

**Community Infrastructure Levy Viability
BANES CIL 2014 update
Results summary**

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Site type 4 unit scheme

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | #N/A | 25 | 350 | 350 |
| Bath rural/Bathavon | #N/A | 25 | 350 | 350 |
| Bath N & E | #N/A | #N/A | 350 | 350 |
| Chew Valley (W) | #N/A | #N/A | 125 | 350 |
| Bath N/W/A & CV (E) | #N/A | #N/A | #N/A | 150 |
| Keynsham | #N/A | #N/A | 350 | 350 |
| Norton Radstock | #N/A | #N/A | 300 | 350 |

Site type 7 unit scheme

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | #N/A | 350 | 350 | 350 |
| Bath rural/Bathavon | #N/A | 350 | 350 | 350 |
| Bath N & E | #N/A | 50 | 350 | 350 |
| Chew Valley (W) | #N/A | #N/A | 325 | 350 |
| Bath N/W/A & CV (E) | #N/A | #N/A | 125 | 250 |
| Keynsham | #N/A | 125 | 350 | 350 |
| Norton Radstock | #N/A | #N/A | 350 | 350 |

Site type 15 unit scheme, flats and houses

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | 200 | 350 | 350 | 350 |
| Bath rural/Bathavon | 350 | 350 | 350 | 350 |
| Bath N & E | 25 | 200 | 350 | 350 |
| Chew Valley (W) | #N/A | #N/A | 175 | 225 |
| Bath N/W/A & CV (E) | #N/A | #N/A | 0 | 50 |
| Keynsham | 200 | 350 | 350 | 350 |
| Norton Radstock | 50 | 225 | 350 | 350 |

Site type 20 unit scheme

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | 25 | 350 | 350 | 350 |
| Bath rural/Bathavon | 50 | 350 | 350 | 350 |
| Bath N & E | #N/A | 100 | 350 | 350 |
| Chew Valley (W) | #N/A | #N/A | 275 | 350 |
| Bath N/W/A & CV (E) | #N/A | #N/A | 100 | 200 |
| Keynsham | #N/A | 200 | 350 | 350 |
| Norton Radstock | #N/A | 25 | 350 | 350 |

Site type 50 unit scheme, flats and houses

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | 100 | 275 | 350 | 350 |
| Bath rural/Bathavon | 275 | 350 | 350 | 350 |
| Bath N & E | #N/A | 150 | 325 | 350 |
| Chew Valley (W) | #N/A | #N/A | 100 | 150 |
| Bath N/W/A & CV (E) | #N/A | #N/A | #N/A | #N/A |
| Keynsham | 150 | 325 | 350 | 350 |
| Norton Radstock | 10 | 175 | 350 | 350 |

**Community Infrastructure Levy Viability
BANES CIL 2014 update
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 75 unit scheme

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | #N/A | 225 | 350 | 350 |
| Bath rural/Bathavon | #N/A | 300 | 350 | 350 |
| Bath N & E | #N/A | 0 | 350 | 350 |
| Chew Valley (W) | #N/A | #N/A | 175 | 275 |
| Bath N/W/A & CV (E) | #N/A | #N/A | 0 | 100 |
| Keynsham | #N/A | 100 | 350 | 350 |
| Norton Radstock | #N/A | #N/A | 350 | 350 |

Site type 75 unit scheme, flats and houses

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | #N/A | #N/A | 75 | 125 |
| Bath rural/Bathavon | 25 | 175 | 350 | 350 |
| Bath N & E | #N/A | #N/A | 75 | 100 |
| Chew Valley (W) | #N/A | #N/A | #N/A | #N/A |
| Bath N/W/A & CV (E) | #N/A | #N/A | #N/A | #N/A |
| Keynsham | 10 | 150 | 325 | 350 |
| Norton Radstock | #N/A | 25 | 175 | 225 |

Site type 125 unit scheme

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | #N/A | 225 | 350 | 350 |
| Bath rural/Bathavon | #N/A | 300 | 350 | 350 |
| Bath N & E | #N/A | #N/A | 350 | 350 |
| Chew Valley (W) | #N/A | #N/A | 150 | 250 |
| Bath N/W/A & CV (E) | #N/A | #N/A | #N/A | 75 |
| Keynsham | #N/A | 100 | 350 | 350 |
| Norton Radstock | #N/A | #N/A | 350 | 350 |

Site type 125 unit scheme, flats and houses

| | BLV1 | BLV2 | BLV3 | BLV4 |
|---------------------|-------------|-------------|-------------|-------------|
| Bath City Centre | #N/A | #N/A | 175 | 225 |
| Bath rural/Bathavon | 25 | 200 | 350 | 350 |
| Bath N & E | #N/A | #N/A | 125 | 175 |
| Chew Valley (W) | #N/A | #N/A | #N/A | #N/A |
| Bath N/W/A & CV (E) | #N/A | #N/A | #N/A | #N/A |
| Keynsham | #N/A | 150 | 350 | 350 |
| Norton Radstock | #N/A | 25 | 225 | 275 |

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 1 | |
|-------------|---------|
| Houses | |
| No of units | 4 units |
| Density: | 20 dph |
| CSH level: | 1 |

| | |
|--------------|-----|
| Affordable % | 30% |
| % rented | 75% |
| % intermed | 25% |

| | |
|--------------|---------|
| Site area | 0.20 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 | 348,869 | 1,744,346 | -775,654 | 64,346 | 994,346 | 1,244,346 |
| 10 | 340,441 | 1,702,207 | -817,793 | 22,207 | 952,207 | 1,202,207 |
| 25 | 336,800 | 1,683,999 | -836,001 | 3,999 | 933,999 | 1,183,999 |
| 50 | 330,731 | 1,653,656 | -866,344 | -26,344 | 903,656 | 1,153,656 |
| 75 | 324,662 | 1,623,308 | -896,692 | -56,692 | 873,308 | 1,123,308 |
| 100 | 318,593 | 1,592,965 | -927,035 | -87,035 | 842,965 | 1,092,965 |
| 125 | 312,524 | 1,562,622 | -957,378 | -117,378 | 812,622 | 1,062,622 |
| 150 | 306,455 | 1,532,274 | -987,726 | -147,726 | 782,274 | 1,032,274 |
| 175 | 300,386 | 1,501,931 | -1,018,069 | -178,069 | 751,931 | 1,001,931 |
| 200 | 294,317 | 1,471,587 | -1,048,413 | -208,413 | 721,587 | 971,587 |
| 225 | 288,248 | 1,441,239 | -1,078,761 | -238,761 | 691,239 | 941,239 |
| 250 | 282,179 | 1,410,896 | -1,109,104 | -269,104 | 660,896 | 910,896 |
| 275 | 276,111 | 1,380,553 | -1,139,447 | -299,447 | 630,553 | 880,553 |
| 300 | 270,041 | 1,350,205 | -1,169,795 | -329,795 | 600,205 | 850,205 |
| 325 | 263,972 | 1,319,862 | -1,200,138 | -360,138 | 569,862 | 819,862 |
| 350 | 257,904 | 1,289,519 | -1,230,481 | -390,481 | 539,519 | 789,519 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £25 | £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 | £349,276 | 1,746,378 | -773,622 | 66,378 | 996,378 | 1,246,378 |
| 10 | 340,841 | 1,704,203 | -815,797 | 24,203 | 954,203 | 1,204,203 |
| 25 | 337,199 | 1,685,995 | -834,005 | 5,995 | 935,995 | 1,185,995 |
| 50 | 331,130 | 1,655,652 | -864,348 | -24,348 | 905,652 | 1,155,652 |
| 75 | 325,062 | 1,625,309 | -894,691 | -54,691 | 875,309 | 1,125,309 |
| 100 | 318,992 | 1,594,961 | -925,039 | -85,039 | 844,961 | 1,094,961 |
| 125 | 312,923 | 1,564,617 | -955,383 | -115,383 | 814,617 | 1,064,617 |
| 150 | 306,855 | 1,534,274 | -985,726 | -145,726 | 784,274 | 1,034,274 |
| 175 | 300,785 | 1,503,926 | -1,016,074 | -176,074 | 753,926 | 1,003,926 |
| 200 | 294,717 | 1,473,583 | -1,046,417 | -206,417 | 723,583 | 973,583 |
| 225 | 288,648 | 1,443,240 | -1,076,760 | -236,760 | 693,240 | 943,240 |
| 250 | 282,578 | 1,412,892 | -1,107,108 | -267,108 | 662,892 | 912,892 |
| 275 | 276,510 | 1,382,549 | -1,137,451 | -297,451 | 632,549 | 882,549 |
| 300 | 270,441 | 1,352,206 | -1,167,794 | -327,794 | 602,206 | 852,206 |
| 325 | 264,372 | 1,321,858 | -1,198,142 | -358,142 | 571,858 | 821,858 |
| 350 | 258,303 | 1,291,514 | -1,228,486 | -388,486 | 541,514 | 791,514 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £25 | £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 | 255,229 | 1,276,146 | -1,243,854 | -403,854 | 526,146 | 776,146 |
| 10 | 248,412 | 1,242,060 | -1,277,940 | -437,940 | 492,060 | 742,060 |
| 25 | 244,771 | 1,223,853 | -1,296,147 | -456,147 | 473,853 | 723,853 |
| 50 | 238,702 | 1,193,509 | -1,326,491 | -486,491 | 443,509 | 693,509 |
| 75 | 232,633 | 1,163,166 | -1,356,834 | -516,834 | 413,166 | 663,166 |
| 100 | 226,564 | 1,132,818 | -1,387,182 | -547,182 | 382,818 | 632,818 |
| 125 | 220,495 | 1,102,475 | -1,417,525 | -577,525 | 352,475 | 602,475 |
| 150 | 214,426 | 1,072,132 | -1,447,868 | -607,868 | 322,132 | 572,132 |
| 175 | 208,357 | 1,041,784 | -1,478,216 | -638,216 | 291,784 | 541,784 |
| 200 | 202,288 | 1,011,441 | -1,508,559 | -668,559 | 261,441 | 511,441 |
| 225 | 196,220 | 981,098 | -1,538,902 | -698,902 | 231,098 | 481,098 |
| 250 | 190,150 | 950,750 | -1,569,250 | -729,250 | 200,750 | 450,750 |
| 275 | 184,081 | 920,406 | -1,599,594 | -759,594 | 170,406 | 420,406 |
| 300 | 178,013 | 890,063 | -1,629,937 | -789,937 | 140,063 | 390,063 |
| 325 | 171,943 | 859,715 | -1,660,285 | -820,285 | 109,715 | 359,715 |
| 350 | 165,874 | 829,372 | -1,690,628 | -850,628 | 79,372 | 329,372 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £350 | £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 | 188,415 | 942,075 | -1,577,925 | -737,925 | 192,075 | 442,075 |
| 10 | 182,747 | 913,735 | -1,606,265 | -766,265 | 163,735 | 413,735 |
| 25 | 179,105 | 895,527 | -1,624,473 | -784,473 | 145,527 | 395,527 |
| 50 | 173,037 | 865,184 | -1,654,816 | -814,816 | 115,184 | 365,184 |
| 75 | 166,968 | 834,840 | -1,685,160 | -845,160 | 84,840 | 334,840 |
| 100 | 160,898 | 804,492 | -1,715,508 | -875,508 | 54,492 | 304,492 |
| 125 | 154,830 | 774,149 | -1,745,851 | -905,851 | 24,149 | 274,149 |
| 150 | 148,761 | 743,806 | -1,776,194 | -936,194 | -6,194 | 243,806 |
| 175 | 142,692 | 713,458 | -1,806,542 | -966,542 | -36,542 | 213,458 |
| 200 | 136,623 | 683,115 | -1,836,885 | -996,885 | -66,885 | 183,115 |
| 225 | 130,554 | 652,772 | -1,867,228 | -1,027,228 | -97,228 | 152,772 |
| 250 | 124,485 | 622,424 | -1,897,576 | -1,057,576 | -127,576 | 122,424 |
| 275 | 118,416 | 592,081 | -1,927,919 | -1,087,919 | -157,919 | 92,081 |
| 300 | 112,347 | 561,737 | -1,958,263 | -1,118,263 | -188,263 | 61,737 |
| 325 | 106,278 | 531,389 | -1,988,611 | -1,148,611 | -218,611 | 31,389 |
| 350 | 100,209 | 501,046 | -2,018,954 | -1,178,954 | -248,954 | 1,046 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £125 | £350 |

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 | 139,261 | 696,307 | -1,823,693 | -983,693 | -53,693 | 196,307 |
| 10 | 134,439 | 672,194 | -1,847,806 | -1,007,806 | -77,806 | 172,194 |
| 25 | 130,798 | 653,991 | -1,866,009 | -1,026,009 | -96,009 | 153,991 |
| 50 | 124,729 | 623,643 | -1,896,357 | -1,056,357 | -126,357 | 123,643 |
| 75 | 118,660 | 593,300 | -1,926,700 | -1,086,700 | -156,700 | 93,300 |
| 100 | 112,591 | 562,957 | -1,957,043 | -1,117,043 | -187,043 | 62,957 |
| 125 | 106,522 | 532,609 | -1,987,391 | -1,147,391 | -217,391 | 32,609 |
| 150 | 100,453 | 502,265 | -2,017,735 | -1,177,735 | -247,735 | 2,265 |
| 175 | 94,384 | 471,922 | -2,048,078 | -1,208,078 | -278,078 | -28,078 |
| 200 | 88,315 | 441,574 | -2,078,426 | -1,238,426 | -308,426 | -58,426 |
| 225 | 82,246 | 411,231 | -2,108,769 | -1,268,769 | -338,769 | -88,769 |
| 250 | 76,178 | 380,888 | -2,139,112 | -1,299,112 | -369,112 | -119,112 |
| 275 | 70,108 | 350,540 | -2,169,460 | -1,329,460 | -399,460 | -149,460 |
| 300 | 64,039 | 320,197 | -2,199,803 | -1,359,803 | -429,803 | -179,803 |
| 325 | 57,971 | 289,854 | -2,230,146 | -1,390,146 | -460,146 | -210,146 |
| 350 | 51,901 | 259,506 | -2,260,494 | -1,420,494 | -490,494 | -240,494 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | #N/A | £150 |

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 | 273,110 | 1,365,548 | -1,154,452 | -314,452 | 615,548 | 865,548 |
| 10 | 265,985 | 1,329,926 | -1,190,074 | -350,074 | 579,926 | 829,926 |
| 25 | 262,344 | 1,311,718 | -1,208,282 | -368,282 | 561,718 | 811,718 |
| 50 | 256,275 | 1,281,375 | -1,238,625 | -398,625 | 531,375 | 781,375 |
| 75 | 250,206 | 1,251,031 | -1,268,969 | -428,969 | 501,031 | 751,031 |
| 100 | 244,137 | 1,220,683 | -1,299,317 | -459,317 | 470,683 | 720,683 |
| 125 | 238,068 | 1,190,340 | -1,329,660 | -489,660 | 440,340 | 690,340 |
| 150 | 231,999 | 1,159,997 | -1,360,003 | -520,003 | 409,997 | 659,997 |
| 175 | 225,930 | 1,129,649 | -1,390,351 | -550,351 | 379,649 | 629,649 |
| 200 | 219,861 | 1,099,306 | -1,420,694 | -580,694 | 349,306 | 599,306 |
| 225 | 213,793 | 1,068,963 | -1,451,037 | -611,037 | 318,963 | 568,963 |
| 250 | 207,723 | 1,038,615 | -1,481,385 | -641,385 | 288,615 | 538,615 |
| 275 | 201,654 | 1,008,271 | -1,511,729 | -671,729 | 258,271 | 508,271 |
| 300 | 195,586 | 977,928 | -1,542,072 | -702,072 | 227,928 | 477,928 |
| 325 | 189,516 | 947,580 | -1,572,420 | -732,420 | 197,580 | 447,580 |
| 350 | 183,447 | 917,237 | -1,602,763 | -762,763 | 167,237 | 417,237 |

