

BANES - STRATEGIC SITES

KEY

£412,582	Residual land value exceeds £371k per gross ha (£150k per gross acre)
£362,077	Residual between £274k to £370k per gross ha (£100k to £149k per gross acre)
£125,455	Residual lower than £274k per gross ha (£100k per gross acre)

40% affordable housing £1,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£517,588	£499,384	£489,969	£480,514	£471,027	£461,418	£451,809	£442,085	£432,319	£422,508	£412,582	£402,657	£392,589	£382,501	£372,330	£362,077
Land adj Weston	£517,588	£499,384	£489,969	£480,514	£471,027	£461,418	£451,809	£442,085	£432,319	£422,508	£412,582	£402,657	£392,589	£382,501	£372,330	£362,077
Ext to MOD Ensleigh	£620,926	£599,311	£588,376	£577,440	£566,505	£555,569	£544,633	£533,698	£522,763	£511,827	£500,891	£489,822	£478,708	£467,593	£456,479	£445,364
East of Keynsham	£293,028	£277,349	£266,710	£255,992	£245,179	£234,366	£223,553	£212,740	£201,926	£191,113	£180,300	£169,415	£158,425	£147,435	£136,445	£125,455
Land adj SW of Keynsham	£302,793	£286,736	£275,886	£265,037	£254,187	£243,337	£232,487	£221,638	£210,677	£199,650	£188,623	£177,596	£166,569	£155,542	£144,514	£133,487
Whitchurch	£572,005	£551,833	£541,499	£531,100	£520,596	£510,093	£499,590	£488,968	£478,293	£467,618	£456,943	£446,267	£435,592	£424,917	£414,242	£403,567

40% affordable housing £5,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£449,480	£431,983	£422,167	£412,241	£402,315	£392,242	£382,154	£371,977	£361,724	£351,436	£341,015	£330,594	£320,018	£309,427	£298,722	£287,957
Land adj Weston	£449,480	£431,983	£422,167	£412,241	£402,315	£392,242	£382,154	£371,977	£361,724	£351,436	£341,015	£330,594	£320,018	£309,427	£298,722	£287,957
Ext to MOD Ensleigh	£541,375	£521,128	£510,193	£499,257	£488,161	£477,047	£465,932	£454,818	£443,703	£432,589	£421,475	£410,360	£399,246	£388,131	£377,017	£365,903
East of Keynsham	£214,818	£200,311	£189,497	£178,684	£167,772	£156,782	£145,792	£134,802	£123,812	£112,822	£101,832	£90,842	£79,736	£68,567	£57,397	£46,227
Land adj SW of Keynsham	£223,867	£209,030	£198,002	£186,975	£175,948	£164,921	£153,894	£142,866	£131,839	£120,812	£109,785	£98,594	£87,386	£76,179	£64,971	£53,764
Whitchurch	£495,902	£476,698	£466,022	£455,347	£444,672	£433,997	£423,322	£412,647	£401,972	£391,297	£380,621	£369,909	£359,059	£348,209	£337,360	£326,510

40% affordable housing £10,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£359,781	£343,172	£332,751	£322,210	£311,619	£300,950	£290,185	£279,421	£268,656	£257,892	£247,127	£236,363	£225,537	£214,596	£203,656	£192,715
Land adj Weston	£359,781	£343,172	£332,751	£322,210	£311,619	£300,950	£290,185	£279,421	£268,656	£257,892	£247,127	£236,363	£225,537	£214,596	£203,656	£192,715
Ext to MOD Ensleigh	£440,874	£422,177	£411,063	£399,948	£388,834	£377,719	£366,605	£355,490	£344,376	£333,262	£322,147	£311,033	£299,918	£288,804	£277,690	£266,575
East of Keynsham	£115,504	£102,527	£91,537	£80,442	£69,273	£58,103	£46,933	£35,763	£24,594	£13,424	£2,254	£-9,061	£-20,414	£-31,766	£-43,119	£-54,471
Land adj SW of Keynsham	£123,635	£110,482	£99,302	£88,095	£76,887	£65,680	£54,472	£43,265	£32,057	£20,850	£9,642	£-1,591	£-12,982	£-24,373	£-35,764	£-47,154
Whitchurch	£398,831	£381,296	£370,595	£359,745	£348,895	£338,045	£327,196	£316,346	£305,496	£294,646	£283,797	£272,947	£262,097	£251,248	£240,271	£229,244

