389
200	2,291,180	1,221,963	-1,298,037	-458,037	471,963	721,963
225	2,202,257	1,174,537	-1,345,463	-505,463	424,537	674,537
250	2,113,333	1,127,111	-1,392,889	-552,889	377,111	627,111
275	2,024,409	1,079,685	-1,440,315	-600,315	329,685	579,685
300	1,935,485	1,032,259	-1,487,741	-647,741	282,259	532,259
325	1,846,561	984,832	-1,535,168	-695,168	234,832	484,832
350	1,757,637	937,406	-1,582,594	-742,594	187,406	437,406

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Bath rural/Bathavon

Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,612,242	1,926,529	-593,471	246,529	1,176,529	1,426,529
10	3,515,117	1,874,729	-645,271	194,729	1,124,729	1,374,729
25	3,462,621	1,846,731	-673,269	166,731	1,096,731	1,346,731
50	3,375,129	1,800,069	-719,931	120,069	1,050,069	1,300,069
75	3,287,636	1,753,406	-766,594	73,406	1,003,406	1,253,406
100	3,200,143	1,706,743	-813,257	26,743	956,743	1,206,743
125	3,112,650	1,660,080	-859,920	-19,920	910,080	1,160,080
150	3,025,157	1,613,417	-906,583	-66,583	863,417	1,113,417
175	2,937,664	1,566,754	-953,246	-113,246	816,754	1,066,754
200	2,850,171	1,520,091	-999,909	-159,909	770,091	1,020,091
225	2,762,679	1,473,429	-1,046,571	-206,571	723,429	973,429
250	2,675,186	1,426,766	-1,093,234	-253,234	676,766	926,766
275	2,587,693	1,380,103	-1,139,897	-299,897	630,103	880,103
300	2,500,200	1,333,440	-1,186,560	-346,560	583,440	833,440
325	2,412,707	1,286,777	-1,233,223	-393,223	536,777	786,777
350	2,324,534	1,239,751	-1,280,249	-440,249	489,751	739,751

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£350	£350

Bath N & E

Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,492,036	1,329,086	-1,190,914	-350,914	579,086	829,086
10	2,414,179	1,287,562	-1,232,438	-392,438	537,562	787,562
25	2,361,684	1,259,565	-1,260,435	-420,435	509,565	759,565
50	2,274,191	1,212,902	-1,307,098	-467,098	462,902	712,902
75	2,186,698	1,166,239	-1,353,761	-513,761	416,239	666,239
100	2,099,205	1,119,576	-1,400,424	-560,424	369,576	619,576
125	2,011,712	1,072,913	-1,447,087	-607,087	322,913	572,913
150	1,923,213	1,025,714	-1,494,286	-654,286	275,714	525,714
175	1,834,289	978,288	-1,541,712	-701,712	228,288	478,288
200	1,745,365	930,861	-1,589,139	-749,139	180,861	430,861
225	1,656,441	883,435	-1,636,565	-796,565	133,435	383,435
250	1,567,517	836,009	-1,683,991	-843,991	86,009	336,009
275	1,478,593	788,583	-1,731,417	-891,417	38,583	288,583
300	1,389,669	741,157	-1,778,843	-938,843	-8,843	241,157
325	1,300,746	693,731	-1,826,269	-986,269	-56,269	193,731
350	1,211,822	646,305	-1,873,695	-1,033,695	-103,695	146,305

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£275	£350

Site type 6

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,602,952	854,907	-1,665,093	-825,093	104,907	354,907
10	1,539,812	821,233	-1,698,767	-858,767	71,233	321,233
25	1,486,458	792,778	-1,727,222	-887,222	42,778	292,778
50	1,397,534	745,351	-1,774,649	-934,649	-4,649	245,351
75	1,308,610	697,925	-1,822,075	-982,075	-52,075	197,925
100	1,219,687	650,500	-1,869,500	-1,029,500	-99,500	150,500
125	1,130,763	603,073	-1,916,927	-1,076,927	-146,927	103,073
150	1,041,839	555,647	-1,964,353	-1,124,353	-194,353	55,647
175	952,915	508,221	-2,011,779	-1,171,779	-241,779	8,221
200	863,991	460,795	-2,059,205	-1,219,205	-289,205	-39,205
225	775,067	413,369	-2,106,631	-1,266,631	-337,631	-87,631
250	686,143	365,943	-2,154,057	-1,314,057	-385,943	-135,943
275	597,219	318,517	-2,201,483	-1,361,483	-434,517	-184,517
300	508,295	271,091	-2,248,909	-1,408,909	-483,091	-233,091
325	419,371	223,665	-2,296,335	-1,456,335	-531,665	-281,665
350	330,447	176,239	-2,343,761	-1,503,761	-580,239	-330,239