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 | 230,553 | 1,152,767 | -1,367,233 | -527,233 | 402,767 | 652,767 |
| 10 | 224,160 | 1,120,800 | -1,399,200 | -559,200 | 370,800 | 620,800 |
| 25 | 220,518 | 1,102,592 | -1,417,408 | -577,408 | 352,592 | 602,592 |
| 50 | 214,450 | 1,072,249 | -1,447,751 | -607,751 | 322,249 | 572,249 |
| 75 | 208,381 | 1,041,906 | -1,478,094 | -638,094 | 291,906 | 541,906 |
| 100 | 202,312 | 1,011,558 | -1,508,442 | -668,442 | 261,558 | 511,558 |
| 125 | 196,243 | 981,215 | -1,538,785 | -698,785 | 231,215 | 481,215 |
| 150 | 190,174 | 950,872 | -1,569,128 | -729,128 | 200,872 | 450,872 |
| 175 | 184,105 | 920,523 | -1,599,477 | -759,477 | 170,523 | 420,523 |
| 200 | 178,036 | 890,180 | -1,629,820 | -789,820 | 140,180 | 390,180 |
| 225 | 171,967 | 859,837 | -1,660,163 | -820,163 | 109,837 | 359,837 |
| 250 | 165,898 | 829,489 | -1,690,511 | -850,511 | 79,489 | 329,489 |
| 275 | 159,829 | 799,146 | -1,720,854 | -880,854 | 49,146 | 299,146 |
| 300 | 153,761 | 768,803 | -1,751,197 | -911,197 | 18,803 | 268,803 |
| 325 | 147,691 | 738,455 | -1,781,545 | -941,545 | -11,545 | 238,455 |
| 350 | 141,622 | 708,112 | -1,811,888 | -971,888 | -41,888 | 208,112 |

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 | Important sites/community £500,000 |

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

| Affordable % | 30% |
|--------------|-----|
| % 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 | 584,550 | 2,505,215 | -14,785 | 825,215 | 1,755,215 | 2,005,215 |
| 10 | 570,412 | 2,444,623 | -75,377 | 764,623 | 1,694,623 | 1,944,623 |
| 25 | 564,286 | 2,418,369 | -101,631 | 738,369 | 1,668,369 | 1,918,369 |
| 50 | 554,077 | 2,374,614 | -145,386 | 694,614 | 1,624,614 | 1,874,614 |
| 75 | 543,867 | 2,330,860 | -189,140 | 650,860 | 1,580,860 | 1,830,860 |
| 100 | 533,657 | 2,287,101 | -232,899 | 607,101 | 1,537,101 | 1,787,101 |
| 125 | 523,447 | 2,243,346 | -276,654 | 563,346 | 1,493,346 | 1,743,346 |
| 150 | 513,237 | 2,199,588 | -320,412 | 519,588 | 1,449,588 | 1,699,588 |
| 175 | 503,028 | 2,155,833 | -364,167 | 475,833 | 1,405,833 | 1,655,833 |
| 200 | 492,818 | 2,112,078 | -407,922 | 432,078 | 1,362,078 | 1,612,078 |
| 225 | 482,608 | 2,068,320 | -451,680 | 388,320 | 1,318,320 | 1,568,320 |
| 250 | 472,399 | 2,024,565 | -495,435 | 344,565 | 1,274,565 | 1,524,565 |
| 275 | 462,189 | 1,980,811 | -539,189 | 300,811 | 1,230,811 | 1,480,811 |
| 300 | 451,979 | 1,937,052 | -582,948 | 257,052 | 1,187,052 | 1,437,052 |
| 325 | 441,769 | 1,893,297 | -626,703 | 213,297 | 1,143,297 | 1,393,297 |
| 350 | 431,559 | 1,849,538 | -670,462 | 169,538 | 1,099,538 | 1,349,538 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £350 | £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 | 586,394 | 2,513,117 | -6,883 | 833,117 | 1,763,117 | 2,013,117 |
| 10 | 572,224 | 2,452,389 | -67,611 | 772,389 | 1,702,389 | 1,952,389 |
| 25 | 566,099 | 2,426,139 | -93,861 | 746,139 | 1,676,139 | 1,926,139 |
| 50 | 555,889 | 2,382,380 | -137,620 | 702,380 | 1,632,380 | 1,882,380 |
| 75 | 545,679 | 2,338,626 | -181,374 | 658,626 | 1,588,626 | 1,838,626 |
| 100 | 535,470 | 2,294,871 | -225,129 | 614,871 | 1,544,871 | 1,794,871 |
| 125 | 525,260 | 2,251,112 | -268,888 | 571,112 | 1,501,112 | 1,751,112 |
| 150 | 515,050 | 2,207,358 | -312,642 | 527,358 | 1,457,358 | 1,707,358 |
| 175 | 504,840 | 2,163,599 | -356,401 | 483,599 | 1,413,599 | 1,663,599 |
| 200 | 494,630 | 2,119,844 | -400,156 | 439,844 | 1,369,844 | 1,619,844 |
| 225 | 484,421 | 2,076,090 | -443,910 | 396,090 | 1,326,090 | 1,576,090 |
| 250 | 474,211 | 2,032,331 | -487,669 | 352,331 | 1,282,331 | 1,532,331 |
| 275 | 464,001 | 1,988,576 | -531,424 | 308,576 | 1,238,576 | 1,488,576 |
| 300 | 453,792 | 1,944,822 | -575,178 | 264,822 | 1,194,822 | 1,444,822 |
| 325 | 443,581 | 1,901,063 | -618,937 | 221,063 | 1,151,063 | 1,401,063 |
| 350 | 433,372 | 1,857,308 | -662,692 | 177,308 | 1,107,308 | 1,357,308 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £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 | 428,270 | 1,835,441 | -684,559 | 155,441 | 1,085,441 | 1,335,441 |
| 10 | 416,820 | 1,786,371 | -733,629 | 106,371 | 1,036,371 | 1,286,371 |
| 25 | 410,694 | 1,760,117 | -759,883 | 80,117 | 1,010,117 | 1,260,117 |
| 50 | 400,484 | 1,716,362 | -803,638 | 36,362 | 966,362 | 1,216,362 |
| 75 | 390,274 | 1,672,603 | -847,397 | -7,397 | 922,603 | 1,172,603 |
| 100 | 380,065 | 1,628,849 | -891,151 | -51,151 | 878,849 | 1,128,849 |
| 125 | 369,855 | 1,585,094 | -934,906 | -94,906 | 835,094 | 1,085,094 |
| 150 | 359,645 | 1,541,335 | -978,665 | -138,665 | 791,335 | 1,041,335 |
| 175 | 349,436 | 1,497,581 | -1,022,419 | -182,419 | 747,581 | 997,581 |
| 200 | 339,225 | 1,453,822 | -1,066,178 | -226,178 | 703,822 | 953,822 |
| 225 | 329,016 | 1,410,067 | -1,109,933 | -269,933 | 660,067 | 910,067 |
| 250 | 318,806 | 1,366,313 | -1,153,687 | -313,687 | 616,313 | 866,313 |
| 275 | 308,596 | 1,322,554 | -1,197,446 | -357,446 | 572,554 | 822,554 |
| 300 | 298,387 | 1,278,799 | -1,241,201 | -401,201 | 528,799 | 778,799 |
| 325 | 288,177 | 1,235,045 | -1,284,955 | -444,955 | 485,045 | 735,045 |
| 350 | 277,967 | 1,191,286 | -1,328,714 | -488,714 | 441,286 | 691,286 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £50 | £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 | 315,743 | 1,353,186 | -1,166,814 | -326,814 | 603,186 | 853,186 |
| 10 | 306,229 | 1,312,411 | -1,207,589 | -367,589 | 562,411 | 812,411 |
| 25 | 300,103 | 1,286,157 | -1,233,843 | -393,843 | 536,157 | 786,157 |
| 50 | 289,894 | 1,242,402 | -1,277,598 | -437,598 | 492,402 | 742,402 |
| 75 | 279,684 | 1,198,648 | -1,321,352 | -481,352 | 448,648 | 698,648 |
| 100 | 269,474 | 1,154,893 | -1,365,111 | -525,111 | 404,893 | 654,893 |
| 125 | 259,265 | 1,111,134 | -1,408,866 | -568,866 | 361,134 | 611,134 |
| 150 | 249,054 | 1,067,375 | -1,452,625 | -612,625 | 317,375 | 567,375 |
| 175 | 238,845 | 1,023,621 | -1,496,379 | -656,379 | 273,621 | 523,621 |
| 200 | 228,635 | 979,866 | -1,540,134 | -700,134 | 229,866 | 479,866 |
| 225 | 218,425 | 936,108 | -1,583,892 | -743,892 | 186,108 | 436,108 |
| 250 | 208,216 | 892,353 | -1,627,647 | -787,647 | 142,353 | 392,353 |
| 275 | 198,006 | 848,598 | -1,671,402 | -831,402 | 98,598 | 348,598 |
| 300 | 187,796 | 804,840 | -1,715,160 | -875,160 | 54,840 | 304,840 |
| 325 | 177,587 | 761,085 | -1,758,915 | -918,915 | 11,085 | 261,085 |
| 350 | 167,376 | 717,326 | -1,802,674 | -962,674 | -32,674 | 217,326 |

Maximum CIL rates (per square metre)

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

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 | 232,962 | 998,408 | -1,521,592 | -681,592 | 248,408 | 498,408 |
| 10 | 224,871 | 963,733 | -1,556,267 | -716,267 | 213,733 | 463,733 |
| 25 | 218,746 | 937,483 | -1,582,517 | -742,517 | 187,483 | 437,483 |
| 50 | 208,536 | 893,724 | -1,626,276 | -786,276 | 143,724 | 393,724 |
| 75 | 198,326 | 849,970 | -1,670,030 | -830,030 | 99,970 | 349,970 |
| 100 | 188,116 | 806,211 | -1,713,789 | -873,789 | 56,211 | 306,211 |
| 125 | 177,906 | 762,456 | -1,757,544 | -917,544 | 12,456 | 262,456 |
| 150 | 167,697 | 718,702 | -1,801,298 | -961,298 | -31,298 | 218,702 |
| 175 | 157,487 | 674,943 | -1,845,057 | -1,005,057 | -75,057 | 174,943 |
| 200 | 147,277 | 631,188 | -1,888,812 | -1,048,812 | -118,812 | 131,188 |
| 225 | 137,068 | 587,434 | -1,932,566 | -1,092,566 | -162,566 | 87,434 |
| 250 | 126,857 | 543,675 | -1,976,325 | -1,136,325 | -206,325 | 43,675 |
| 275 | 116,648 | 499,920 | -2,020,080 | -1,180,080 | -250,080 | -80 |
| 300 | 106,438 | 456,161 | -2,063,839 | -1,223,839 | -293,839 | -43,839 |
| 325 | 96,228 | 412,407 | -2,107,593 | -1,267,593 | -337,593 | -87,593 |
| 350 | 86,019 | 368,652 | -2,151,348 | -1,311,348 | -381,348 | -131,348 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £125 | £250 |

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 | 459,333 | 1,968,570 | -551,430 | 288,570 | 1,218,570 | 1,468,570 |
| 10 | 447,349 | 1,917,211 | -602,789 | 237,211 | 1,167,211 | 1,417,211 |
| 25 | 441,223 | 1,890,956 | -629,044 | 210,956 | 1,140,956 | 1,390,956 |
| 50 | 431,014 | 1,847,202 | -672,798 | 167,202 | 1,097,202 | 1,347,202 |
| 75 | 420,804 | 1,803,447 | -716,553 | 123,447 | 1,053,447 | 1,303,447 |
| 100 | 410,594 | 1,759,688 | -760,312 | 79,688 | 1,009,688 | 1,259,688 |
| 125 | 400,385 | 1,715,934 | -804,066 | 35,934 | 965,934 | 1,215,934 |
| 150 | 390,175 | 1,672,179 | -847,821 | -7,821 | 922,179 | 1,172,179 |
| 175 | 379,965 | 1,628,420 | -891,580 | -51,580 | 878,420 | 1,128,420 |
| 200 | 369,755 | 1,584,666 | -935,334 | -95,334 | 834,666 | 1,084,666 |
| 225 | 359,545 | 1,540,907 | -979,093 | -139,093 | 790,907 | 1,040,907 |
| 250 | 349,336 | 1,497,152 | -1,022,848 | -182,848 | 747,152 | 997,152 |
| 275 | 339,126 | 1,453,398 | -1,066,602 | -226,602 | 703,398 | 953,398 |
| 300 | 328,916 | 1,409,639 | -1,110,361 | -270,361 | 659,639 | 909,639 |
| 325 | 318,706 | 1,365,884 | -1,154,116 | -314,116 | 615,884 | 865,884 |
| 350 | 308,497 | 1,322,130 | -1,197,870 | -357,870 | 572,130 | 822,130 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £125 | £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 | 387,661 | 1,661,402 | -858,598 | -18,598 | 911,402 | 1,161,402 |
| 10 | 376,909 | 1,615,326 | -904,674 | -64,674 | 865,326 | 1,115,326 |
| 25 | 370,783 | 1,589,071 | -930,929 | -90,929 | 839,071 | 1,089,071 |
| 50 | 360,574 | 1,545,317 | -974,683 | -134,683 | 795,317 | 1,045,317 |
| 75 | 350,364 | 1,501,562 | -1,018,438 | -178,438 | 751,562 | 1,001,562 |
| 100 | 340,154 | 1,457,803 | -1,062,197 | -222,197 | 707,803 | 957,803 |
| 125 | 329,945 | 1,414,049 | -1,105,951 | -265,951 | 664,049 | 914,049 |
| 150 | 319,735 | 1,370,294 | -1,149,706 | -309,706 | 620,294 | 870,294 |
| 175 | 309,525 | 1,326,535 | -1,193,465 | -353,465 | 576,535 | 826,535 |
| 200 | 299,316 | 1,282,781 | -1,237,219 | -397,219 | 532,781 | 782,781 |
| 225 | 289,105 | 1,239,022 | -1,280,978 | -440,978 | 489,022 | 739,022 |
| 250 | 278,896 | 1,195,267 | -1,324,733 | -484,733 | 445,267 | 695,267 |
| 275 | 268,686 | 1,151,513 | -1,368,487 | -528,487 | 401,513 | 651,513 |
| 300 | 258,476 | 1,107,754 | -1,412,246 | -572,246 | 357,754 | 607,754 |
| 325 | 248,267 | 1,063,999 | -1,456,001 | -616,001 | 313,999 | 563,999 |
| 350 | 238,057 | 1,020,245 | -1,499,755 | -659,755 | 270,245 | 520,245 |

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 | |
| No of units | Houses with flats 15 units |
| Density: | 90 dph |
| CSH level: | 1 |