40% affordable housing £15,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£264,672	£249,356	£238,591	£227,802	£216,861	£205,921	£194,980	£184,039	£173,099	£162,158	£151,190	£140,071	£128,951	£117,832	£106,712	£95,592
Land adj Weston	£264,672	£249,356	£238,591	£227,802	£216,861	£205,921	£194,980	£184,039	£173,099	£162,158	£151,190	£140,071	£128,951	£117,832	£106,712	£95,592
Ext to MOD Ensleigh	£339,808	£322,850	£311,735	£300,621	£289,506	£278,392	£267,278	£256,163	£244,983	£233,687	£222,391	£211,094	£199,798	£188,502	£177,206	£165,910
East of Keynsham	£14,377	£2,960	£-8,344	£-19,696	£-31,049	£-42,401	£-53,754	£-65,106	£-76,458	£-87,811	£-99,163	£-110,516	£-121,868	£-133,221	£-144,573	£-155,925
Land adj SW of Keynsham	£21,935	£10,350	£-871	£-12,262	£-23,653	£-35,044	£-46,434	£-57,825	£-69,216	£-80,607	£-91,998	£-103,389	£-114,779	£-126,170	£-137,561	£-148,952
Whitchurch	£300,500	£284,482	£273,633	£262,783	£251,933	£240,968	£229,941	£218,913	£207,886	£196,859	£185,832	£174,805	£163,778	£152,751	£141,723	£130,696

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KEY

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£362,077	Residual between £274k to £370k per gross ha (£100k to £149k per gross acre)
£125,455	Residual lower than £274k per gross ha (£100k per gross acre)

30% affordable housing £1,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£680,065	£657,747	£647,069	£636,391	£625,576	£614,724	£603,871	£592,851	£581,821	£570,764	£559,553	£548,343	£537,058	£525,665	£514,271	£502,747
Land adj Weston	£680,065	£657,747	£647,069	£636,391	£625,576	£614,724	£603,871	£592,851	£581,821	£570,764	£559,553	£548,343	£537,058	£525,665	£514,271	£502,747
Ext to MOD Ensleigh	£824,166	£797,233	£784,475	£771,717	£758,958	£746,200	£733,442	£720,684	£707,926	£695,168	£682,409	£669,651	£656,893	£644,135	£631,377	£618,619
East of Keynsham	£431,564	£411,929	£399,617	£387,205	£374,792	£362,380	£349,968	£337,555	£325,143	£312,731	£300,253	£287,637	£275,022	£262,407	£249,791	£237,176
Land adj SW of Keynsham	£446,158	£426,031	£413,576	£401,122	£388,668	£376,140	£363,482	£350,824	£338,166	£325,508	£312,850	£300,192	£287,534	£274,876	£262,218	£249,490
Whitchurch	£755,536	£730,869	£719,036	£707,173	£695,310	£683,448	£671,463	£659,406	£647,349	£635,293	£623,141	£610,887	£598,633	£586,379	£574,045	£561,590