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£175

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	943,205	503,042	-2,016,958	-1,176,958	-246,958	3,042
10	891,413	475,420	-2,044,580	-1,204,580	-274,580	-24,580
25	838,059	446,965	-2,073,035	-1,233,035	-303,035	-53,035
50	747,819	398,837	-2,121,163	-1,281,163	-351,163	-101,163
75	657,441	350,635	-2,169,365	-1,329,365	-399,365	-149,365
100	567,062	302,433	-2,217,567	-1,377,567	-447,567	-197,567
125	476,684	254,231	-2,265,769	-1,425,769	-495,769	-245,769
150	386,306	206,030	-2,313,970	-1,473,970	-543,970	-293,970
175	295,927	157,828	-2,362,172	-1,522,172	-592,172	-342,172
200	205,549	109,626	-2,410,374	-1,570,374	-640,374	-390,374
225	115,171	61,425	-2,458,575	-1,618,575	-688,575	-438,575
250	24,792	13,223	-2,506,777	-1,666,777	-736,777	-486,777
275	-66,658	-35,551	-2,555,551	-1,715,551	-785,551	-535,551
300	-158,515	-84,541	-2,604,541	-1,764,541	-834,541	-584,541
325	-250,371	-133,531	-2,653,531	-1,813,531	-883,531	-633,531
350	-342,228	-182,521	-2,702,521	-1,862,521	-932,521	-682,521

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,171,288	1,691,354	-828,646	11,354	941,354	1,191,354
10	3,082,312	1,643,900	-876,100	-36,100	893,900	1,143,900
25	3,030,661	1,616,352	-903,648	-63,648	866,352	1,116,352
50	2,944,575	1,570,440	-949,560	-109,560	820,440	1,070,440
75	2,858,491	1,524,529	-995,471	-155,471	774,529	1,024,529
100	2,772,406	1,478,616	-1,041,384	-201,384	728,616	978,616
125	2,686,320	1,432,704	-1,087,296	-247,296	682,704	932,704
150	2,600,236	1,386,792	-1,133,208	-293,208	636,792	886,792
175	2,514,151	1,340,880	-1,179,120	-339,120	590,880	840,880
200	2,428,065	1,294,968	-1,225,032	-385,032	544,968	794,968
225	2,341,980	1,249,056	-1,270,944	-430,944	499,056	749,056
250	2,255,895	1,203,144	-1,316,856	-476,856	453,144	703,144
275	2,169,810	1,157,232	-1,362,768	-522,768	407,232	657,232
300	2,083,725	1,111,320	-1,408,680	-568,680	361,320	611,320
325	1,997,640	1,065,408	-1,454,592	-614,592	315,408	565,408
350	1,911,555	1,019,496	-1,500,504	-660,504	269,496	519,496

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£350	£350

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,613,441	1,393,835	-1,126,165	-286,165	643,835	893,835
10	2,534,059	1,351,498	-1,168,502	-328,502	601,498	851,498
25	2,482,407	1,323,951	-1,196,049	-356,049	573,951	823,951
50	2,396,323	1,278,039	-1,241,961	-401,961	528,039	778,039
75	2,310,238	1,232,127	-1,287,873	-447,873	482,127	732,127
100	2,224,154	1,186,215	-1,333,785	-493,785	436,215	686,215
125	2,138,069	1,140,303	-1,379,697	-540,697	389,303	639,303
150	2,051,984	1,094,391	-1,425,609	-587,609	342,391	592,391
175	1,965,899	1,048,479	-1,471,521	-633,521	296,479	546,479
200	1,879,814	1,002,567	-1,517,433	-680,433	250,567	500,567
225	1,793,729	956,655	-1,563,345	-727,345	204,655	454,655
250	1,707,644	910,743	-1,609,257	-774,257	158,743	408,743
275	1,621,559	864,831	-1,655,169	-820,169	112,831	362,831
300	1,535,474	818,919	-1,701,081	-867,081	66,919	316,919
325	1,449,389	773,007	-1,747,093	-914,093	21,007	271,007
350	1,363,304	727,095	-1,793,005	-961,005	-25,095	225,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£325	£350

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	vacant sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 7	
Houses and flats	
No of units	75 units
Density:	110 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.68 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-109,394	-160,445	-2,680,445	-1,840,445	-910,445	-660,445
10	-140,866	-206,604	-2,726,604	-1,886,604	-956,604	-706,604
25	-190,896	-279,980	-2,799,980	-1,959,980	-1,029,980	-779,980
50	-274,278	-402,275	-2,922,275	-2,082,275	-1,152,275	-902,275
75	-357,661	-524,570	-3,044,570	-2,204,570	-1,274,570	-1,024,570
100	-441,044	-646,865	-3,166,865	-2,326,865	-1,396,865	-1,146,865
125	-524,427	-769,160	-3,289,160	-2,449,160	-1,519,160	-1,269,160
150	-607,810	-891,455	-3,411,455	-2,571,455	-1,641,455	-1,391,455
175	-691,193	-1,013,750	-3,533,750	-2,693,750	-1,763,750	-1,513,750
200	-774,576	-1,136,044	-3,656,044	-2,816,044	-1,886,044	-1,636,044
225	-857,959	-1,258,339	-3,778,339	-2,938,339	-2,008,339	-1,758,339
250	-941,343	-1,380,636	-3,900,636	-3,060,636	-2,130,636	-1,880,636
275	-1,024,725	-1,502,931	-4,022,931	-3,182,931	-2,252,931	-2,002,931
300	-1,108,108	-1,625,225	-4,145,225	-3,305,225	-2,375,225	-2,125,225
325	-1,191,491	-1,747,520	-4,267,520	-3,427,520	-2,497,520	-2,247,520
350	-1,274,874	-1,869,815	-4,389,815	-3,549,815	-2,619,815	-2,369,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Bath rural/Bathavon

Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,128,296	1,654,834	-865,166	-25,166	904,834	1,154,834
10	1,076,601	1,579,015	-940,985	-100,985	829,015	1,079,015
25	1,028,168	1,507,980	-1,012,020	-172,020	757,980	1,007,980
50	946,916	1,388,810	-1,131,190	-291,190	638,810	888,810
75	864,875	1,268,484	-1,251,516	-411,516	518,484	768,484
100	782,834	1,148,156	-1,371,844	-531,844	398,156	648,156
125	700,792	1,027,829	-1,492,171	-652,171	277,829	527,829
150	618,752	907,503	-1,612,497	-772,497	157,503	407,503
175	536,710	787,175	-1,732,825	-892,825	37,175	287,175
200	454,669	666,848	-1,853,152	-1,013,152	-83,152	166,848
225	372,628	546,522	-1,973,478	-1,133,478	-203,478	46,522
250	290,587	426,194	-2,093,806	-1,253,806	-323,806	-73,806
275	208,546	305,868	-2,214,132	-1,374,132	-444,132	-194,132
300	126,505	185,541	-2,334,459	-1,494,459	-564,459	-314,459
325	44,463	65,213	-2,454,787	-1,614,787	-684,787	-434,787
350	-38,191	-56,014	-2,575,014	-1,736,014	-806,014	-556,014

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£225

Bath N & E

Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,018	356,426	-2,163,574	-1,323,574	-393,574	-143,574
10	206,022	302,166	-2,217,834	-1,377,834	-447,834	-197,834
25	156,798	229,970	-2,290,030	-1,450,030	-520,030	-270,030
50	74,756	109,642	-2,410,358	-1,570,358	-640,358	-390,358
75	-7,404	-10,859	-2,530,859	-1,690,859	-760,859	-510,859
100	-90,787	-133,154	-2,653,154	-1,813,154	-883,154	-633,154
125	-174,170	-255,449	-2,775,449	-1,935,449	-1,005,449	-755,449
150	-257,553	-377,744	-2,897,744	-2,057,744	-1,127,744	-877,744
175	-340,935	-500,039	-3,020,039	-2,180,039	-1,250,039	-1,000,039
200	-424,318	-622,334	-3,142,334	-2,302,334	-1,372,334	-1,122,334
225	-507,701	-744,628	-3,264,628	-2,424,628	-1,494,628	-1,244,628
250	-591,084	-866,923	-3,386,923	-2,546,923	-1,616,923	-1,366,923
275	-674,467	-989,218	-3,509,218	-2,669,218	-1,739,218	-1,489,218
300	-757,850	-1,111,513	-3,631,513	-2,791,513	-1,861,513	-1,611,513
325	-841,233	-1,233,808	-3,753,808	-2,913,808	-1,983,808	-1,733,808
350	-924,616	-1,356,103	-3,876,103	-3,036,103	-2,106,103	-1,856,103

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-516,911	-758,136	-3,278,136	-2,438,136	-1,508,136	-1,258,136
10	-541,374	-794,015	-3,314,015	-2,474,015	-1,544,015	-1,294,015
25	-591,404	-867,392	-3,387,392	-2,547,392	-1,617,392	-1,367,392
50	-674,787	-989,687	-3,509,687	-2,669,687	-1,739,687	-1,489,687
75	-758,170	-1,111,982	-3,631,982	-2,791,982	-1,861,982	-1,611,982
100	-841,553	-1,234,277	-3,754,277	-2,914,277	-1,984,277	-1,734,277
125	-824,935	-1,356,572	-3,876,572	-3,036,572	-2,106,572	-1,856,572
150	-1,008,318	-1,478,867	-3,998,867	-3,158,867	-2,228,867	-1,978,867
175	-1,091,701	-1,601,162	-4,121,162	-3,281,162	-2,351,162	-2,101,162
200	-1,175,084	-1,723,457	-4,243,457	-3,403,457	-2,473,457	-2,223,457
225	-1,258,467	-1,845,751	-4,365,751	-3,525,751	-2,595,751	-2,345,751
250	-1,341,850	-1,968,046	-4,488,046	-3,648,046	-2,718,046	-2,468,046
275	-1,425,233	-2,090,341	-4,610,341	-3,770,341	-2,840,341	-2,590,341
300	-1,508,616	-2,212,636	-4,732,636	-3,892,636	-2,962,636	-2,712,636
325	-1,591,999	-2,334,931	-4,854,931	-4,014,931	-3,084,931	-2,834,931
350	-1,675,381	-2,457,226	-4,977,226	-4,137,226	-3,207,226	-2,957,226