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 597,834 | 3,587,001 | 1,067,001 | 1,907,001 | 2,837,001 | 3,087,001 |
| 10 | 579,770 | 3,478,617 | 958,617 | 1,798,617 | 2,728,617 | 2,978,617 |
| 25 | 568,097 | 3,408,584 | 888,584 | 1,728,584 | 2,658,584 | 2,908,584 |
| 50 | 548,642 | 3,291,854 | 771,854 | 1,611,854 | 2,541,854 | 2,791,854 |
| 75 | 529,188 | 3,175,130 | 655,130 | 1,495,130 | 2,425,130 | 2,675,130 |
| 100 | 509,734 | 3,058,406 | 538,406 | 1,378,406 | 2,308,406 | 2,558,406 |
| 125 | 490,280 | 2,941,682 | 421,682 | 1,261,682 | 2,191,682 | 2,441,682 |
| 150 | 470,826 | 2,824,958 | 304,958 | 1,144,958 | 2,074,958 | 2,324,958 |
| 175 | 451,372 | 2,708,234 | 188,234 | 1,028,234 | 1,958,234 | 2,208,234 |
| 200 | 431,917 | 2,591,504 | 71,504 | 911,504 | 1,841,504 | 2,091,504 |
| 225 | 412,463 | 2,474,780 | -45,220 | 794,780 | 1,724,780 | 1,974,780 |
| 250 | 393,009 | 2,358,056 | -161,944 | 678,056 | 1,608,056 | 1,858,056 |
| 275 | 373,555 | 2,241,332 | -278,668 | 561,332 | 1,491,332 | 1,741,332 |
| 300 | 354,101 | 2,124,608 | -395,392 | 444,608 | 1,374,608 | 1,624,608 |
| 325 | 334,646 | 2,007,878 | -512,122 | 327,878 | 1,257,878 | 1,507,878 |
| 350 | 315,192 | 1,891,154 | -628,846 | 211,154 | 1,141,154 | 1,391,154 |

| Maximum CIL rates (per square metre) | | | |
|--------------------------------------|------|------|------|
| BLV1 | BLV2 | BLV3 | BLV4 |
| £200 | £350 | £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 | 713,224 | 4,279,344 | 1,759,344 | 2,599,344 | 3,529,344 | 3,779,344 |
| 10 | 693,175 | 4,159,051 | 1,639,051 | 2,479,051 | 3,409,051 | 3,659,051 |
| 25 | 681,503 | 4,089,018 | 1,569,018 | 2,409,018 | 3,339,018 | 3,589,018 |
| 50 | 662,049 | 3,972,294 | 1,452,294 | 2,292,294 | 3,222,294 | 3,472,294 |
| 75 | 642,595 | 3,855,570 | 1,335,570 | 2,175,570 | 3,105,570 | 3,355,570 |
| 100 | 623,141 | 3,738,846 | 1,218,846 | 2,058,846 | 2,988,846 | 3,238,846 |
| 125 | 603,686 | 3,622,116 | 1,102,116 | 1,942,116 | 2,872,116 | 3,122,116 |
| 150 | 584,232 | 3,505,392 | 985,392 | 1,825,392 | 2,755,392 | 3,005,392 |
| 175 | 564,778 | 3,388,668 | 868,668 | 1,708,668 | 2,638,668 | 2,888,668 |
| 200 | 545,324 | 3,271,944 | 751,944 | 1,591,944 | 2,521,944 | 2,771,944 |
| 225 | 525,870 | 3,155,220 | 635,220 | 1,475,220 | 2,405,220 | 2,655,220 |
| 250 | 506,415 | 3,038,490 | 518,490 | 1,358,490 | 2,288,490 | 2,538,490 |
| 275 | 486,961 | 2,921,766 | 401,766 | 1,241,766 | 2,171,766 | 2,421,766 |
| 300 | 467,507 | 2,805,042 | 285,042 | 1,125,042 | 2,055,042 | 2,305,042 |
| 325 | 448,053 | 2,688,318 | 168,318 | 1,008,318 | 1,938,318 | 2,188,318 |
| 350 | 428,599 | 2,571,594 | 51,594 | 891,594 | 1,821,594 | 2,071,594 |

| Maximum CIL rates (per square metre) | | | |
|--------------------------------------|------|------|------|
| BLV1 | BLV2 | BLV3 | BLV4 |
| £350 | £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 | 457,691 | 2,746,148 | 226,148 | 1,066,148 | 1,996,148 | 2,246,148 |
| 10 | 442,038 | 2,652,228 | 132,228 | 972,228 | 1,902,228 | 2,152,228 |
| 25 | 430,366 | 2,582,195 | 62,195 | 902,195 | 1,832,195 | 2,082,195 |
| 50 | 410,912 | 2,465,471 | -54,529 | 785,471 | 1,715,471 | 1,965,471 |
| 75 | 391,458 | 2,348,747 | -171,253 | 668,747 | 1,598,747 | 1,848,747 |
| 100 | 372,003 | 2,232,017 | -287,983 | 552,017 | 1,482,017 | 1,732,017 |
| 125 | 352,549 | 2,115,293 | -404,707 | 435,293 | 1,365,293 | 1,615,293 |
| 150 | 333,095 | 1,998,569 | -521,431 | 318,569 | 1,248,569 | 1,498,569 |
| 175 | 313,641 | 1,881,845 | -638,155 | 201,845 | 1,131,845 | 1,381,845 |
| 200 | 294,187 | 1,765,121 | -754,879 | 85,121 | 1,015,121 | 1,265,121 |
| 225 | 274,732 | 1,648,392 | -871,608 | -31,608 | 898,392 | 1,148,392 |
| 250 | 255,278 | 1,531,668 | -988,332 | -148,332 | 781,668 | 1,031,668 |
| 275 | 235,824 | 1,414,944 | -1,105,056 | -265,056 | 664,944 | 914,944 |
| 300 | 216,370 | 1,298,220 | -1,221,780 | -381,780 | 548,220 | 798,220 |
| 325 | 196,916 | 1,181,496 | -1,338,504 | -498,504 | 431,496 | 681,496 |
| 350 | 177,461 | 1,064,766 | -1,455,234 | -615,234 | 314,766 | 564,766 |

| Maximum CIL rates (per square metre) | | | |
|--------------------------------------|------|------|------|
| BLV1 | BLV2 | BLV3 | BLV4 |
| £25 | £200 | £350 | £350 |

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 | 267,731 | 1,606,389 | -913,611 | -73,611 | 856,389 | 1,106,389 |
| 10 | 255,344 | 1,532,067 | -987,933 | -147,933 | 782,067 | 1,032,067 |
| 25 | 243,672 | 1,462,034 | -1,057,966 | -217,966 | 712,034 | 962,034 |
| 50 | 224,218 | 1,345,310 | -1,174,690 | -334,690 | 595,310 | 845,310 |
| 75 | 204,763 | 1,228,580 | -1,291,420 | -451,420 | 478,580 | 728,580 |
| 100 | 185,309 | 1,111,856 | -1,408,144 | -568,144 | 361,856 | 611,856 |
| 125 | 165,855 | 995,132 | -1,524,868 | -684,868 | 245,132 | 495,132 |
| 150 | 146,401 | 878,408 | -1,641,592 | -801,592 | 128,408 | 378,408 |
| 175 | 126,947 | 761,684 | -1,758,316 | -918,316 | 11,684 | 261,684 |
| 200 | 107,493 | 644,960 | -1,875,040 | -1,035,040 | -105,040 | 144,960 |
| 225 | 88,038 | 528,236 | -1,991,770 | -1,151,770 | -221,770 | 28,236 |
| 250 | 68,584 | 411,512 | -2,108,494 | -1,268,494 | -338,494 | -88,494 |
| 275 | 49,130 | 294,788 | -2,225,218 | -1,385,218 | -455,218 | -205,218 |
| 300 | 29,676 | 178,064 | -2,341,942 | -1,501,942 | -571,942 | -321,942 |
| 325 | 10,222 | 61,334 | -2,458,666 | -1,618,666 | -688,666 | -438,666 |
| 350 | -9,383 | -56,298 | -2,575,390 | -1,735,390 | -805,390 | -556,298 |

Maximum CIL rates (per square metre)

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

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 | 127,983 | 767,897 | -1,752,103 | -912,103 | 17,897 | 267,897 |
| 10 | 118,000 | 708,002 | -1,811,998 | -971,998 | -41,998 | 208,002 |
| 25 | 106,327 | 637,962 | -1,882,038 | -1,042,038 | -112,038 | 137,962 |
| 50 | 86,873 | 521,238 | -1,998,762 | -1,158,762 | -228,762 | 21,238 |
| 75 | 67,419 | 404,514 | -2,115,486 | -1,275,486 | -345,486 | -95,486 |
| 100 | 47,965 | 287,790 | -2,232,210 | -1,392,210 | -462,210 | -212,210 |
| 125 | 28,511 | 171,066 | -2,348,934 | -1,508,934 | -578,934 | -328,934 |
| 150 | 9,056 | 54,337 | -2,465,658 | -1,625,658 | -695,658 | -445,658 |
| 175 | -10,567 | -63,405 | -2,582,382 | -1,742,382 | -812,382 | -563,405 |
| 200 | -30,340 | -182,041 | -2,702,041 | -1,862,041 | -932,041 | -682,041 |
| 225 | -50,113 | -300,678 | -2,820,678 | -1,980,678 | -1,050,678 | -800,678 |
| 250 | -69,885 | -419,308 | -2,939,308 | -2,099,308 | -1,169,308 | -919,308 |
| 275 | -89,657 | -537,945 | -3,057,945 | -2,217,945 | -1,287,945 | -1,037,945 |
| 300 | -109,429 | -656,575 | -3,176,575 | -2,336,575 | -1,406,575 | -1,156,575 |
| 325 | -129,202 | -775,212 | -3,295,212 | -2,455,212 | -1,525,212 | -1,275,212 |
| 350 | -148,974 | -893,843 | -3,413,843 | -2,573,843 | -1,643,843 | -1,393,843 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £0 | £50 |

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 | 594,670 | 3,568,019 | 1,048,019 | 1,888,019 | 2,818,019 | 3,068,019 |
| 10 | 576,786 | 3,460,719 | 940,719 | 1,780,719 | 2,710,719 | 2,960,719 |
| 25 | 565,302 | 3,391,810 | 871,810 | 1,711,810 | 2,641,810 | 2,891,810 |
| 50 | 546,160 | 3,276,960 | 756,960 | 1,596,960 | 2,526,960 | 2,776,960 |
| 75 | 527,019 | 3,162,116 | 642,116 | 1,482,116 | 2,412,116 | 2,662,116 |
| 100 | 507,878 | 3,047,266 | 527,266 | 1,367,266 | 2,297,266 | 2,547,266 |
| 125 | 488,737 | 2,932,416 | 412,416 | 1,252,416 | 2,182,416 | 2,432,416 |
| 150 | 469,596 | 2,817,566 | 297,566 | 1,137,566 | 2,067,566 | 2,317,566 |
| 175 | 450,455 | 2,702,716 | 182,716 | 1,022,716 | 1,952,716 | 2,202,716 |
| 200 | 431,314 | 2,587,866 | 67,866 | 907,866 | 1,837,866 | 2,087,866 |
| 225 | 412,173 | 2,473,016 | -57,016 | 792,916 | 1,722,916 | 1,972,916 |
| 250 | 393,032 | 2,358,166 | -172,166 | 677,966 | 1,607,966 | 1,857,966 |
| 275 | 373,891 | 2,243,316 | -287,316 | 562,916 | 1,492,916 | 1,742,916 |
| 300 | 354,750 | 2,128,466 | -402,466 | 447,966 | 1,377,966 | 1,627,966 |
| 325 | 335,609 | 2,013,616 | -517,616 | 332,916 | 1,262,916 | 1,512,916 |
| 350 | 316,468 | 1,898,766 | -632,766 | 217,966 | 1,147,966 | 1,397,966 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £200 | £350 | £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 | 475,029 | 2,850,177 | 330,177 | 1,170,177 | 2,100,177 | 2,350,177 |
| 10 | 459,203 | 2,755,215 | 235,215 | 1,075,215 | 2,005,215 | 2,255,215 |
| 25 | 447,587 | 2,685,520 | 165,520 | 1,005,520 | 1,935,520 | 2,185,520 |
| 50 | 428,132 | 2,568,790 | 48,790 | 888,790 | 1,818,790 | 2,068,790 |
| 75 | 408,678 | 2,452,066 | -67,934 | 772,066 | 1,702,066 | 1,952,066 |
| 100 | 389,224 | 2,335,342 | -184,658 | 655,342 | 1,585,342 | 1,835,342 |
| 125 | 369,770 | 2,218,618 | -301,382 | 538,618 | 1,468,618 | 1,718,618 |
| 150 | 350,316 | 2,101,894 | -418,106 | 421,894 | 1,351,894 | 1,601,894 |
| 175 | 330,862 | 1,985,170 | -534,830 | 305,170 | 1,235,170 | 1,485,170 |
| 200 | 311,407 | 1,868,446 | -651,554 | 188,446 | 1,118,446 | 1,368,446 |
| 225 | 291,953 | 1,751,722 | -768,278 | 71,722 | 1,001,722 | 1,251,722 |
| 250 | 272,499 | 1,635,000 | -885,000 | -45,000 | 884,999 | 1,134,999 |
| 275 | 253,045 | 1,518,276 | -1,001,724 | -161,724 | 768,276 | 1,018,276 |
| 300 | 233,591 | 1,401,552 | -1,118,448 | -278,448 | 651,552 | 901,552 |
| 325 | 214,136 | 1,284,828 | -1,235,172 | -395,172 | 534,828 | 784,828 |
| 350 | 194,682 | 1,168,104 | -1,351,900 | -511,900 | 418,104 | 668,104 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £50 | £225 | £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 4 | |
|-------------|----------|
| Houses | |
| No of units | 20 units |
| Density: | 40 dph |
| CSH level: | 1 |