30% affordable housing £5,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£614,113	£592,526	£581,496	£570,433	£559,223	£548,012	£536,723	£525,329	£513,935	£502,406	£490,825	£479,233	£467,463	£455,694	£443,838	£431,876
Land adj Weston	£614,113	£592,526	£581,496	£570,433	£559,223	£548,012	£536,723	£525,329	£513,935	£502,406	£490,825	£479,233	£467,463	£455,694	£443,838	£431,876
Ext to MOD Ensleigh	£744,614	£719,050	£706,292	£693,533	£680,775	£668,017	£655,259	£642,501	£629,743	£616,985	£604,226	£591,468	£578,670	£565,703	£552,736	£539,770
East of Keynsham	£354,474	£335,965	£323,553	£311,141	£298,637	£286,022	£273,406	£260,791	£248,176	£235,560	£222,945	£210,330	£197,630	£184,808	£171,986	£159,165
Land adj SW of Keynsham	£368,193	£349,203	£336,544	£323,886	£311,229	£298,571	£285,912	£273,254	£260,596	£247,843	£234,978	£222,113	£209,248	£196,382	£183,517	£170,652
Whitchurch	£681,642	£657,862	£645,805	£633,748	£621,571	£609,317	£597,063	£584,809	£572,449	£559,995	£547,541	£535,087	£522,632	£510,178	£497,724	£485,269

30% affordable housing £10,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£528,298	£507,769	£496,189	£484,609	£472,914	£461,145	£449,375	£437,416	£425,454	£413,412	£401,254	£389,097	£376,765	£364,409	£351,975	£339,417
Land adj Weston	£528,298	£507,769	£496,189	£484,609	£472,914	£461,145	£449,375	£437,416	£425,454	£413,412	£401,254	£389,097	£376,765	£364,409	£351,975	£339,417
Ext to MOD Ensleigh	£645,175	£621,321	£608,563	£595,804	£583,046	£570,110	£557,144	£544,177	£531,210	£518,243	£505,276	£492,310	£479,343	£466,376	£453,409	£440,442
East of Keynsham	£256,881	£239,848	£227,233	£214,617	£201,987	£189,166	£176,344	£163,522	£150,701	£137,879	£125,057	£112,236	£99,381	£86,350	£73,318	£60,287
Land adj SW of Keynsham	£269,534	£252,215	£239,350	£226,485	£213,620	£200,755	£187,890	£175,025	£162,160	£149,295	£136,430	£123,510	£110,435	£97,359	£84,284	£71,208
Whitchurch	£586,774	£564,228	£551,774	£539,320	£526,865	£514,411	£501,957	£489,502	£477,048	£464,594	£452,139	£439,685	£427,115	£414,457	£401,799	£389,141

30% affordable housing £15,000 per unit Section 106 40 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£438,537	£419,032	£406,885	£394,728	£382,488	£370,132	£357,775	£345,233	£332,675	£320,116	£307,557	£294,999	£282,440	£269,881	£257,155	£244,391
Land adj Weston	£438,537	£419,032	£406,885	£394,728	£382,488	£370,132	£357,775	£345,233	£332,675	£320,116	£307,557	£294,999	£282,440	£269,881	£257,155	£244,391
Ext to MOD Ensleigh	£544,991	£522,650	£509,684	£496,717	£483,750	£470,783	£457,816	£444,850	£431,883	£418,916	£405,949	£392,982	£380,015	£367,049	£354,082	£341,115
East of Keynsham	£157,772	£142,237	£129,415	£116,594	£103,772	£90,779	£77,747	£64,716	£51,685	£38,653	£25,622	£12,591	-£448	-£13,692	-£26,937	-£40,181
Land adj SW of Keynsham	£169,447	£153,668	£140,802	£127,937	£114,879	£101,803	£88,728	£75,653	£62,577	£49,502	£36,426	£23,351	£10,275	-£2,846	-£16,135	-£29,424
Whitchurch	£489,703	£468,827	£456,372	£443,918	£431,418	£418,760	£406,102	£393,444	£380,786	£368,128	£355,470	£342,812	£330,154	£317,496	£304,838	£292,180