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,078,891	-1,582,373	-4,102,373	-3,262,373	-2,332,373	-2,082,373
10	-1,093,698	-1,604,076	-4,124,076	-3,284,076	-2,354,076	-2,104,076
25	-1,143,718	-1,677,453	-4,197,453	-3,357,453	-2,427,453	-2,177,453
50	-1,227,101	-1,799,748	-4,319,748	-3,479,748	-2,549,748	-2,299,748
75	-1,310,484	-1,922,043	-4,442,043	-3,602,043	-2,672,043	-2,422,043
100	-1,393,867	-2,044,338	-4,564,338	-3,724,338	-2,794,338	-2,544,338
125	-1,477,250	-2,166,633	-4,686,633	-3,846,633	-2,916,633	-2,666,633
150	-1,560,633	-2,288,928	-4,808,928	-3,968,928	-3,038,928	-2,788,928
175	-1,644,015	-2,411,223	-4,931,223	-4,091,223	-3,161,223	-2,911,223
200	-1,727,398	-2,533,517	-5,053,517	-4,213,517	-3,283,517	-3,033,517
225	-1,810,781	-2,655,812	-5,175,812	-4,335,812	-3,405,812	-3,155,812
250	-1,894,164	-2,778,107	-5,298,107	-4,458,107	-3,528,107	-3,278,107
275	-1,977,547	-2,900,402	-5,420,402	-4,580,402	-3,650,402	-3,400,402
300	-2,060,930	-3,022,697	-5,542,697	-4,702,697	-3,772,697	-3,522,697
325	-2,144,313	-3,144,992	-5,664,992	-4,824,992	-3,894,992	-3,644,992
350	-2,227,696	-3,267,287	-5,787,287	-4,947,287	-4,017,287	-3,767,287

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,396,539	2,048,258	-471,742	368,258	1,298,258	1,548,258
10	1,340,716	1,966,383	-553,617	286,383	1,216,383	1,466,383
25	1,292,283	1,895,348	-624,652	215,348	1,145,348	1,395,348
50	1,211,562	1,776,957	-743,043	96,957	1,026,957	1,276,957
75	1,130,841	1,658,567	-861,433	-21,433	908,567	1,158,567
100	1,050,120	1,540,176	-979,824	-139,824	790,176	1,040,176
125	969,399	1,421,785	-1,098,215	-258,215	671,785	921,785
150	888,678	1,303,394	-1,216,606	-376,606	553,394	803,394
175	807,957	1,185,004	-1,334,996	-494,996	435,004	685,004
200	727,236	1,066,613	-1,453,387	-613,387	316,613	566,613
225	646,515	948,223	-1,571,777	-731,777	197,223	447,223
250	565,794	829,832	-1,690,168	-850,168	77,297	327,297
275	485,073	711,441	-1,808,559	-968,559	-43,000	207,000
300	399,984	593,050	-1,926,950	-1,086,950	-163,356	86,644
325	314,943	474,659	-2,045,341	-1,205,341	-283,684	-33,684
350	235,901	356,268	-2,163,732	-1,323,732	-404,011	-154,011

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£250	£300

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	925,194	1,356,951	-1,163,049	-323,049	606,951	856,951
10	876,993	1,286,257	-1,233,743	-393,743	536,257	786,257
25	828,561	1,215,222	-1,304,778	-464,778	465,222	715,222
50	747,840	1,096,831	-1,423,169	-583,169	346,831	596,831
75	667,119	978,441	-1,541,559	-701,559	228,441	478,441
100	585,814	859,193	-1,660,807	-820,807	109,193	359,193
125	503,772	738,866	-1,781,134	-941,134	-11,134	238,866
150	421,732	618,540	-1,901,460	-1,061,460	-131,460	118,540
175	339,690	498,212	-2,021,788	-1,181,788	-251,788	-1,788
200	257,649	377,885	-2,142,115	-1,302,115	-372,115	-122,115
225	175,608	257,559	-2,262,441	-1,422,441	-492,441	-242,441
250	93,567	137,231	-2,382,769	-1,542,769	-612,769	-362,769
275	11,525	16,904	-2,503,096	-1,663,096	-733,096	-483,096
300	-71,669	-105,114	-2,623,422	-1,783,422	-853,422	-603,422
325	-155,051	-227,409	-2,743,749	-1,903,749	-973,749	-723,749
350	-238,434	-349,704	-2,864,075	-2,024,075	-1,094,075	-844,075