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 1,315,284 | 2,630,569 | 110,569 | 950,569 | 1,880,569 | 2,130,569 |
| 10 | 1,282,094 | 2,564,189 | -44,189 | 884,189 | 1,814,189 | 2,064,189 |
| 25 | 1,266,074 | 2,532,148 | -12,148 | 852,148 | 1,782,148 | 2,032,148 |
| 50 | 1,239,221 | 2,478,442 | -41,558 | 798,442 | 1,728,442 | 1,978,442 |
| 75 | 1,212,367 | 2,424,733 | -95,267 | 744,733 | 1,674,733 | 1,924,733 |
| 100 | 1,185,514 | 2,371,027 | -148,973 | 691,027 | 1,621,027 | 1,871,027 |
| 125 | 1,158,659 | 2,317,319 | -202,681 | 637,319 | 1,567,319 | 1,817,319 |
| 150 | 1,131,805 | 2,263,610 | -256,390 | 583,610 | 1,513,610 | 1,763,610 |
| 175 | 1,104,952 | 2,209,904 | -310,096 | 529,904 | 1,459,904 | 1,709,904 |
| 200 | 1,078,098 | 2,156,196 | -363,804 | 476,196 | 1,406,196 | 1,656,196 |
| 225 | 1,051,245 | 2,102,489 | -417,511 | 422,489 | 1,352,489 | 1,602,489 |
| 250 | 1,024,391 | 2,048,781 | -471,219 | 368,781 | 1,298,781 | 1,548,781 |
| 275 | 997,537 | 1,995,075 | -524,925 | 315,075 | 1,245,075 | 1,495,075 |
| 300 | 970,683 | 1,941,366 | -578,634 | 261,366 | 1,191,366 | 1,441,366 |
| 325 | 943,829 | 1,887,658 | -632,342 | 207,658 | 1,137,658 | 1,387,658 |
| 350 | 916,976 | 1,833,952 | -686,048 | 153,952 | 1,083,952 | 1,333,952 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £25 | £350 | £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 | 1,355,617 | 2,711,233 | 191,233 | 1,031,233 | 1,961,233 | 2,211,233 |
| 10 | 1,321,732 | 2,643,465 | 123,465 | 963,465 | 1,893,465 | 2,143,465 |
| 25 | 1,305,880 | 2,611,761 | 91,761 | 931,761 | 1,861,761 | 2,111,761 |
| 50 | 1,279,458 | 2,558,916 | 38,916 | 878,916 | 1,808,916 | 2,058,916 |
| 75 | 1,253,036 | 2,506,073 | -13,927 | 826,073 | 1,756,073 | 2,006,073 |
| 100 | 1,226,615 | 2,453,230 | -66,770 | 773,230 | 1,703,230 | 1,953,230 |
| 125 | 1,200,194 | 2,400,387 | -119,613 | 720,387 | 1,650,387 | 1,900,387 |
| 150 | 1,173,772 | 2,347,544 | -172,456 | 667,544 | 1,597,544 | 1,847,544 |
| 175 | 1,147,350 | 2,294,699 | -225,301 | 614,699 | 1,544,699 | 1,794,699 |
| 200 | 1,120,928 | 2,241,857 | -278,143 | 561,857 | 1,491,857 | 1,741,857 |
| 225 | 1,094,507 | 2,189,014 | -330,986 | 509,014 | 1,439,014 | 1,689,014 |
| 250 | 1,068,085 | 2,136,171 | -383,829 | 456,171 | 1,386,171 | 1,636,171 |
| 275 | 1,041,663 | 2,083,328 | -436,672 | 403,328 | 1,333,328 | 1,583,328 |
| 300 | 1,015,241 | 2,030,485 | -489,515 | 350,485 | 1,280,485 | 1,530,485 |
| 325 | 988,819 | 1,977,642 | -542,358 | 297,642 | 1,227,642 | 1,477,642 |
| 350 | 962,397 | 1,924,799 | -595,201 | 244,799 | 1,174,799 | 1,424,799 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £50 | £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 | 976,480 | 1,952,960 | -567,040 | 272,960 | 1,202,960 | 1,452,960 |
| 10 | 949,117 | 1,898,235 | -621,765 | 218,235 | 1,148,235 | 1,398,235 |
| 25 | 933,264 | 1,866,528 | -653,472 | 186,528 | 1,116,528 | 1,366,528 |
| 50 | 906,843 | 1,813,686 | -706,314 | 133,686 | 1,063,686 | 1,313,686 |
| 75 | 880,406 | 1,760,813 | -759,187 | 80,813 | 1,010,813 | 1,260,813 |
| 100 | 853,969 | 1,707,940 | -812,094 | 27,940 | 957,940 | 1,207,940 |
| 125 | 827,532 | 1,655,067 | -865,001 | -25,001 | 905,067 | 1,155,067 |
| 150 | 799,095 | 1,599,190 | -917,908 | -78,190 | 852,190 | 1,102,190 |
| 175 | 770,658 | 1,543,313 | -970,815 | -131,313 | 799,313 | 1,049,313 |
| 200 | 742,221 | 1,487,436 | -1,023,722 | -184,436 | 746,436 | 996,436 |
| 225 | 713,784 | 1,431,559 | -1,076,629 | -237,559 | 693,559 | 943,559 |
| 250 | 685,347 | 1,375,682 | -1,129,536 | -290,682 | 640,682 | 890,682 |
| 275 | 656,910 | 1,319,805 | -1,182,443 | -343,805 | 587,805 | 837,805 |
| 300 | 628,473 | 1,263,928 | -1,235,350 | -396,928 | 534,928 | 784,928 |
| 325 | 600,036 | 1,208,051 | -1,288,257 | -450,051 | 482,051 | 732,051 |
| 350 | 571,599 | 1,152,174 | -1,341,164 | -503,174 | 429,174 | 679,174 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £100 | £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 | 699,058 | 1,398,116 | -1,121,884 | -281,884 | 648,116 | 898,116 |
| 10 | 676,294 | 1,352,587 | -1,167,413 | -327,413 | 602,587 | 852,587 |
| 25 | 660,181 | 1,320,362 | -1,199,638 | -359,638 | 570,362 | 820,362 |
| 50 | 633,327 | 1,266,654 | -1,253,346 | -413,346 | 516,654 | 766,654 |
| 75 | 606,474 | 1,212,948 | -1,307,052 | -467,052 | 462,948 | 712,948 |
| 100 | 579,620 | 1,159,239 | -1,360,761 | -520,761 | 409,239 | 659,239 |
| 125 | 552,766 | 1,105,533 | -1,414,467 | -574,467 | 355,533 | 605,533 |
| 150 | 525,912 | 1,051,825 | -1,468,175 | -628,175 | 301,825 | 551,825 |
| 175 | 499,058 | 998,116 | -1,521,884 | -681,884 | 248,116 | 498,116 |
| 200 | 472,205 | 944,410 | -1,575,590 | -735,590 | 194,410 | 444,410 |
| 225 | 445,351 | 890,702 | -1,629,298 | -789,298 | 140,702 | 390,702 |
| 250 | 418,498 | 836,995 | -1,683,005 | -843,005 | 86,995 | 336,995 |
| 275 | 391,643 | 783,287 | -1,736,713 | -896,713 | 33,287 | 283,287 |
| 300 | 364,789 | 729,579 | -1,790,421 | -950,421 | -20,421 | 229,579 |
| 325 | 337,936 | 675,872 | -1,844,128 | -1,004,128 | -74,128 | 175,872 |
| 350 | 311,082 | 622,164 | -1,897,836 | -1,057,836 | -127,836 | 122,164 |

Maximum CIL rates (per square metre)

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

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 | 494,007 | 988,014 | -1,531,986 | -691,986 | 238,014 | 488,014 |
| 10 | 474,769 | 949,539 | -1,570,461 | -730,461 | 199,539 | 449,539 |
| 25 | 458,657 | 917,314 | -1,602,686 | -762,686 | 167,314 | 417,314 |
| 50 | 431,803 | 863,606 | -1,656,394 | -816,394 | 113,606 | 363,606 |
| 75 | 404,950 | 809,899 | -1,710,101 | -870,101 | 59,899 | 309,899 |
| 100 | 378,096 | 756,191 | -1,763,809 | -923,809 | 6,191 | 256,191 |
| 125 | 351,242 | 702,485 | -1,817,515 | -977,515 | -47,515 | 202,485 |
| 150 | 324,388 | 648,776 | -1,871,224 | -1,031,224 | -101,224 | 148,776 |
| 175 | 297,534 | 595,068 | -1,924,932 | -1,084,932 | -154,932 | 95,068 |
| 200 | 270,681 | 541,362 | -1,978,638 | -1,138,638 | -208,638 | 41,362 |
| 225 | 243,827 | 487,653 | -2,032,347 | -1,192,347 | -262,347 | -12,347 |
| 250 | 216,974 | 433,947 | -2,086,053 | -1,246,053 | -316,053 | -66,053 |
| 275 | 190,119 | 380,239 | -2,139,761 | -1,299,761 | -369,761 | -119,761 |
| 300 | 163,266 | 326,532 | -2,193,468 | -1,353,468 | -423,468 | -173,468 |
| 325 | 136,412 | 272,824 | -2,247,176 | -1,407,176 | -477,176 | -227,176 |
| 350 | 109,558 | 219,116 | -2,300,884 | -1,460,884 | -530,884 | -280,884 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £100 | £200 |

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 | 1,081,911 | 2,163,822 | -356,178 | 483,822 | 1,413,822 | 1,663,822 |
| 10 | 1,052,734 | 2,105,468 | -414,532 | 425,468 | 1,355,468 | 1,605,468 |
| 25 | 1,036,881 | 2,073,762 | -446,238 | 393,762 | 1,323,762 | 1,573,762 |
| 50 | 1,010,460 | 2,020,919 | -499,081 | 340,919 | 1,270,919 | 1,520,919 |
| 75 | 984,038 | 1,968,076 | -551,924 | 288,076 | 1,218,076 | 1,468,076 |
| 100 | 957,616 | 1,915,231 | -604,769 | 235,231 | 1,165,231 | 1,415,231 |
| 125 | 931,194 | 1,862,388 | -657,612 | 182,388 | 1,112,388 | 1,362,388 |
| 150 | 904,773 | 1,809,546 | -710,454 | 129,546 | 1,059,546 | 1,309,546 |
| 175 | 878,351 | 1,756,703 | -763,297 | 76,703 | 1,006,703 | 1,256,703 |
| 200 | 851,930 | 1,703,860 | -816,140 | 23,860 | 953,860 | 1,203,860 |
| 225 | 825,508 | 1,651,017 | -868,983 | -28,983 | 901,017 | 1,151,017 |
| 250 | 799,086 | 1,598,172 | -921,828 | -81,828 | 848,172 | 1,098,172 |
| 275 | 772,665 | 1,545,329 | -974,671 | -134,671 | 795,329 | 1,045,329 |
| 300 | 746,243 | 1,492,486 | -1,027,514 | -187,514 | 742,486 | 992,486 |
| 325 | 719,822 | 1,439,643 | -1,080,357 | -240,357 | 689,643 | 939,643 |
| 350 | 692,997 | 1,385,994 | -1,134,006 | -294,006 | 635,994 | 885,994 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £200 | £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 | 906,363 | 1,812,726 | -707,274 | 132,726 | 1,062,726 | 1,312,726 |
| 10 | 880,206 | 1,760,413 | -759,587 | 80,413 | 1,010,413 | 1,260,413 |
| 25 | 864,353 | 1,728,707 | -791,293 | 48,707 | 978,707 | 1,228,707 |
| 50 | 837,932 | 1,675,864 | -844,136 | -4,136 | 925,864 | 1,175,864 |
| 75 | 811,510 | 1,623,019 | -896,981 | -56,981 | 873,019 | 1,123,019 |
| 100 | 785,088 | 1,570,176 | -949,824 | -109,824 | 820,176 | 1,070,176 |
| 125 | 758,667 | 1,517,333 | -1,002,667 | -162,667 | 767,333 | 1,017,333 |
| 150 | 732,245 | 1,464,490 | -1,055,510 | -215,510 | 714,490 | 964,490 |
| 175 | 705,824 | 1,411,648 | -1,108,352 | -268,352 | 661,648 | 911,648 |
| 200 | 679,401 | 1,358,803 | -1,161,197 | -321,197 | 608,803 | 858,803 |
| 225 | 652,978 | 1,305,957 | -1,214,042 | -374,042 | 555,957 | 805,957 |
| 250 | 626,556 | 1,253,112 | -1,266,886 | -426,886 | 503,112 | 753,112 |
| 275 | 599,134 | 1,199,267 | -1,319,729 | -479,729 | 450,267 | 700,267 |
| 300 | 572,712 | 1,145,422 | -1,372,572 | -532,572 | 397,422 | 647,422 |
| 325 | 546,290 | 1,091,577 | -1,425,415 | -585,415 | 344,577 | 594,577 |
| 350 | 519,868 | 1,037,732 | -1,478,258 | -638,258 | 291,732 | 541,732 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £25 | £350 | £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/cant sites/community £750,000 | £500,000 |

Site type 5

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

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 1,736,212 | 3,125,182 | 605,182 | 1,445,182 | 2,375,182 | 2,625,182 |
| 10 | 1,680,081 | 3,024,146 | 504,146 | 1,344,146 | 2,274,146 | 2,524,146 |
| 25 | 1,640,679 | 2,953,222 | 433,222 | 1,273,222 | 2,203,222 | 2,453,222 |
| 50 | 1,575,006 | 2,835,011 | 315,011 | 1,155,011 | 2,085,011 | 2,335,011 |
| 75 | 1,509,334 | 2,716,802 | 196,802 | 1,036,802 | 1,966,802 | 2,216,802 |
| 100 | 1,443,662 | 2,598,591 | 78,591 | 918,591 | 1,848,591 | 2,098,591 |
| 125 | 1,377,556 | 2,479,601 | -40,399 | 799,601 | 1,729,601 | 1,979,601 |
| 150 | 1,310,810 | 2,359,459 | -160,541 | 679,459 | 1,609,459 | 1,859,459 |
| 175 | 1,244,064 | 2,239,316 | -280,684 | 559,316 | 1,489,316 | 1,739,316 |
| 200 | 1,177,318 | 2,119,172 | -400,828 | 439,172 | 1,369,172 | 1,619,172 |
| 225 | 1,110,572 | 1,999,029 | -520,971 | 319,029 | 1,249,029 | 1,499,029 |
| 250 | 1,043,826 | 1,878,886 | -641,114 | 198,886 | 1,128,886 | 1,378,886 |
| 275 | 977,079 | 1,758,742 | -761,258 | 78,742 | 1,008,742 | 1,258,742 |
| 300 | 910,333 | 1,638,599 | -881,401 | -41,401 | 888,599 | 1,138,599 |
| 325 | 843,586 | 1,518,455 | -1,001,545 | -161,545 | 768,455 | 1,018,455 |
| 350 | 776,840 | 1,398,312 | -1,121,688 | -281,688 | 648,312 | 898,312 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £100 | £275 | £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 | 2,173,896 | 3,913,013 | 1,393,013 | 2,233,013 | 3,163,013 | 3,413,013 |
| 10 | 2,110,238 | 3,798,428 | 1,278,428 | 2,118,428 | 3,048,428 | 3,298,428 |
| 25 | 2,070,835 | 3,727,502 | 1,207,502 | 2,047,502 | 2,977,502 | 3,227,502 |
| 50 | 2,005,163 | 3,609,293 | 1,089,293 | 1,929,293 | 2,859,293 | 3,109,293 |
| 75 | 1,939,490 | 3,491,082 | 971,082 | 1,811,082 | 2,741,082 | 2,991,082 |
| 100 | 1,873,819 | 3,372,873 | 852,873 | 1,692,873 | 2,622,873 | 2,872,873 |
| 125 | 1,808,146 | 3,254,662 | 734,662 | 1,574,662 | 2,504,662 | 2,754,662 |
| 150 | 1,742,474 | 3,136,453 | 616,453 | 1,456,453 | 2,386,453 | 2,636,453 |
| 175 | 1,676,801 | 3,018,243 | 498,243 | 1,338,243 | 2,268,243 | 2,518,243 |
| 200 | 1,611,130 | 2,900,034 | 380,034 | 1,220,034 | 2,150,034 | 2,400,034 |
| 225 | 1,545,457 | 2,781,823 | 261,823 | 1,101,823 | 2,031,823 | 2,281,823 |
| 250 | 1,479,785 | 2,663,614 | 143,614 | 983,614 | 1,913,614 | 2,163,614 |
| 275 | 1,414,113 | 2,545,403 | 25,403 | 865,403 | 1,795,403 | 2,045,403 |
| 300 | 1,348,441 | 2,427,194 | -92,806 | 747,194 | 1,677,194 | 1,927,194 |
| 325 | 1,282,768 | 2,308,983 | -211,017 | 628,983 | 1,558,983 | 1,808,983 |
| 350 | 1,217,097 | 2,190,774 | -329,226 | 510,774 | 1,440,774 | 1,690,774 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £275 | £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 | 1,353,846 | 2,436,923 | -83,077 | 756,923 | 1,686,923 | 1,936,923 |
| 10 | 1,304,292 | 2,347,726 | -172,274 | 667,726 | 1,597,726 | 1,847,726 |
| 25 | 1,264,889 | 2,276,800 | -243,200 | 596,800 | 1,526,800 | 1,776,800 |
| 50 | 1,199,217 | 2,158,591 | -361,409 | 478,591 | 1,408,591 | 1,658,591 |
| 75 | 1,133,545 | 2,040,380 | -479,620 | 360,380 | 1,290,380 | 1,540,380 |
| 100 | 1,067,873 | 1,922,171 | -597,829 | 242,171 | 1,172,171 | 1,422,171 |
| 125 | 1,002,200 | 1,803,960 | -716,040 | 123,960 | 1,053,960 | 1,303,960 |
| 150 | 936,527 | 1,684,749 | -835,251 | 4,749 | 934,749 | 1,184,749 |
| 175 | 869,226 | 1,564,606 | -955,394 | -115,394 | 814,606 | 1,064,606 |
| 200 | 802,479 | 1,444,462 | -1,075,538 | -235,538 | 694,462 | 944,462 |
| 225 | 735,733 | 1,324,319 | -1,195,681 | -355,681 | 574,319 | 824,319 |
| 250 | 668,987 | 1,204,177 | -1,315,823 | -475,823 | 454,177 | 704,177 |
| 275 | 602,240 | 1,084,032 | -1,435,968 | -595,968 | 334,032 | 584,032 |
| 300 | 535,494 | 963,890 | -1,556,110 | -716,110 | 213,890 | 463,890 |
| 325 | 468,748 | 843,747 | -1,676,253 | -836,253 | 93,747 | 343,747 |
| 350 | 402,001 | 723,602 | -1,796,398 | -956,398 | -26,398 | 223,602 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £150 | £325 | £350 |