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40% affordable housing £1,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£388,191	£374,538	£367,477	£360,386	£353,270	£346,063	£338,857	£331,564	£324,239	£316,881	£309,437	£301,992	£294,442	£286,876	£279,247	£271,557
Land adj Weston	£388,191	£374,538	£367,477	£360,386	£353,270	£346,063	£338,857	£331,564	£324,239	£316,881	£309,437	£301,992	£294,442	£286,876	£279,247	£271,557
Ext to MOD Ensleigh	£465,695	£449,484	£441,282	£433,080	£424,878	£416,677	£408,475	£400,274	£392,072	£383,870	£375,669	£367,367	£359,031	£350,695	£342,359	£334,023
East of Keynsham	£219,771	£208,012	£200,032	£191,994	£183,884	£175,774	£167,665	£159,555	£151,445	£143,335	£135,225	£127,061	£118,819	£110,576	£102,334	£94,091
Land adj SW of Keynsham	£227,095	£215,052	£206,915	£198,777	£190,640	£182,503	£174,365	£166,228	£158,008	£149,738	£141,467	£133,197	£124,927	£116,656	£108,386	£100,115
Whitchurch	£429,004	£413,875	£406,124	£398,325	£390,447	£382,570	£374,692	£366,726	£358,720	£350,713	£342,707	£334,701	£326,694	£318,688	£310,682	£302,675

30% affordable housing £5,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£337,110	£323,988	£316,625	£309,181	£301,736	£294,182	£286,615	£278,983	£271,293	£263,577	£255,761	£247,946	£240,013	£232,070	£224,041	£215,968
Land adj Weston	£337,110	£323,988	£316,625	£309,181	£301,736	£294,182	£286,615	£278,983	£271,293	£263,577	£255,761	£247,946	£240,013	£232,070	£224,041	£215,968
Ext to MOD Ensleigh	£406,031	£390,846	£382,644	£374,443	£366,121	£357,785	£349,449	£341,113	£332,777	£324,442	£316,106	£307,770	£299,434	£291,099	£282,763	£274,427
East of Keynsham	£161,114	£150,233	£142,123	£134,013	£125,829	£117,587	£109,344	£101,102	£92,859	£84,617	£76,374	£68,132	£59,802	£51,425	£43,048	£34,670
Land adj SW of Keynsham	£167,900	£156,772	£148,502	£140,231	£131,961	£123,691	£115,420	£107,150	£98,879	£90,609	£82,339	£73,945	£65,540	£57,134	£48,729	£40,323
Whitchurch	£371,926	£357,523	£349,517	£341,511	£333,504	£325,498	£317,491	£309,485	£301,479	£293,472	£285,466	£277,432	£269,294	£261,157	£253,020	£244,882

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Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£269,836	£257,379	£249,564	£241,658	£233,714	£225,712	£217,639	£209,566	£201,492	£193,419	£185,345	£177,272	£169,153	£160,947	£152,742	£144,536
Land adj Weston	£269,836	£257,379	£249,564	£241,658	£233,714	£225,712	£217,639	£209,566	£201,492	£193,419	£185,345	£177,272	£169,153	£160,947	£152,742	£144,536
Ext to MOD Ensleigh	£330,655	£316,633	£308,297	£299,961	£291,625	£283,289	£274,954	£266,618	£258,282	£249,946	£241,610	£233,275	£224,939	£216,603	£208,267	£199,931
East of Keynsham	£86,628	£76,895	£68,653	£60,332	£51,954	£43,577	£35,200	£26,823	£18,445	£10,068	£1,691	£-6,796	£-15,310	£-23,825	£-32,339	£-40,853
Land adj SW of Keynsham	£92,727	£82,861	£74,477	£66,071	£57,665	£49,260	£40,854	£32,448	£24,043	£15,637	£7,232	£-1,193	£-9,736	£-18,280	£-26,823	£-35,366
Whitchurch	£299,123	£285,972	£277,946	£269,809	£261,671	£253,534	£245,397	£237,259	£229,122	£220,985	£212,848	£204,710	£196,573	£188,436	£180,203	£171,933