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£150

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	Important sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 8	
Houses	
No of units	125 units
Density:	40 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	3.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,980,775	1,593,848	-926,152	-86,152	843,848	1,093,848
10	4,834,509	1,547,043	-972,957	-132,957	797,043	1,047,043
25	4,743,605	1,517,954	-1,002,048	-162,048	767,954	1,017,954
50	4,592,098	1,469,471	-1,050,529	-210,529	719,471	969,471
75	4,440,593	1,420,990	-1,099,010	-259,010	670,990	920,990
100	4,289,086	1,372,507	-1,147,493	-307,493	622,507	872,507
125	4,137,580	1,324,026	-1,195,974	-355,974	574,026	824,026
150	3,986,074	1,275,544	-1,244,456	-404,456	525,544	775,544
175	3,834,568	1,226,943	-1,293,057	-453,057	476,943	726,943
200	3,683,062	1,177,669	-1,342,331	-502,331	427,669	677,669
225	3,531,556	1,128,394	-1,391,606	-551,606	378,394	628,394
250	3,380,050	1,079,119	-1,440,881	-600,881	329,119	579,119
275	3,228,544	1,029,844	-1,490,156	-650,156	279,844	529,844
300	3,077,038	980,569	-1,539,431	-699,431	230,569	480,569
325	2,925,532	931,294	-1,588,706	-748,706	181,294	431,294
350	2,774,026	882,019	-1,637,981	-797,981	132,019	382,019

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£350	£350

Bath rural/Bathavon Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,969,447	1,910,223	-609,777	230,223	1,160,223	1,410,223
10	5,807,152	1,858,289	-661,711	178,289	1,108,289	1,358,289
25	5,717,711	1,829,667	-690,333	149,667	1,079,667	1,329,667
50	5,568,642	1,781,966	-738,034	101,966	1,031,966	1,281,966
75	5,419,575	1,734,264	-785,738	54,264	984,264	1,234,264
100	5,270,506	1,686,562	-833,438	6,562	936,562	1,186,562
125	5,121,438	1,638,860	-881,140	-41,140	888,860	1,138,860
150	4,972,370	1,591,158	-928,842	-98,842	841,158	1,091,158
175	4,823,302	1,543,457	-976,543	-136,543	793,457	1,043,457
200	4,674,234	1,495,755	-1,024,245	-184,245	745,755	995,755
225	4,525,166	1,448,054	-1,072,946	-232,946	698,054	948,054
250	4,376,098	1,399,753	-1,121,647	-281,647	650,353	899,753
275	4,227,030	1,351,452	-1,170,348	-330,348	602,652	851,452
300	4,077,962	1,303,151	-1,219,049	-379,049	554,951	803,151
325	3,928,894	1,254,850	-1,267,750	-427,750	507,250	754,850
350	3,779,826	1,206,549	-1,316,451	-476,451	459,549	706,549

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£350	£350

Bath N & E Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,092,645	1,309,646	-1,210,354	-370,354	559,646	809,646
10	3,962,107	1,267,874	-1,252,128	-412,128	517,874	767,874
25	3,871,203	1,238,785	-1,281,215	-441,215	488,785	738,785
50	3,719,697	1,190,303	-1,329,697	-489,697	440,303	690,303
75	3,568,190	1,141,821	-1,378,179	-538,179	391,821	641,821
100	3,416,684	1,093,339	-1,426,661	-586,661	343,339	593,339
125	3,265,178	1,044,857	-1,475,143	-635,143	294,857	544,857
150	3,113,672	996,375	-1,523,625	-683,625	246,375	496,375
175	2,962,166	947,893	-1,572,107	-732,107	197,893	447,893
200	2,810,660	899,411	-1,620,589	-780,589	149,411	399,411
225	2,659,154	850,929	-1,669,071	-829,071	100,929	350,929
250	2,507,648	802,447	-1,717,553	-877,553	51,447	301,447
275	2,356,142	753,965	-1,766,035	-926,035	2,965	252,965
300	2,204,636	705,483	-1,814,517	-974,517	-46,483	203,483
325	2,053,130	657,001	-1,863,000	-1,023,000	-95,001	153,001
350	1,901,624	608,519	-1,911,482	-1,071,482	-143,519	103,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£275	£350

Site type 8

Chew Valley (W) Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,585,541	827,373	-1,692,627	-852,627	77,373	327,373
10	2,480,471	793,751	-1,726,249	-886,249	43,751	293,751
25	2,389,221	764,551	-1,755,449	-915,449	14,551	264,551
50	2,235,237	715,276	-1,804,724	-964,724	-34,724	215,276
75	2,081,253	666,001	-1,853,999	-1,013,999	-83,999	166,001
100	1,927,269	616,726	-1,903,274	-1,063,274	-133,274	116,726
125	1,773,285	567,451	-1,952,549	-1,112,549	-182,549	67,451
150	1,619,300	518,176	-2,001,824	-1,161,824	-231,824	18,176
175	1,465,316	468,901	-2,051,099	-1,211,099	-281,099	-31,099
200	1,311,332	419,626	-2,100,374	-1,260,374	-330,374	-80,374
225	1,157,348	370,351	-2,149,649	-1,309,649	-379,649	-129,649
250	1,003,364	321,076	-2,198,924	-1,358,924	-428,924	-178,924
275	849,380	271,801	-2,248,199	-1,408,199	-478,199	-228,199
300	695,396	222,526	-2,297,474	-1,457,474	-527,474	-277,474
325	541,412	173,251	-2,346,749	-1,506,749	-576,749	-326,749
350	387,428	123,976	-2,396,024	-1,556,024	-626,024	-376,024