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 | 730,871 | 1,315,567 | -1,204,433 | -364,433 | 565,567 | 815,567 |
| 10 | 691,602 | 1,244,883 | -1,275,117 | -435,117 | 494,883 | 744,883 |
| 25 | 651,554 | 1,172,798 | -1,347,202 | -507,202 | 422,798 | 672,798 |
| 50 | 584,808 | 1,052,655 | -1,467,345 | -627,345 | 302,655 | 552,655 |
| 75 | 518,062 | 932,511 | -1,587,489 | -747,489 | 182,511 | 432,511 |
| 100 | 451,316 | 812,368 | -1,707,632 | -867,632 | 62,368 | 312,368 |
| 125 | 384,570 | 692,226 | -1,827,774 | -987,774 | -57,774 | 192,226 |
| 150 | 317,823 | 572,081 | -1,947,919 | -1,107,919 | -177,919 | 72,081 |
| 175 | 251,077 | 451,939 | -2,068,061 | -1,228,061 | -298,061 | -48,061 |
| 200 | 184,331 | 331,796 | -2,188,204 | -1,348,204 | -418,204 | -168,204 |
| 225 | 117,584 | 211,651 | -2,308,349 | -1,468,349 | -538,349 | -288,349 |
| 250 | 50,838 | 91,509 | -2,428,491 | -1,588,491 | -658,491 | -408,491 |
| 275 | -16,168 | -29,102 | -2,549,102 | -1,709,102 | -779,102 | -529,102 |
| 300 | -84,007 | -151,212 | -2,671,212 | -1,831,212 | -901,212 | -651,212 |
| 325 | -151,844 | -273,320 | -2,793,320 | -1,953,320 | -1,023,320 | -773,320 |
| 350 | -219,682 | -395,428 | -2,915,428 | -2,075,428 | -1,145,428 | -895,428 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £100 | £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 | 268,160 | 482,688 | -2,037,312 | -1,197,312 | -267,312 | -17,312 |
| 10 | 236,850 | 426,329 | -2,093,671 | -1,253,671 | -323,671 | -73,671 |
| 25 | 196,802 | 354,244 | -2,165,756 | -1,325,756 | -395,756 | -145,756 |
| 50 | 130,055 | 234,099 | -2,285,901 | -1,445,901 | -515,901 | -265,901 |
| 75 | 63,309 | 113,957 | -2,406,043 | -1,566,043 | -636,043 | -386,043 |
| 100 | -3,493 | -6,288 | -2,526,288 | -1,686,288 | -756,288 | -506,288 |
| 125 | -71,331 | -128,396 | -2,646,396 | -1,806,396 | -876,396 | -626,396 |
| 150 | -139,169 | -250,504 | -2,770,504 | -1,930,504 | -1,000,504 | -750,504 |
| 175 | -207,007 | -372,612 | -2,892,612 | -2,052,612 | -1,122,612 | -872,612 |
| 200 | -274,844 | -494,720 | -3,014,720 | -2,174,720 | -1,244,720 | -994,720 |
| 225 | -342,683 | -616,830 | -3,136,830 | -2,296,830 | -1,366,830 | -1,116,830 |
| 250 | -410,521 | -738,938 | -3,258,938 | -2,418,938 | -1,488,938 | -1,238,938 |
| 275 | -478,359 | -861,046 | -3,381,046 | -2,541,046 | -1,611,046 | -1,361,046 |
| 300 | -546,196 | -983,153 | -3,503,153 | -2,663,153 | -1,733,153 | -1,483,153 |
| 325 | -614,034 | -1,105,261 | -3,625,261 | -2,785,261 | -1,855,261 | -1,605,261 |
| 350 | -681,872 | -1,227,369 | -3,747,369 | -2,907,369 | -1,977,369 | -1,727,369 |

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 | 1,852,336 | 3,334,205 | 814,205 | 1,654,205 | 2,584,205 | 2,834,205 |
| 10 | 1,794,632 | 3,230,337 | 710,337 | 1,550,337 | 2,480,337 | 2,730,337 |
| 25 | 1,755,863 | 3,160,553 | 640,553 | 1,480,553 | 2,410,553 | 2,660,553 |
| 50 | 1,691,247 | 3,044,244 | 524,244 | 1,364,244 | 2,294,244 | 2,544,244 |
| 75 | 1,626,631 | 2,927,936 | 407,936 | 1,247,936 | 2,177,936 | 2,427,936 |
| 100 | 1,561,980 | 2,811,024 | 291,024 | 1,131,024 | 2,061,024 | 2,311,024 |
| 125 | 1,496,008 | 2,692,814 | 172,814 | 1,012,814 | 1,942,814 | 2,192,814 |
| 150 | 1,430,336 | 2,574,605 | 54,605 | 894,605 | 1,824,605 | 2,074,605 |
| 175 | 1,364,663 | 2,456,394 | -63,606 | 776,394 | 1,706,394 | 1,956,394 |
| 200 | 1,298,991 | 2,338,185 | -181,815 | 658,185 | 1,588,185 | 1,838,185 |
| 225 | 1,233,319 | 2,219,974 | -300,026 | 539,974 | 1,469,974 | 1,719,974 |
| 250 | 1,167,647 | 2,101,765 | -418,235 | 421,765 | 1,351,765 | 1,601,765 |
| 275 | 1,101,974 | 1,983,554 | -536,446 | 303,554 | 1,233,554 | 1,483,554 |
| 300 | 1,036,303 | 1,865,345 | -654,655 | 185,345 | 1,115,345 | 1,365,345 |
| 325 | 970,630 | 1,747,134 | -772,866 | 67,134 | 997,134 | 1,247,134 |
| 350 | 904,958 | 1,628,925 | -891,075 | -51,075 | 878,925 | 1,128,925 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £150 | £325 | £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 | 1,461,170 | 2,630,106 | 110,106 | 950,106 | 1,880,106 | 2,130,106 |
| 10 | 1,409,771 | 2,537,587 | 17,587 | 857,587 | 1,787,587 | 2,037,587 |
| 25 | 1,370,367 | 2,466,661 | -53,339 | 786,661 | 1,716,661 | 1,966,661 |
| 50 | 1,304,695 | 2,348,450 | -171,550 | 668,450 | 1,598,450 | 1,848,450 |
| 75 | 1,239,023 | 2,230,241 | -289,759 | 550,241 | 1,480,241 | 1,730,241 |
| 100 | 1,173,350 | 2,112,030 | -407,970 | 432,030 | 1,362,030 | 1,612,030 |
| 125 | 1,107,679 | 1,993,821 | -526,179 | 313,821 | 1,243,821 | 1,493,821 |
| 150 | 1,042,006 | 1,875,611 | -644,389 | 195,611 | 1,125,611 | 1,375,611 |
| 175 | 976,334 | 1,757,401 | -762,599 | 77,401 | 1,007,401 | 1,257,401 |
| 200 | 910,662 | 1,639,192 | -880,808 | -40,808 | 889,192 | 1,139,192 |
| 225 | 844,990 | 1,520,982 | -999,018 | -159,018 | 770,982 | 1,020,982 |
| 250 | 779,318 | 1,402,773 | -1,117,227 | -277,227 | 652,773 | 902,773 |
| 275 | 713,646 | 1,284,563 | -1,235,437 | -395,437 | 534,563 | 784,563 |
| 300 | 647,974 | 1,166,353 | -1,353,647 | -513,647 | 416,353 | 666,353 |
| 325 | 582,302 | 1,048,143 | -1,471,857 | -631,857 | 298,143 | 548,143 |
| 350 | 516,630 | 929,933 | -1,590,067 | -750,067 | 179,933 | 430,933 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £10 | £175 | £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 6

| | | |
|-------------|--------|----------|
| No of units | Houses | 75 units |
| Density: | | 40 dph |
| CSH level: | | 1 |

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 4,236,832 | 2,259,643 | -260,357 | 579,643 | 1,509,643 | 1,759,643 |
| 10 | 4,123,133 | 2,199,004 | -320,996 | 519,004 | 1,449,004 | 1,699,004 |
| 25 | 4,061,888 | 2,166,340 | -353,660 | 486,340 | 1,416,340 | 1,666,340 |
| 50 | 3,959,813 | 2,111,900 | -408,100 | 431,900 | 1,361,900 | 1,611,900 |
| 75 | 3,857,738 | 2,057,460 | -462,540 | 377,460 | 1,307,460 | 1,557,460 |
| 100 | 3,755,663 | 2,003,020 | -516,980 | 323,020 | 1,253,020 | 1,503,020 |
| 125 | 3,653,588 | 1,948,580 | -571,420 | 268,580 | 1,198,580 | 1,448,580 |
| 150 | 3,551,512 | 1,894,140 | -625,860 | 214,140 | 1,144,140 | 1,394,140 |
| 175 | 3,449,437 | 1,839,700 | -680,300 | 159,700 | 1,089,700 | 1,339,700 |
| 200 | 3,347,229 | 1,785,189 | -734,811 | 105,189 | 1,035,189 | 1,285,189 |
| 225 | 3,243,485 | 1,729,859 | -790,141 | 49,859 | 979,859 | 1,229,859 |
| 250 | 3,139,741 | 1,674,528 | -845,472 | -5,472 | 924,528 | 1,174,528 |
| 275 | 3,035,995 | 1,619,198 | -900,802 | -60,802 | 869,198 | 1,119,198 |
| 300 | 2,932,251 | 1,563,867 | -956,133 | -116,133 | 813,867 | 1,063,867 |
| 325 | 2,828,507 | 1,508,537 | -1,011,463 | -171,463 | 758,537 | 1,008,537 |
| 350 | 2,724,762 | 1,453,206 | -1,066,794 | -226,794 | 703,206 | 953,206 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £225 | £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 | 4,512,785 | 2,406,818 | -113,182 | 726,818 | 1,656,818 | 1,906,818 |
| 10 | 4,394,996 | 2,343,998 | -176,002 | 663,998 | 1,593,998 | 1,843,998 |
| 25 | 4,334,736 | 2,311,859 | -208,141 | 631,859 | 1,561,859 | 1,811,859 |
| 50 | 4,234,304 | 2,258,295 | -261,705 | 578,295 | 1,508,295 | 1,758,295 |
| 75 | 4,133,740 | 2,204,661 | -315,339 | 524,661 | 1,454,661 | 1,704,661 |
| 100 | 4,031,665 | 2,150,221 | -369,779 | 470,221 | 1,400,221 | 1,650,221 |
| 125 | 3,929,590 | 2,095,781 | -424,219 | 415,781 | 1,345,781 | 1,595,781 |
| 150 | 3,827,515 | 2,041,341 | -478,659 | 361,341 | 1,291,341 | 1,541,341 |
| 175 | 3,725,439 | 1,986,901 | -533,099 | 306,901 | 1,236,901 | 1,486,901 |
| 200 | 3,623,364 | 1,932,461 | -587,539 | 252,461 | 1,182,461 | 1,432,461 |
| 225 | 3,521,289 | 1,878,021 | -641,979 | 198,021 | 1,128,021 | 1,378,021 |
| 250 | 3,419,214 | 1,823,581 | -696,419 | 143,581 | 1,073,581 | 1,323,581 |
| 275 | 3,317,139 | 1,769,141 | -750,859 | 89,141 | 1,019,141 | 1,269,141 |
| 300 | 3,215,064 | 1,714,701 | -805,299 | 34,701 | 964,701 | 1,214,701 |
| 325 | 3,112,989 | 1,660,261 | -859,739 | -19,739 | 910,261 | 1,160,261 |
| 350 | 3,010,914 | 1,605,821 | -914,179 | -74,179 | 855,821 | 1,105,821 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £300 | £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 | 3,182,314 | 1,697,234 | -922,766 | 17,234 | 947,234 | 1,197,234 |
| 10 | 3,086,751 | 1,646,267 | -973,733 | -33,733 | 896,267 | 1,146,267 |
| 25 | 3,025,506 | 1,613,603 | -906,397 | -66,397 | 863,603 | 1,113,603 |
| 50 | 2,923,431 | 1,559,163 | -960,837 | -120,837 | 809,163 | 1,059,163 |
| 75 | 2,821,356 | 1,504,723 | -1,015,277 | -175,277 | 754,723 | 1,004,723 |
| 100 | 2,719,281 | 1,450,283 | -1,069,717 | -229,717 | 700,283 | 950,283 |
| 125 | 2,617,206 | 1,395,843 | -1,124,157 | -284,157 | 645,843 | 895,843 |
| 150 | 2,515,131 | 1,341,403 | -1,178,597 | -338,597 | 591,403 | 841,403 |
| 175 | 2,413,055 | 1,286,963 | -1,233,037 | -393,037 | 536,963 | 786,963 |
| 200 | 2,310,980 | 1,232,523 | -1,287,527 | -447,527 | 482,523 | 732,523 |
| 225 | 2,207,143 | 1,177,143 | -1,342,857 | -502,857 | 427,143 | 677,143 |
| 250 | 2,103,398 | 1,121,812 | -1,398,188 | -558,188 | 371,812 | 621,812 |
| 275 | 1,999,654 | 1,066,482 | -1,453,518 | -613,518 | 316,482 | 566,482 |
| 300 | 1,895,910 | 1,011,152 | -1,508,848 | -668,848 | 261,152 | 511,152 |
| 325 | 1,792,164 | 955,821 | -1,564,179 | -724,179 | 205,821 | 455,821 |
| 350 | 1,688,420 | 900,491 | -1,619,509 | -779,509 | 150,491 | 400,491 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £0 | £350 | £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 | 2,189,164 | 1,167,554 | -1,352,446 | -512,446 | 417,554 | 667,554 |
| 10 | 2,110,682 | 1,125,697 | -1,394,303 | -554,303 | 375,697 | 625,697 |
| 25 | 2,048,657 | 1,092,617 | -1,427,383 | -587,383 | 342,617 | 592,617 |
| 50 | 1,944,912 | 1,037,287 | -1,482,713 | -642,713 | 287,287 | 537,287 |
| 75 | 1,841,167 | 981,956 | -1,538,044 | -698,044 | 231,956 | 481,956 |
| 100 | 1,737,423 | 926,626 | -1,593,374 | -753,374 | 176,626 | 426,626 |
| 125 | 1,633,679 | 871,295 | -1,648,705 | -808,705 | 121,295 | 371,295 |
| 150 | 1,529,933 | 815,965 | -1,704,035 | -864,035 | 65,965 | 315,965 |
| 175 | 1,426,189 | 760,634 | -1,759,366 | -919,366 | 10,634 | 260,634 |
| 200 | 1,322,445 | 705,304 | -1,814,696 | -974,696 | -44,696 | 205,304 |
| 225 | 1,218,700 | 649,973 | -1,870,027 | -1,030,027 | -100,027 | 149,973 |
| 250 | 1,114,956 | 594,643 | -1,925,357 | -1,085,357 | -155,357 | 94,643 |
| 275 | 1,010,599 | 538,986 | -1,981,014 | -1,141,014 | -211,014 | 38,986 |
| 300 | 905,158 | 482,751 | -2,037,249 | -1,197,249 | -267,249 | -17,249 |
| 325 | 799,718 | 426,516 | -2,093,484 | -1,253,484 | -323,484 | -73,484 |
| 350 | 694,276 | 370,281 | -2,149,719 | -1,309,719 | -379,719 | -129,719 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £175 | £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 | 1,450,176 | 773,427 | -1,746,573 | -906,573 | 23,427 | 273,427 |
| 10 | 1,383,737 | 737,993 | -1,782,007 | -942,007 | -12,007 | 237,993 |
| 25 | 1,321,489 | 704,794 | -1,815,206 | -975,206 | -45,206 | 204,794 |
| 50 | 1,217,745 | 649,464 | -1,870,536 | -1,030,536 | -100,536 | 149,464 |
| 75 | 1,114,001 | 594,134 | -1,925,866 | -1,085,866 | -155,866 | 94,134 |
| 100 | 1,010,256 | 538,803 | -1,981,197 | -1,141,197 | -211,197 | 38,803 |
| 125 | 905,509 | 482,938 | -2,037,062 | -1,197,062 | -267,062 | -17,062 |
| 150 | 800,067 | 426,703 | -2,092,927 | -1,253,297 | -323,297 | -73,297 |
| 175 | 694,626 | 370,467 | -2,149,533 | -1,309,533 | -379,533 | -129,533 |
| 200 | 589,184 | 314,232 | -2,205,768 | -1,365,768 | -435,768 | -185,768 |
| 225 | 483,743 | 257,996 | -2,262,004 | -1,422,004 | -492,004 | -242,004 |
| 250 | 378,302 | 201,761 | -2,318,239 | -1,478,239 | -548,239 | -298,239 |
| 275 | 272,861 | 145,526 | -2,374,474 | -1,534,474 | -604,474 | -354,474 |
| 300 | 167,420 | 89,290 | -2,430,710 | -1,590,710 | -660,710 | -410,710 |
| 325 | 61,978 | 33,055 | -2,486,945 | -1,646,945 | -716,945 | -466,945 |
| 350 | -44,174 | -23,559 | -2,543,559 | -1,703,559 | -773,559 | -523,559 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £0 | £100 |