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£150

Bath NW/A & CV (E) Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,463,593	468,350	-2,051,650	-1,211,650	-281,650	-31,650
10	1,376,827	440,585	-2,079,415	-1,239,415	-309,415	-59,415
25	1,284,437	411,020	-2,108,980	-1,268,980	-338,980	-88,980
50	1,130,452	361,745	-2,158,255	-1,318,255	-388,255	-138,255
75	974,243	311,758	-2,208,242	-1,368,242	-438,242	-188,242
100	817,740	261,677	-2,258,323	-1,418,323	-488,323	-238,323
125	661,238	211,596	-2,308,404	-1,468,404	-538,404	-288,404
150	504,735	161,515	-2,358,485	-1,518,485	-588,485	-338,485
175	348,232	111,434	-2,408,566	-1,568,566	-638,566	-388,566
200	191,730	61,353	-2,458,647	-1,618,647	-688,647	-438,647
225	35,227	11,273	-2,508,727	-1,668,727	-738,727	-488,727
250	-123,259	-39,443	-2,558,808	-1,718,808	-788,808	-538,808
275	-282,321	-90,343	-2,610,343	-1,770,343	-840,343	-590,343
300	-441,384	-141,243	-2,661,243	-1,821,243	-891,243	-641,243
325	-600,446	-192,143	-2,712,143	-1,872,143	-942,143	-692,143
350	-759,508	-243,042	-2,763,042	-1,923,042	-993,042	-743,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Keynsham Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,268,029	1,685,769	-834,231	5,769	935,769	1,185,769
10	5,118,755	1,638,002	-881,998	-41,998	888,002	1,138,002
25	5,030,754	1,609,841	-910,159	-70,159	859,841	1,109,841
50	4,884,084	1,562,907	-957,093	-117,093	812,907	1,062,907
75	4,737,415	1,515,973	-1,004,027	-164,027	765,973	1,015,973
100	4,590,746	1,469,039	-1,050,961	-210,961	719,039	969,039
125	4,444,076	1,422,104	-1,097,896	-257,896	672,104	922,104
150	4,297,407	1,374,951	-1,145,049	-305,049	624,951	874,951
175	4,147,654	1,327,249	-1,192,751	-352,751	577,249	827,249
200	3,998,586	1,279,548	-1,240,452	-400,452	529,548	779,548
225	3,849,518	1,231,846	-1,288,154	-448,154	481,846	731,846
250	3,700,449	1,184,144	-1,335,856	-495,856	434,144	684,144
275	3,551,381	1,136,442	-1,383,558	-543,558	386,442	636,442
300	3,402,313	1,088,740	-1,431,260	-591,260	338,740	588,740
325	3,253,225	1,041,032	-1,478,968	-638,968	291,032	541,032
350	3,104,137	992,550	-1,527,450	-687,450	242,550	492,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£350	£350

Norton Radstock Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,329,305	1,385,377	-1,134,623	-294,623	635,377	885,377
10	4,196,177	1,342,777	-1,177,223	-337,223	592,777	842,777
25	4,108,175	1,314,616	-1,205,384	-365,384	564,616	814,616
50	3,960,584	1,267,387	-1,252,613	-412,613	517,387	767,387
75	3,811,517	1,219,685	-1,300,315	-460,315	469,685	719,685
100	3,662,448	1,171,983	-1,348,017	-508,017	421,983	671,983
125	3,513,380	1,124,281	-1,395,719	-555,719	374,281	624,281
150	3,364,312	1,076,580	-1,443,420	-603,420	326,580	576,580
175	3,215,244	1,028,878	-1,491,122	-651,122	278,878	528,878
200	3,066,175	981,176	-1,538,824	-698,824	231,176	481,176
225	2,917,107	932,970	-1,587,030	-747,030	182,970	432,970
250	2,768,038	884,488	-1,635,512	-795,512	134,488	384,488
275	2,618,970	836,006	-1,683,994	-843,994	86,006	336,006
300	2,469,902	787,524	-1,732,475	-892,475	37,525	287,525
325	2,320,834	739,042	-1,780,958	-940,958	-10,958	239,042
350	2,171,766	690,560	-1,829,440	-989,440	-59,440	190,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£350



Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher) £2,520,000	Resi land (lower) £1,680,000	Secondary employment £750,000	vacant sites/community £500,000

Site type 9	
Houses and Flats	
No of units	125 units
Density:	90 dph
CSH level:	1