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 | 3,660,499 | 1,952,266 | -567,734 | 272,266 | 1,202,266 | 1,452,266 |
| 10 | 3,557,369 | 1,897,263 | -622,737 | 217,263 | 1,147,263 | 1,397,263 |
| 25 | 3,497,109 | 1,865,125 | -654,875 | 185,125 | 1,115,125 | 1,365,125 |
| 50 | 3,396,677 | 1,811,561 | -708,439 | 131,561 | 1,061,561 | 1,311,561 |
| 75 | 3,296,245 | 1,757,997 | -762,003 | 77,997 | 1,007,997 | 1,257,997 |
| 100 | 3,195,811 | 1,704,433 | -815,567 | 24,433 | 954,433 | 1,204,433 |
| 125 | 3,095,379 | 1,650,869 | -869,131 | -29,131 | 900,869 | 1,150,869 |
| 150 | 2,994,947 | 1,597,305 | -922,695 | -82,695 | 847,305 | 1,097,305 |
| 175 | 2,894,515 | 1,543,741 | -976,259 | -136,259 | 793,741 | 1,043,741 |
| 200 | 2,793,475 | 1,489,854 | -1,030,146 | -190,146 | 739,854 | 989,854 |
| 225 | 2,691,399 | 1,435,413 | -1,084,587 | -244,587 | 685,413 | 935,413 |
| 250 | 2,589,324 | 1,380,973 | -1,139,027 | -299,027 | 630,973 | 880,973 |
| 275 | 2,487,249 | 1,326,533 | -1,193,467 | -353,467 | 576,533 | 826,533 |
| 300 | 2,385,174 | 1,272,093 | -1,247,907 | -407,907 | 522,093 | 772,093 |
| 325 | 2,283,100 | 1,217,653 | -1,302,347 | -462,347 | 467,653 | 717,653 |
| 350 | 2,181,025 | 1,163,213 | -1,356,787 | -516,787 | 413,213 | 663,213 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £100 | £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 | 3,034,664 | 1,618,488 | -901,512 | -61,512 | 868,488 | 1,118,488 |
| 10 | 2,942,298 | 1,569,225 | -950,775 | -110,775 | 819,225 | 1,069,225 |
| 25 | 2,882,039 | 1,537,087 | -982,913 | -142,913 | 787,087 | 1,037,087 |
| 50 | 2,781,606 | 1,483,523 | -1,036,477 | -196,477 | 733,523 | 983,523 |
| 75 | 2,681,174 | 1,429,959 | -1,090,041 | -250,041 | 679,959 | 929,959 |
| 100 | 2,580,075 | 1,376,040 | -1,143,960 | -303,960 | 626,040 | 876,040 |
| 125 | 2,478,000 | 1,321,600 | -1,198,400 | -358,400 | 571,600 | 821,600 |
| 150 | 2,375,925 | 1,267,160 | -1,252,840 | -412,840 | 517,160 | 767,160 |
| 175 | 2,273,850 | 1,212,720 | -1,307,280 | -467,280 | 462,720 | 712,720 |
| 200 | 2,171,774 | 1,158,280 | -1,361,720 | -521,720 | 408,280 | 658,280 |
| 225 | 2,069,699 | 1,103,840 | -1,416,160 | -576,160 | 353,840 | 603,840 |
| 250 | 1,967,624 | 1,049,400 | -1,470,600 | -630,600 | 299,400 | 549,400 |
| 275 | 1,865,550 | 994,960 | -1,525,040 | -685,040 | 244,960 | 494,960 |
| 300 | 1,763,475 | 940,520 | -1,579,480 | -739,480 | 190,520 | 440,520 |
| 325 | 1,661,400 | 886,080 | -1,633,920 | -793,920 | 136,080 | 386,080 |
| 350 | 1,559,325 | 831,640 | -1,688,360 | -848,360 | 81,640 | 331,640 |

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) £2,520,000 | Resi land (lower) £1,680,000 | Secondary employment/cant sites/community £750,000 | £500,000 |

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

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 903,932 | 1,325,767 | -1,194,233 | -354,233 | 575,767 | 825,767 |
| 10 | 850,099 | 1,246,811 | -1,273,189 | -433,189 | 496,811 | 746,811 |
| 25 | 792,670 | 1,162,583 | -1,357,417 | -517,417 | 412,583 | 662,583 |
| 50 | 696,956 | 1,022,202 | -1,497,798 | -657,798 | 272,202 | 522,202 |
| 75 | 601,241 | 881,820 | -1,638,180 | -798,180 | 131,820 | 381,820 |
| 100 | 505,526 | 741,439 | -1,778,561 | -938,561 | -8,561 | 241,439 |
| 125 | 409,811 | 601,057 | -1,918,943 | -1,078,943 | -148,943 | 101,057 |
| 150 | 314,098 | 460,676 | -2,059,324 | -1,219,324 | -289,324 | -39,324 |
| 175 | 218,383 | 320,295 | -2,199,705 | -1,359,705 | -429,705 | -179,705 |
| 200 | 122,668 | 179,913 | -2,340,087 | -1,500,087 | -570,087 | -320,087 |
| 225 | 26,953 | 39,531 | -2,480,469 | -1,640,469 | -710,469 | -460,469 |
| 250 | -69,886 | -102,499 | -2,622,499 | -1,782,499 | -852,499 | -602,499 |
| 275 | -167,166 | -245,176 | -2,765,176 | -1,925,176 | -995,176 | -745,176 |
| 300 | -264,446 | -387,854 | -2,907,854 | -2,067,854 | -1,137,854 | -887,854 |
| 325 | -361,726 | -530,531 | -3,050,531 | -2,210,531 | -1,280,531 | -1,030,531 |
| 350 | -459,006 | -673,208 | -3,193,208 | -2,353,208 | -1,423,208 | -1,173,208 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £75 | £125 |

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 | 1,890,245 | 2,772,359 | 252,359 | 1,092,359 | 2,022,359 | 2,272,359 |
| 10 | 1,820,066 | 2,669,430 | 149,430 | 989,430 | 1,919,430 | 2,169,430 |
| 25 | 1,763,561 | 2,586,556 | 66,556 | 906,556 | 1,836,556 | 2,086,556 |
| 50 | 1,669,386 | 2,448,433 | -71,567 | 768,433 | 1,698,433 | 1,948,433 |
| 75 | 1,575,211 | 2,310,310 | -209,690 | 630,310 | 1,560,310 | 1,810,310 |
| 100 | 1,481,038 | 2,172,189 | -347,811 | 492,189 | 1,422,189 | 1,672,189 |
| 125 | 1,386,863 | 2,034,065 | -485,935 | 354,065 | 1,294,065 | 1,534,065 |
| 150 | 1,292,689 | 1,895,944 | -624,056 | 215,944 | 1,145,944 | 1,395,944 |
| 175 | 1,198,514 | 1,757,821 | -762,179 | 77,821 | 1,007,821 | 1,257,821 |
| 200 | 1,103,706 | 1,618,769 | -901,231 | -61,231 | 868,769 | 1,118,769 |
| 225 | 1,007,992 | 1,478,388 | -1,041,612 | -201,612 | 728,388 | 978,388 |
| 250 | 912,277 | 1,338,006 | -1,181,994 | -341,994 | 588,006 | 838,006 |
| 275 | 816,562 | 1,197,624 | -1,322,376 | -482,376 | 447,624 | 697,624 |
| 300 | 720,848 | 1,057,244 | -1,462,756 | -622,756 | 307,244 | 557,244 |
| 325 | 625,133 | 916,862 | -1,603,138 | -763,138 | 166,862 | 416,862 |
| 350 | 529,418 | 776,480 | -1,743,520 | -903,520 | 26,480 | 276,480 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £25 | £175 | £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 | 832,591 | 1,221,133 | -1,298,867 | -458,867 | 471,133 | 721,133 |
| 10 | 779,985 | 1,143,978 | -1,376,022 | -536,022 | 393,978 | 643,978 |
| 25 | 722,557 | 1,059,750 | -1,460,250 | -620,250 | 309,750 | 559,750 |
| 50 | 626,843 | 919,369 | -1,600,631 | -760,631 | 169,369 | 419,369 |
| 75 | 531,128 | 778,987 | -1,741,013 | -901,013 | 28,987 | 278,987 |
| 100 | 435,413 | 638,606 | -1,881,394 | -1,041,394 | -111,394 | 138,606 |
| 125 | 339,698 | 498,224 | -2,021,776 | -1,181,776 | -251,776 | -1,776 |
| 150 | 243,984 | 357,843 | -2,162,157 | -1,322,157 | -392,157 | -142,157 |
| 175 | 148,269 | 217,462 | -2,302,538 | -1,462,538 | -532,538 | -282,538 |
| 200 | 52,554 | 77,080 | -2,442,920 | -1,602,920 | -672,920 | -422,920 |
| 225 | -43,866 | -64,337 | -2,584,337 | -1,744,337 | -814,337 | -564,337 |
| 250 | -141,146 | -207,014 | -2,727,014 | -1,887,014 | -957,014 | -707,014 |
| 275 | -238,426 | -349,692 | -2,869,692 | -2,029,692 | -1,099,692 | -849,692 |
| 300 | -335,706 | -492,369 | -3,012,369 | -2,172,369 | -1,242,369 | -992,369 |
| 325 | -432,987 | -635,047 | -3,155,047 | -2,315,047 | -1,385,047 | -1,135,047 |
| 350 | -530,266 | -777,724 | -3,297,724 | -2,457,724 | -1,527,724 | -1,277,724 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £75 | £100 |

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 | -9,663 | -14,173 | -2,534,173 | -1,694,173 | -764,173 | -514,173 |
| 10 | -48,409 | -71,000 | -2,591,000 | -1,751,000 | -821,000 | -571,000 |
| 25 | -106,778 | -156,607 | -2,676,607 | -1,836,607 | -906,607 | -656,607 |
| 50 | -204,057 | -299,284 | -2,819,284 | -1,979,284 | -1,049,284 | -799,284 |
| 75 | -301,337 | -441,961 | -2,961,961 | -2,121,961 | -1,191,961 | -941,961 |
| 100 | -398,616 | -584,638 | -3,104,638 | -2,264,638 | -1,334,638 | -1,084,638 |
| 125 | -495,897 | -727,316 | -3,247,316 | -2,407,316 | -1,477,316 | -1,227,316 |
| 150 | -593,177 | -869,993 | -3,389,993 | -2,549,993 | -1,619,993 | -1,369,993 |
| 175 | -690,458 | -1,012,672 | -3,532,672 | -2,692,672 | -1,762,672 | -1,512,672 |
| 200 | -787,738 | -1,155,348 | -3,675,348 | -2,835,348 | -1,905,348 | -1,655,348 |
| 225 | -885,017 | -1,298,025 | -3,818,025 | -2,978,025 | -2,048,025 | -1,798,025 |
| 250 | -982,298 | -1,440,704 | -3,960,704 | -3,120,704 | -2,190,704 | -1,940,704 |
| 275 | -1,079,578 | -1,583,381 | -4,103,381 | -3,263,381 | -2,333,381 | -2,083,381 |
| 300 | -1,176,858 | -1,726,059 | -4,246,059 | -3,406,059 | -2,476,059 | -2,226,059 |
| 325 | -1,274,138 | -1,868,736 | -4,388,736 | -3,548,736 | -2,618,736 | -2,368,736 |
| 350 | -1,371,418 | -2,011,413 | -4,531,413 | -3,691,413 | -2,761,413 | -2,511,413 |

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 | -639,301 | -937,642 | -3,457,642 | -2,617,642 | -1,687,642 | -1,437,642 |
| 10 | -667,219 | -978,587 | -3,498,587 | -2,658,587 | -1,728,587 | -1,478,587 |
| 25 | -725,587 | -1,064,194 | -3,584,194 | -2,744,194 | -1,814,194 | -1,564,194 |
| 50 | -822,866 | -1,206,870 | -3,726,870 | -2,886,870 | -1,956,870 | -1,706,870 |
| 75 | -920,147 | -1,349,549 | -3,869,549 | -3,029,549 | -2,099,549 | -1,849,549 |
| 100 | -1,017,427 | -1,492,226 | -4,012,226 | -3,172,226 | -2,242,226 | -1,992,226 |
| 125 | -1,114,706 | -1,634,903 | -4,154,903 | -3,314,903 | -2,384,903 | -2,134,903 |
| 150 | -1,211,987 | -1,777,581 | -4,297,581 | -3,457,581 | -2,527,581 | -2,277,581 |
| 175 | -1,309,267 | -1,920,258 | -4,440,258 | -3,600,258 | -2,670,258 | -2,420,258 |
| 200 | -1,406,546 | -2,062,935 | -4,582,935 | -3,742,935 | -2,812,935 | -2,562,935 |
| 225 | -1,503,827 | -2,205,613 | -4,725,613 | -3,885,613 | -2,955,613 | -2,705,613 |
| 250 | -1,601,107 | -2,348,290 | -4,868,290 | -4,028,290 | -3,098,290 | -2,848,290 |
| 275 | -1,698,386 | -2,490,967 | -5,010,967 | -4,170,967 | -3,240,967 | -2,990,967 |
| 300 | -1,795,667 | -2,633,645 | -5,153,645 | -4,313,645 | -3,383,645 | -3,133,645 |
| 325 | -1,892,947 | -2,776,322 | -5,296,322 | -4,456,322 | -3,526,322 | -3,276,322 |
| 350 | -1,990,227 | -2,918,999 | -5,438,999 | -4,598,999 | -3,668,999 | -3,418,999 |