Affordable %	40%
% rented	75%
% intermed	25%

Site area	1.39 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £4800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	637.795	459.213	-2,060.787	-1,220.787	-290.787	-40.787
10	571.960	411.811	-2,108.189	-1,268.189	-338.189	-89.189
25	489.661	352.556	-2,167.444	-1,327.444	-397.444	-147.444
50	352.495	253.797	-2,266.203	-1,426.203	-496.203	-246.203
75	215.331	155.038	-2,364.962	-1,524.962	-594.962	-344.962
100	78.165	56.279	-2,463.721	-1,623.721	-693.721	-443.721
125	-59.965	-43.175	-2,563.175	-1,723.175	-793.175	-543.175
150	-199.373	-143.548	-2,663.548	-1,823.548	-893.548	-643.548
175	-338.782	-243.923	-2,763.923	-1,923.923	-993.923	-743.923
200	-478.190	-344.297	-2,864.297	-2,024.297	-1,094.297	-844.297
225	-617.599	-444.671	-2,964.671	-2,124.671	-1,194.671	-944.671
250	-757.007	-545.045	-3,065.045	-2,225.045	-1,295.045	-1,045.045
275	-896.416	-645.419	-3,165.419	-2,325.419	-1,395.419	-1,145.419
300	-1,035.824	-745.793	-3,265.793	-2,425.793	-1,495.793	-1,245.793
325	-1,175.233	-846.167	-3,366.167	-2,526.167	-1,596.167	-1,346.167
350	-1,314.641	-946.541	-3,466.541	-2,626.541	-1,696.541	-1,446.541

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Bath rural/Bathavon

Private values £3950 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,476.717	1,783.236	-736.764	103.236	1,033.236	1,283.236
10	2,380.136	1,713.698	-806.302	33.698	963.698	1,213.698
25	2,299.162	1,655.396	-864.604	-24.604	905.396	1,155.396
50	2,164.204	1,558.227	-961.773	-121.773	808.227	1,058.227
75	2,029.246	1,461.057	-1,058.943	-218.943	711.057	961.057
100	1,894.289	1,363.888	-1,156.112	-316.112	613.888	863.888
125	1,759.330	1,266.718	-1,253.282	-413.282	516.718	766.718
150	1,624.373	1,169.548	-1,350.452	-510.452	419.548	669.548
175	1,489.415	1,072.378	-1,447.622	-607.622	322.378	572.378
200	1,354.457	975.209	-1,544.791	-704.791	225.209	475.209
225	1,218.238	877.132	-1,642.868	-802.868	127.132	377.132
250	1,081.073	778.372	-1,741.628	-901.628	28.372	278.372
275	943.908	679.614	-1,840.386	-1,000.386	-70.386	179.614
300	806.743	580.855	-1,939.145	-1,099.145	-169.145	80.855
325	669.577	482.096	-2,037.904	-1,197.904	-267.904	-17.904
350	532.413	383.337	-2,136.663	-1,296.663	-366.663	-116.663

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£10	£250	£300

Bath N & E

Private values £3314 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	990.546	713.193	-1,806.807	-966.807	-36.807	213.193
10	918.643	661.423	-1,858.577	-1,018.577	-88.577	161.423
25	836.344	602.168	-1,917.832	-1,077.832	-147.832	102.168
50	699.179	503.409	-2,016.591	-1,176.591	-246.591	3.409
75	562.014	404.650	-2,115.350	-1,275.350	-345.350	-95.350
100	424.849	305.892	-2,214.108	-1,374.108	-444.108	-194.108
125	287.684	207.132	-2,312.868	-1,472.868	-542.868	-292.868
150	150.518	108.373	-2,411.627	-1,571.627	-641.627	-391.627
175	13.354	9.615	-2,510.385	-1,670.385	-740.385	-490.385
200	-125.836	-90.602	-2,610.602	-1,770.602	-840.602	-590.602
225	-265.245	-190.977	-2,710.977	-1,870.977	-940.977	-690.977
250	-404.653	-291.350	-2,811.350	-1,971.350	-1,041.350	-791.350
275	-544.062	-391.725	-2,911.725	-2,071.725	-1,141.725	-891.725
300	-683.470	-492.099	-3,012.099	-2,172.099	-1,242.099	-992.099
325	-822.878	-592.472	-3,112.472	-2,272.472	-1,342.472	-1,092.472
350	-962.287	-692.847	-3,212.847	-2,372.847	-1,442.847	-1,192.847

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Site type 9

Chew Valley (W)

Private values £3000 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-280.985	-202.309	-2,722.309	-1,882.309	-952.309	-702.309
10	-331.917	-238.980	-2,758.980	-1,918.980	-988.980	-738.980
25	-415.561	-299.204	-2,819.204	-1,979.204	-1,049.204	-799.204
50	-554.970	-399.578	-2,919.578	-2,079.578	-1,149.578	-899.578
75	-694.378	-499.952	-3,019.952	-2,179.952	-1,249.952	-999.952
100	-833.787	-600.327	-3,120.327	-2,280.327	-1,350.327	-1,100.327
125	-973.195	-700.700	-3,220.700	-2,380.700	-1,450.700	-1,200.700
150	-1,112.604	-801.075	-3,321.075	-2,481.075	-1,551.075	-1,301.075
175	-1,252.012	-901.449	-3,421.449	-2,581.449	-1,651.449	-1,401.449
200	-1,391.421	-1,001.823	-3,521.823	-2,681.823	-1,751.823	-1,501.823
225	-1,530.829	-1,102.197	-3,622.197	-2,782.197	-1,852.197	-1,602.197
250	-1,670.238	-1,202.571	-3,722.571	-2,882.571	-1,952.571	-1,702.571
275	-1,809.646	-1,302.945	-3,822.945	-2,982.945	-2,052.945	-1,802.945
300	-1,949.055	-1,403.319	-3,923.319	-3,083.319	-2,153.319	-1,903.319
325	-2,088.463	-1,503.693	-4,023.693	-3,183.693	-2,253.693	-2,003.693
350	-2,227.871	-1,604.067	-4,124.067	-3,284.067	-2,354.067	-2,104.067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Bath NW/A & CV (E)