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 | 1,805,487 | 2,648,047 | 128,047 | 968,047 | 1,898,047 | 2,148,047 |
| 10 | 1,737,370 | 2,548,143 | 28,143 | 868,143 | 1,798,143 | 2,048,143 |
| 25 | 1,681,775 | 2,466,603 | -53,397 | 786,603 | 1,716,603 | 1,966,603 |
| 50 | 1,589,116 | 2,330,703 | -189,297 | 650,703 | 1,580,703 | 1,830,703 |
| 75 | 1,495,314 | 2,193,128 | -326,872 | 513,128 | 1,443,128 | 1,693,128 |
| 100 | 1,401,140 | 2,055,005 | -464,995 | 375,005 | 1,305,005 | 1,555,005 |
| 125 | 1,306,966 | 1,916,883 | -603,117 | 236,883 | 1,166,883 | 1,416,883 |
| 150 | 1,212,791 | 1,778,760 | -741,240 | 98,760 | 1,028,760 | 1,278,760 |
| 175 | 1,118,617 | 1,640,638 | -879,362 | -39,362 | 890,638 | 1,140,638 |
| 200 | 1,024,442 | 1,502,515 | -1,017,485 | -177,485 | 752,515 | 1,002,515 |
| 225 | 930,268 | 1,364,392 | -1,155,608 | -315,608 | 614,392 | 864,392 |
| 250 | 836,094 | 1,226,271 | -1,293,729 | -453,729 | 476,271 | 726,271 |
| 275 | 741,245 | 1,087,159 | -1,432,841 | -592,841 | 337,159 | 587,159 |
| 300 | 645,530 | 946,777 | -1,573,223 | -733,223 | 196,777 | 446,777 |
| 325 | 549,815 | 806,395 | -1,713,605 | -873,605 | 56,395 | 306,395 |
| 350 | 454,101 | 666,015 | -1,853,985 | -1,013,985 | -83,985 | 166,015 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £10 | £150 | £325 | £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 | 1,280,269 | 1,877,727 | 187,727 | 197,727 | 1,127,727 | 1,377,727 |
| 10 | 1,220,580 | 1,790,184 | -79,816 | 110,184 | 1,040,184 | 1,290,184 |
| 25 | 1,164,076 | 1,707,311 | -912,689 | 27,311 | 957,311 | 1,207,311 |
| 50 | 1,069,901 | 1,569,188 | -950,812 | -110,812 | 819,188 | 1,069,188 |
| 75 | 975,726 | 1,431,065 | -1,088,935 | -248,935 | 681,065 | 931,065 |
| 100 | 881,552 | 1,292,943 | -1,227,057 | -387,057 | 542,943 | 792,943 |
| 125 | 787,377 | 1,154,820 | -1,365,180 | -525,180 | 404,820 | 654,820 |
| 150 | 692,673 | 1,015,921 | -1,504,079 | -664,079 | 265,921 | 515,921 |
| 175 | 596,959 | 875,540 | -1,644,460 | -804,460 | 125,540 | 375,540 |
| 200 | 501,244 | 735,159 | -1,784,841 | -944,841 | -14,841 | 235,159 |
| 225 | 405,530 | 594,777 | -1,925,223 | -1,085,223 | -155,223 | 94,777 |
| 250 | 309,815 | 454,395 | -2,065,605 | -1,225,605 | -295,605 | -45,605 |
| 275 | 214,101 | 314,015 | -2,205,985 | -1,365,985 | -435,985 | -185,985 |
| 300 | 118,386 | 173,633 | -2,346,367 | -1,506,367 | -576,367 | -326,367 |
| 325 | 22,671 | 33,251 | -2,486,749 | -1,646,749 | -716,749 | -466,749 |
| 350 | -74,238 | -108,882 | -2,628,882 | -1,788,882 | -858,882 | -608,882 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £25 | £175 | £225 |

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 8 | |
|-------------|-----------|
| Houses | |
| No of units | 125 units |
| Density: | 40 dph |
| CSH level: | 1 |

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 6,959,361 | 2,226,996 | -293,004 | 546,996 | 1,476,996 | 1,726,996 |
| 10 | 6,770,102 | 2,166,433 | -353,567 | 486,433 | 1,416,433 | 1,666,433 |
| 25 | 6,664,377 | 2,132,601 | -387,399 | 452,601 | 1,382,601 | 1,632,601 |
| 50 | 6,487,620 | 2,076,038 | -443,962 | 396,038 | 1,326,038 | 1,576,038 |
| 75 | 6,310,862 | 2,019,476 | -500,524 | 339,476 | 1,269,476 | 1,519,476 |
| 100 | 6,134,105 | 1,962,914 | -557,086 | 282,914 | 1,212,914 | 1,462,914 |
| 125 | 5,957,347 | 1,906,351 | -613,649 | 226,351 | 1,156,351 | 1,406,351 |
| 150 | 5,780,591 | 1,849,789 | -670,211 | 169,789 | 1,099,789 | 1,349,789 |
| 175 | 5,603,834 | 1,793,227 | -726,773 | 113,227 | 1,043,227 | 1,293,227 |
| 200 | 5,427,076 | 1,736,664 | -783,336 | 56,664 | 986,664 | 1,236,664 |
| 225 | 5,250,319 | 1,680,102 | -839,898 | 102 | 930,102 | 1,180,102 |
| 250 | 5,073,561 | 1,623,540 | -896,460 | -56,460 | 873,540 | 1,123,540 |
| 275 | 4,896,804 | 1,566,977 | -953,023 | -113,023 | 816,977 | 1,066,977 |
| 300 | 4,720,046 | 1,510,415 | -1,009,585 | -169,585 | 760,415 | 1,010,415 |
| 325 | 4,543,290 | 1,453,853 | -1,066,147 | -226,147 | 703,853 | 953,853 |
| 350 | 4,366,532 | 1,397,291 | -1,122,709 | -283,709 | 646,291 | 896,291 |

Maximum CIL rates (per square metre)

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

Bath rural/Bathovon

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 | 7,472,544 | 2,391,214 | -128,786 | 711,214 | 1,641,214 | 1,891,214 |
| 10 | 7,274,458 | 2,327,827 | -192,173 | 647,827 | 1,577,827 | 1,827,827 |
| 25 | 7,170,111 | 2,294,435 | -225,565 | 614,435 | 1,544,435 | 1,794,435 |
| 50 | 6,996,198 | 2,238,783 | -281,217 | 558,783 | 1,488,783 | 1,738,783 |
| 75 | 6,822,285 | 2,183,131 | -336,869 | 503,131 | 1,433,131 | 1,683,131 |
| 100 | 6,648,372 | 2,127,479 | -392,521 | 447,479 | 1,377,479 | 1,627,479 |
| 125 | 6,474,459 | 2,071,827 | -448,173 | 391,827 | 1,321,827 | 1,571,827 |
| 150 | 6,300,546 | 2,016,175 | -503,825 | 336,175 | 1,266,175 | 1,516,175 |
| 175 | 6,126,633 | 1,960,523 | -559,477 | 280,523 | 1,210,523 | 1,460,523 |
| 200 | 5,952,720 | 1,904,870 | -615,130 | 224,870 | 1,154,870 | 1,404,870 |
| 225 | 5,778,807 | 1,849,218 | -670,782 | 169,218 | 1,099,218 | 1,349,218 |
| 250 | 5,604,894 | 1,793,566 | -726,434 | 113,566 | 1,043,566 | 1,293,566 |
| 275 | 5,428,981 | 1,737,914 | -782,086 | 57,914 | 987,914 | 1,237,914 |
| 300 | 5,253,068 | 1,682,262 | -837,738 | 2,262 | 932,262 | 1,182,262 |
| 325 | 5,077,155 | 1,626,610 | -893,390 | -52,610 | 877,610 | 1,127,610 |
| 350 | 4,901,242 | 1,570,958 | -949,042 | -108,262 | 822,958 | 1,072,958 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £300 | £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 | 5,235,228 | 1,675,273 | -844,727 | -4,727 | 925,273 | 1,175,273 |
| 10 | 5,075,622 | 1,624,199 | -895,801 | -55,801 | 874,199 | 1,124,199 |
| 25 | 4,971,274 | 1,590,808 | -929,192 | -89,192 | 840,808 | 1,090,808 |
| 50 | 4,797,361 | 1,535,156 | -984,844 | -144,844 | 785,156 | 1,035,156 |
| 75 | 4,622,846 | 1,479,311 | -1,040,689 | -200,689 | 729,311 | 979,311 |
| 100 | 4,448,089 | 1,422,748 | -1,097,252 | -257,252 | 672,748 | 922,748 |
| 125 | 4,269,331 | 1,366,186 | -1,153,814 | -313,814 | 616,186 | 866,186 |
| 150 | 4,092,575 | 1,309,624 | -1,210,376 | -370,376 | 559,624 | 809,624 |
| 175 | 3,915,817 | 1,253,062 | -1,266,938 | -426,938 | 503,062 | 753,062 |
| 200 | 3,739,060 | 1,196,499 | -1,323,501 | -483,501 | 446,499 | 696,499 |
| 225 | 3,562,302 | 1,139,937 | -1,380,063 | -540,063 | 389,937 | 639,937 |
| 250 | 3,385,545 | 1,083,374 | -1,436,626 | -596,626 | 333,374 | 583,374 |
| 275 | 3,208,787 | 1,026,812 | -1,493,188 | -653,188 | 276,812 | 526,812 |
| 300 | 3,030,807 | 969,858 | -1,550,142 | -710,142 | 219,858 | 469,858 |
| 325 | 2,851,159 | 912,371 | -1,607,629 | -767,629 | 162,371 | 412,371 |
| 350 | 2,671,510 | 854,883 | -1,665,117 | -825,117 | 104,883 | 354,883 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £350 | £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 | 3,552,447 | 1,136,783 | -1,383,217 | -543,217 | 386,783 | 636,783 |
| 10 | 3,420,645 | 1,094,606 | -1,425,394 | -585,394 | 344,606 | 594,606 |
| 25 | 3,314,591 | 1,060,669 | -1,459,331 | -619,331 | 310,669 | 560,669 |
| 50 | 3,137,833 | 1,004,107 | -1,515,893 | -675,893 | 254,107 | 504,107 |
| 75 | 2,961,076 | 947,544 | -1,572,456 | -732,456 | 197,544 | 447,544 |
| 100 | 2,783,858 | 890,835 | -1,629,165 | -789,165 | 140,835 | 390,835 |
| 125 | 2,604,210 | 833,347 | -1,686,653 | -846,653 | 83,347 | 333,347 |
| 150 | 2,424,562 | 775,860 | -1,744,140 | -904,140 | 25,860 | 275,860 |
| 175 | 2,244,913 | 718,372 | -1,801,628 | -961,628 | -31,628 | 218,372 |
| 200 | 2,065,265 | 660,885 | -1,859,115 | -1,019,115 | -89,115 | 160,885 |
| 225 | 1,885,617 | 603,397 | -1,916,603 | -1,076,603 | -146,603 | 103,397 |
| 250 | 1,705,969 | 545,910 | -1,974,090 | -1,134,090 | -204,090 | 45,910 |
| 275 | 1,526,321 | 488,423 | -2,031,577 | -1,191,577 | -261,577 | -11,577 |
| 300 | 1,346,673 | 430,936 | -2,089,064 | -1,249,064 | -319,064 | -69,064 |
| 325 | 1,163,112 | 372,948 | -2,147,004 | -1,307,004 | -377,004 | -127,004 |
| 350 | 980,526 | 313,768 | -2,206,232 | -1,366,232 | -436,232 | -186,232 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £150 | £250 |

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 | 2,303,097 | 736,991 | -1,783,009 | -943,009 | -13,009 | 236,991 |
| 10 | 2,191,627 | 701,320 | -1,818,680 | -978,680 | -48,680 | 201,320 |
| 25 | 2,083,838 | 666,828 | -1,853,172 | -1,013,172 | -83,172 | 166,828 |
| 50 | 1,904,190 | 609,341 | -1,910,659 | -1,070,659 | -140,659 | 109,341 |
| 75 | 1,724,541 | 551,853 | -1,968,147 | -1,128,147 | -198,147 | 51,853 |
| 100 | 1,544,893 | 494,366 | -2,025,634 | -1,185,634 | -255,634 | -5,634 |
| 125 | 1,365,245 | 436,878 | -2,083,122 | -1,243,122 | -313,122 | -63,122 |
| 150 | 1,183,759 | 378,803 | -2,141,197 | -1,301,197 | -371,197 | -121,197 |
| 175 | 1,001,173 | 320,375 | -2,199,625 | -1,359,625 | -429,625 | -179,625 |
| 200 | 818,587 | 261,948 | -2,258,052 | -1,418,052 | -488,052 | -238,052 |
| 225 | 636,000 | 203,520 | -2,316,480 | -1,476,480 | -546,480 | -296,480 |
| 250 | 453,414 | 145,092 | -2,374,908 | -1,534,908 | -604,908 | -354,908 |
| 275 | 270,827 | 86,665 | -2,433,335 | -1,593,335 | -663,335 | -413,335 |
| 300 | 86,241 | 28,237 | -2,491,763 | -1,651,763 | -721,763 | -471,763 |
| 325 | -85,888 | -30,684 | -2,550,684 | -1,710,684 | -780,684 | -530,684 |
| 350 | -281,461 | -90,068 | -2,610,068 | -1,770,068 | -840,068 | -590,068 |

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 | 6,079,355 | 1,945,394 | -574,606 | 265,394 | 1,195,394 | 1,445,394 |
| 10 | 5,906,350 | 1,890,032 | -629,968 | 210,032 | 1,140,032 | 1,390,032 |
| 25 | 5,803,682 | 1,857,178 | -662,822 | 177,178 | 1,107,178 | 1,357,178 |
| 50 | 5,632,567 | 1,802,421 | -717,579 | 122,421 | 1,052,421 | 1,302,421 |
| 75 | 5,461,453 | 1,747,665 | -772,335 | 67,665 | 997,665 | 1,247,665 |
| 100 | 5,290,339 | 1,692,908 | -827,092 | 12,908 | 942,908 | 1,192,908 |
| 125 | 5,119,225 | 1,638,152 | -881,848 | -41,848 | 888,152 | 1,138,152 |
| 150 | 4,946,239 | 1,582,797 | -937,203 | -97,203 | 832,797 | 1,082,797 |
| 175 | 4,772,327 | 1,527,144 | -992,856 | -152,856 | 777,144 | 1,027,144 |
| 200 | 4,598,414 | 1,471,492 | -1,048,508 | -208,508 | 721,492 | 971,492 |
| 225 | 4,424,501 | 1,415,840 | -1,104,160 | -264,160 | 665,840 | 915,840 |
| 250 | 4,250,589 | 1,360,188 | -1,159,812 | -319,812 | 610,188 | 860,188 |
| 275 | 4,076,676 | 1,304,536 | -1,215,464 | -375,464 | 554,536 | 804,536 |
| 300 | 3,902,763 | 1,248,884 | -1,271,116 | -431,116 | 498,884 | 748,884 |
| 325 | 3,727,737 | 1,192,876 | -1,327,124 | -487,124 | 442,876 | 692,876 |
| 350 | 3,550,980 | 1,136,314 | -1,383,686 | -543,686 | 386,314 | 636,314 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £100 | £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 | 5,026,091 | 1,608,349 | -911,651 | -71,651 | 858,349 | 1,108,349 |
| 10 | 4,871,202 | 1,558,785 | -961,215 | -121,215 | 808,785 | 1,058,785 |
| 25 | 4,768,533 | 1,525,931 | -994,069 | -154,069 | 775,931 | 1,025,931 |
| 50 | 4,595,946 | 1,470,703 | -1,049,297 | -209,297 | 720,703 | 970,703 |
| 75 | 4,422,033 | 1,415,050 | -1,104,950 | -264,950 | 665,050 | 915,050 |
| 100 | 4,248,120 | 1,359,398 | -1,160,602 | -320,602 | 609,398 | 859,398 |
| 125 | 4,074,207 | 1,303,746 | -1,216,254 | -376,254 | 553,746 | 803,746 |
| 150 | 3,900,294 | 1,248,094 | -1,271,906 | -431,906 | 498,094 | 748,094 |
| 175 | 3,726,382 | 1,192,442 | -1,327,558 | -487,558 | 442,442 | 692,442 |
| 200 | 3,552,469 | 1,136,790 | -1,383,210 | -543,210 | 386,790 | 636,790 |
| 225 | 3,376,315 | 1,080,421 | -1,439,579 | -599,579 | 330,421 | 580,421 |
| 250 | 3,199,557 | 1,023,858 | -1,496,142 | -656,142 | 273,858 | 523,858 |
| 275 | 3,022,800 | 967,296 | -1,552,704 | -712,704 | 217,296 | 467,296 |
| 300 | 2,846,042 | 910,734 | -1,609,266 | -769,266 | 160,734 | 410,734 |
| 325 | 2,669,285 | 854,171 | -1,665,829 | -825,829 | 104,171 | 354,171 |
| 350 | 2,492,527 | 797,609 | -1,722,391 | -882,391 | 47,609 | 297,609 |

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 9 | |
|------------------|-----------|
| Houses and Flats | |
| No of units | 125 units |
| Density: | 90 dph |
| CSH level: | 1 |

| | |
|--------------|-----|
| Affordable % | 30% |
| % 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 | 2,313,089 | 1,665,424 | -854,576 | -14,576 | 915,424 | 1,165,424 |
| 10 | 2,210,327 | 1,591,435 | -928,565 | -88,565 | 841,435 | 1,091,435 |
| 25 | 2,115,856 | 1,523,416 | -996,584 | -156,584 | 773,416 | 1,023,416 |
| 50 | 1,958,405 | 1,410,052 | -1,109,948 | -269,948 | 660,052 | 910,052 |
| 75 | 1,800,367 | 1,296,264 | -1,223,736 | -383,736 | 546,264 | 796,264 |
| 100 | 1,640,341 | 1,181,045 | -1,338,955 | -498,955 | 431,045 | 681,045 |
| 125 | 1,480,315 | 1,065,827 | -1,454,173 | -614,173 | 315,827 | 565,827 |
| 150 | 1,320,289 | 950,608 | -1,569,392 | -729,392 | 200,608 | 450,608 |
| 175 | 1,160,263 | 835,389 | -1,684,611 | -844,611 | 85,389 | 335,389 |
| 200 | 1,000,237 | 720,171 | -1,799,829 | -959,829 | -29,829 | 220,171 |
| 225 | 840,211 | 604,952 | -1,915,048 | -1,075,048 | -145,048 | 104,952 |
| 250 | 680,185 | 489,733 | -2,030,267 | -1,190,267 | -260,267 | -10,267 |
| 275 | 520,159 | 374,515 | -2,145,485 | -1,305,485 | -375,485 | -125,485 |
| 300 | 360,133 | 259,296 | -2,260,704 | -1,420,704 | -490,704 | -240,704 |
| 325 | 200,107 | 144,077 | -2,375,923 | -1,535,923 | -605,923 | -355,923 |
| 350 | 40,081 | 28,859 | -2,491,141 | -1,651,141 | -721,141 | -471,141 |

Maximum CIL rates (per square metre)

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

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 | 3,730,509 | 2,685,966 | 165,966 | 1,005,966 | 1,935,966 | 2,185,966 |
| 10 | 3,604,381 | 2,595,154 | 75,154 | 915,154 | 1,845,154 | 2,095,154 |
| 25 | 3,511,431 | 2,528,230 | 8,230 | 848,230 | 1,778,230 | 2,028,230 |
| 50 | 3,356,514 | 2,416,690 | -103,310 | 736,690 | 1,666,690 | 1,916,690 |
| 75 | 3,201,597 | 2,305,150 | -214,850 | 625,150 | 1,555,150 | 1,805,150 |
| 100 | 3,046,680 | 2,193,610 | -326,390 | 513,610 | 1,443,610 | 1,693,610 |
| 125 | 2,889,577 | 2,089,495 | -439,505 | 400,495 | 1,330,495 | 1,580,495 |
| 150 | 2,732,126 | 1,987,131 | -552,869 | 287,131 | 1,217,131 | 1,467,131 |
| 175 | 2,574,675 | 1,883,766 | -666,234 | 173,766 | 1,103,766 | 1,353,766 |
| 200 | 2,417,225 | 1,740,402 | -779,598 | 60,402 | 990,402 | 1,240,402 |
| 225 | 2,259,774 | 1,627,037 | -892,963 | -52,963 | 877,037 | 1,127,037 |
| 250 | 2,102,323 | 1,513,673 | -1,006,327 | -166,327 | 763,673 | 1,013,673 |
| 275 | 1,944,872 | 1,400,308 | -1,119,692 | -279,692 | 650,308 | 900,308 |
| 300 | 1,787,421 | 1,286,943 | -1,233,057 | -393,057 | 536,943 | 786,943 |
| 325 | 1,629,971 | 1,173,579 | -1,346,421 | -506,421 | 423,579 | 673,579 |
| 350 | 1,471,863 | 1,059,741 | -1,460,259 | -620,259 | 309,741 | 559,741 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| £25 | £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 | 1,955,905 | 1,408,251 | -1,111,749 | -271,749 | 658,251 | 908,251 |
| 10 | 1,859,285 | 1,338,685 | -1,181,315 | -341,315 | 588,685 | 838,685 |
| 25 | 1,764,814 | 1,270,666 | -1,249,334 | -409,334 | 520,666 | 770,666 |
| 50 | 1,607,363 | 1,157,302 | -1,362,698 | -522,698 | 407,302 | 657,302 |
| 75 | 1,449,912 | 1,043,937 | -1,476,063 | -636,063 | 293,937 | 543,937 |
| 100 | 1,292,462 | 930,572 | -1,589,428 | -749,428 | 180,572 | 430,572 |
| 125 | 1,132,800 | 815,616 | -1,704,384 | -864,384 | 65,616 | 315,616 |
| 150 | 972,775 | 700,398 | -1,819,602 | -979,602 | -49,602 | 200,398 |
| 175 | 812,749 | 585,179 | -1,934,821 | -1,094,821 | -164,821 | 85,179 |
| 200 | 652,723 | 469,960 | -2,050,040 | -1,210,040 | -280,040 | -30,040 |
| 225 | 492,697 | 354,742 | -2,165,258 | -1,325,258 | -395,258 | -145,258 |
| 250 | 332,671 | 239,523 | -2,280,477 | -1,440,477 | -510,477 | -260,477 |
| 275 | 172,645 | 124,304 | -2,395,696 | -1,555,696 | -625,696 | -375,696 |
| 300 | 12,619 | 9,086 | -2,510,914 | -1,670,914 | -740,914 | -490,914 |
| 325 | -149,818 | -107,869 | -2,626,133 | -1,786,133 | -856,133 | -606,133 |
| 350 | -312,461 | -224,972 | -2,741,352 | -1,901,352 | -971,352 | -721,352 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | #N/A | £125 | £175 |

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 | 547,861 | 394,460 | -2,125,540 | -1,285,540 | -355,540 | -105,540 |
| 10 | 474,427 | 341,588 | -2,178,412 | -1,338,412 | -408,412 | -158,412 |
| 25 | 378,412 | 272,457 | -2,247,543 | -1,407,543 | -477,543 | -227,543 |
| 50 | 218,386 | 157,238 | -2,362,762 | -1,522,762 | -592,762 | -342,762 |
| 75 | 58,360 | 42,019 | -2,477,981 | -1,637,981 | -707,981 | -457,981 |
| 100 | -103,329 | -74,397 | -2,594,397 | -1,754,397 | -824,397 | -574,397 |
| 125 | -265,972 | -191,500 | -2,711,500 | -1,871,500 | -941,500 | -691,500 |
| 150 | -428,616 | -308,603 | -2,828,603 | -1,988,603 | -1,058,603 | -808,603 |
| 175 | -591,259 | -425,706 | -2,945,706 | -2,105,706 | -1,175,706 | -925,706 |
| 200 | -753,901 | -542,809 | -3,062,809 | -2,222,809 | -1,292,809 | -1,042,809 |
| 225 | -916,545 | -659,912 | -3,179,912 | -2,339,912 | -1,409,912 | -1,159,912 |
| 250 | -1,079,188 | -777,015 | -3,297,015 | -2,457,015 | -1,527,015 | -1,277,015 |
| 275 | -1,241,831 | -894,118 | -3,414,118 | -2,574,118 | -1,644,118 | -1,394,118 |
| 300 | -1,404,475 | -1,011,222 | -3,531,222 | -2,691,222 | -1,761,222 | -1,511,222 |
| 325 | -1,567,118 | -1,128,325 | -3,648,325 | -2,808,325 | -1,878,325 | -1,628,325 |
| 350 | -1,729,761 | -1,245,428 | -3,765,428 | -2,925,428 | -1,995,428 | -1,745,428 |

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 | -504,090 | -362,945 | -2,882,945 | -2,042,945 | -1,112,945 | -862,945 |
| 10 | -560,477 | -403,543 | -2,923,543 | -2,083,543 | -1,153,543 | -903,543 |
| 25 | -658,062 | -473,805 | -2,993,805 | -2,153,805 | -1,223,805 | -973,805 |
| 50 | -820,706 | -590,908 | -3,110,908 | -2,270,908 | -1,340,908 | -1,090,908 |
| 75 | -983,349 | -708,011 | -3,228,011 | -2,388,011 | -1,458,011 | -1,208,011 |
| 100 | -1,145,992 | -825,114 | -3,345,114 | -2,505,114 | -1,575,114 | -1,325,114 |
| 125 | -1,308,636 | -942,218 | -3,462,218 | -2,622,218 | -1,692,218 | -1,442,218 |
| 150 | -1,471,279 | -1,059,321 | -3,579,321 | -2,739,321 | -1,809,321 | -1,559,321 |
| 175 | -1,633,922 | -1,176,424 | -3,696,424 | -2,856,424 | -1,926,424 | -1,676,424 |
| 200 | -1,796,565 | -1,293,526 | -3,813,526 | -2,973,526 | -2,043,526 | -1,793,526 |
| 225 | -1,959,208 | -1,410,630 | -3,930,630 | -3,090,630 | -2,160,630 | -1,910,630 |
| 250 | -2,121,851 | -1,527,733 | -4,047,733 | -3,207,733 | -2,277,733 | -2,027,733 |
| 275 | -2,284,494 | -1,644,836 | -4,164,836 | -3,324,836 | -2,394,836 | -2,144,836 |
| 300 | -2,447,138 | -1,761,939 | -4,281,939 | -3,441,939 | -2,511,939 | -2,261,939 |
| 325 | -2,609,781 | -1,879,042 | -4,399,042 | -3,559,042 | -2,629,042 | -2,379,042 |
| 350 | -2,772,424 | -1,996,146 | -4,516,146 | -3,676,146 | -2,746,146 | -2,496,146 |

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 | 3,408,986 | 2,454,470 | -65,530 | 774,470 | 1,704,470 | 1,954,470 |
| 10 | 3,289,385 | 2,368,357 | -151,643 | 688,357 | 1,618,357 | 1,868,357 |
| 25 | 3,197,931 | 2,302,510 | -217,490 | 622,510 | 1,552,510 | 1,802,510 |
| 50 | 3,044,486 | 2,192,030 | -327,970 | 512,030 | 1,442,030 | 1,692,030 |
| 75 | 2,889,569 | 2,080,489 | -439,511 | 400,489 | 1,330,489 | 1,580,489 |
| 100 | 2,734,651 | 1,969,949 | -551,051 | 288,949 | 1,218,949 | 1,468,949 |
| 125 | 2,579,734 | 1,857,409 | -662,591 | 177,409 | 1,107,409 | 1,357,409 |
| 150 | 2,424,817 | 1,745,868 | -774,132 | 65,868 | 995,868 | 1,245,868 |
| 175 | 2,269,900 | 1,634,328 | -885,672 | -45,672 | 884,328 | 1,134,328 |
| 200 | 2,114,983 | 1,522,788 | -997,212 | -157,212 | 772,788 | 1,022,788 |
| 225 | 1,959,236 | 1,409,930 | -1,110,070 | -270,070 | 659,930 | 909,930 |
| 250 | 1,800,786 | 1,296,566 | -1,223,434 | -383,434 | 546,566 | 796,566 |
| 275 | 1,643,334 | 1,183,201 | -1,336,799 | -496,799 | 433,201 | 683,201 |
| 300 | 1,485,883 | 1,069,836 | -1,450,164 | -610,164 | 319,836 | 569,836 |
| 325 | 1,328,433 | 956,472 | -1,563,528 | -723,528 | 206,472 | 456,472 |
| 350 | 1,170,982 | 843,107 | -1,676,893 | -836,893 | 93,107 | 343,107 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £150 | £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 | 2,534,391 | 1,824,761 | -695,239 | 144,761 | 1,074,761 | 1,324,761 |
| 10 | 2,428,835 | 1,748,761 | -771,239 | 68,761 | 998,761 | 1,248,761 |
| 25 | 2,335,885 | 1,681,837 | -838,163 | 1,837 | 931,837 | 1,181,837 |
| 50 | 2,180,967 | 1,570,296 | -949,704 | -109,704 | 820,296 | 1,070,296 |
| 75 | 2,026,050 | 1,458,756 | -1,061,244 | -221,244 | 708,756 | 958,756 |
| 100 | 1,870,344 | 1,346,648 | -1,173,352 | -333,352 | 596,648 | 846,648 |
| 125 | 1,712,893 | 1,233,283 | -1,286,717 | -446,717 | 483,283 | 733,283 |
| 150 | 1,555,443 | 1,119,919 | -1,400,081 | -560,081 | 369,919 | 619,919 |
| 175 | 1,397,991 | 1,006,554 | -1,513,446 | -673,446 | 256,554 | 506,554 |
| 200 | 1,240,541 | 893,190 | -1,626,810 | -786,810 | 143,190 | 393,190 |
| 225 | 1,083,090 | 779,825 | -1,740,175 | -900,175 | 29,825 | 279,825 |
| 250 | 925,082 | 666,059 | -1,853,941 | -1,013,941 | -83,941 | 166,059 |
| 275 | 765,056 | 550,841 | -1,969,159 | -1,129,159 | -199,159 | 50,841 |
| 300 | 605,031 | 435,622 | -2,084,378 | -1,244,378 | -314,378 | -64,378 |
| 325 | 445,005 | 320,403 | -2,199,597 | -1,359,597 | -429,597 | -179,597 |
| 350 | 284,979 | 205,185 | -2,314,815 | -1,474,815 | -544,815 | -294,815 |

Maximum CIL rates (per square metre)

| BLV1 | BLV2 | BLV3 | BLV4 |
|------|------|------|------|
| #N/A | £25 | £225 | £275 |