Private values £2769 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,228.329	-884.397	-3,404.397	-2,564.397	-1,634.397	-1,384.397
10	-1,262.967	-909.336	-3,429.336	-2,589.336	-1,659.336	-1,409.336
25	-1,346.613	-969.561	-3,489.561	-2,649.561	-1,719.561	-1,469.561
50	-1,486.021	-1,069.935	-3,589.935	-2,749.935	-1,819.935	-1,569.935
75	-1,625.430	-1,170.309	-3,690.309	-2,850.309	-1,920.309	-1,670.309
100	-1,764.838	-1,270.683	-3,790.683	-2,950.683	-2,020.683	-1,770.683
125	-1,904.246	-1,371.057	-3,891.057	-3,051.057	-2,121.057	-1,871.057
150	-2,043.655	-1,471.431	-3,991.431	-3,151.431	-2,221.431	-1,971.431
175	-2,183.062	-1,571.805	-4,091.805	-3,251.805	-2,321.805	-2,071.805
200	-2,322.471	-1,672.179	-4,192.179	-3,352.179	-2,422.179	-2,172.179
225	-2,461.879	-1,772.553	-4,292.553	-3,452.553	-2,522.553	-2,272.553
250	-2,601.288	-1,872.928	-4,392.928	-3,552.928	-2,622.928	-2,372.928
275	-2,740.696	-1,973.301	-4,493.301	-3,653.301	-2,723.301	-2,473.301
300	-2,880.105	-2,073.676	-4,593.676	-3,753.676	-2,823.676	-2,573.676
325	-3,019.513	-2,174.050	-4,694.050	-3,854.050	-2,924.050	-2,674.050
350	-3,158.922	-2,274.424	-4,794.424	-3,954.424	-3,024.424	-2,774.424

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Keynsham

Private values £2700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,739.740	1,972.613	-547.367	292.613	1,222.613	1,472.613
10	2,639.974	1,900.781	-619.219	220.781	1,150.781	1,400.781
25	2,560.302	1,843.417	-676.583	163.417	1,093.417	1,343.417
50	2,427.516	1,747.812	-772.188	67.812	997.812	1,247.812
75	2,294.730	1,652.206	-867.794	-27.794	902.206	1,152.206
100	2,161.944	1,556.600	-963.400	-123.400	806.600	1,056.600
125	2,029.157	1,460.993	-1,059.007	-219.007	710.993	960.993
150	1,896.371	1,365.387	-1,154.613	-314.613	615.387	865.387
175	1,763.583	1,269.781	-1,250.219	-410.219	519.781	769.781
200	1,628.426	1,172.466	-1,347.534	-507.534	422.466	672.466
225	1,493.468	1,075.297	-1,444.703	-604.703	325.297	575.297
250	1,358.510	978.127	-1,541.873	-701.873	228.127	478.127
275	1,223.553	880.958	-1,639.042	-799.042	130.958	380.958
300	1,088.594	783.788	-1,736.212	-896.212	33.788	283.788
325	953.637	686.619	-1,833.381	-993.381	-63.381	186.619
350	817.545	588.633	-1,931.367	-1,091.367	-161.367	88.633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£300	£350

Norton Radstock

Private values £2500 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,955.775	1,408.158	-1,111.842	-271.842	658.158	908.158
10	1,869.022	1,345.696	-1,174.304	-334.304	595.696	845.696
25	1,789.351	1,288.333	-1,231.667	-391.667	538.333	788.333
50	1,656.564	1,192.726	-1,327.274	-487.274	442.726	692.726
75	1,521.793	1,095.691	-1,424.309	-584.309	345.691	595.691
100	1,386.835	998.521	-1,521.479	-681.479	248.521	498.521
125	1,251.878	901.352	-1,618.648	-778.648	151.352	401.352
150	1,116.919	804.182	-1,715.818	-875.818	54.182	304.182
175	981.962	707.013	-1,812.987	-972.987	-42.987	207.013
200	847.004	609.843	-1,910.157	-1,070.157	-140.157	109.843
225	710.238	511.371	-2,008.629	-1,168.629	-238.629	11.371
250	573.073	412.612	-2,107.388	-1,267.388	-337.388	-87.388
275	435.908	313.854	-2,206.146	-1,366.146	-436.146	-186.146
300	298.743	215.095	-2,304.905	-1,464.905	-534.905	-284.905
325	161.577	116.335	-2,403.665	-1,563.665	-633.665	-383.665
350	24.412	17.577	-2,502.423	-1,662.423	-732.423	-482.423

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£225