30% affordable housing £15,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£198,504	£187,017	£178,943	£170,851	£162,646	£154,440	£146,235	£138,030	£129,824	£121,619	£113,393	£105,053	£96,713	£88,374	£80,034	£71,694
Land adj Weston	£198,504	£187,017	£178,943	£170,851	£162,646	£154,440	£146,235	£138,030	£129,824	£121,619	£113,393	£105,053	£96,713	£88,374	£80,034	£71,694
Ext to MOD Ensleigh	£254,856	£242,137	£233,802	£225,466	£217,130	£208,794	£200,458	£192,122	£183,737	£175,265	£166,793	£158,321	£149,849	£141,377	£132,904	£124,432
East of Keynsham	£10,783	£2,220	£-6,258	£-14,772	£-23,287	£-31,801	£-40,315	£-48,830	£-57,344	£-65,858	£-74,372	£-82,887	£-91,401	£-99,915	£-108,430	£-116,944
Land adj SW of Keynsham	£16,451	£7,763	£-653	£-9,196	£-17,740	£-26,283	£-34,826	£-43,369	£-51,912	£-60,455	£-68,998	£-77,541	£-86,085	£-94,628	£-103,171	£-111,714
Whitchurch	£225,375	£213,362	£205,225	£197,087	£188,950	£180,726	£172,455	£164,185	£155,915	£147,644	£139,374	£131,104	£122,833	£114,563	£106,293	£98,022

BANES - STRATEGIC SITES

KEY

£412,582	Residual land value exceeds £371k per gross ha (£150k per gross acre)
£362,077	Residual between £274k to £370k per gross ha (£100k to £149k per gross acre)
£125,455	Residual lower than £274k per gross ha (£100k per gross acre)

30% affordable housing £1,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£510,049	£493,310	£485,302	£477,293	£469,182	£461,043	£452,903	£444,638	£436,366	£428,073	£419,665	£411,257	£402,794	£394,248	£385,703	£377,060
Land adj Weston	£510,049	£493,310	£485,302	£477,293	£469,182	£461,043	£452,903	£444,638	£436,366	£428,073	£419,665	£411,257	£402,794	£394,248	£385,703	£377,060
Ext to MOD Ensleigh	£618,124	£597,925	£588,356	£578,787	£569,219	£559,650	£550,082	£540,513	£530,944	£521,376	£511,807	£502,239	£492,670	£483,101	£473,533	£463,964
East of Keynsham	£323,673	£308,947	£299,713	£290,404	£281,094	£271,785	£262,476	£253,167	£243,857	£234,548	£225,190	£215,728	£206,267	£196,805	£187,344	£177,882
Land adj SW of Keynsham	£334,619	£319,523	£310,182	£300,842	£291,501	£282,105	£272,611	£263,118	£253,624	£244,131	£234,637	£225,144	£215,650	£206,157	£196,663	£187,118
Whitchurch	£566,652	£548,152	£539,277	£530,380	£521,483	£512,586	£503,597	£494,554	£485,512	£476,469	£467,356	£458,165	£448,975	£439,784	£430,534	£421,193

30% affordable housing £5,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£460,585	£444,394	£436,122	£427,825	£419,417	£411,009	£402,542	£393,997	£385,451	£376,804	£368,119	£359,425	£350,597	£341,770	£332,878	£323,907
Land adj Weston	£460,585	£444,394	£436,122	£427,825	£419,417	£411,009	£402,542	£393,997	£385,451	£376,804	£368,119	£359,425	£350,597	£341,770	£332,878	£323,907
Ext to MOD Ensleigh	£558,461	£539,287	£529,719	£520,150	£510,582	£501,013	£491,444	£481,876	£472,307	£462,738	£453,170	£443,601	£434,002	£424,277	£414,552	£404,827
East of Keynsham	£265,856	£251,974	£242,665	£233,356	£223,978	£214,516	£205,055	£195,593	£186,132	£176,670	£167,209	£157,747	£148,222	£138,606	£128,990	£119,373
Land adj SW of Keynsham	£276,145	£261,902	£252,408	£242,915	£233,421	£223,928	£214,434	£204,941	£195,447	£185,882	£176,233	£166,584	£156,936	£147,287	£137,638	£127,989
Whitchurch	£511,231	£493,396	£484,354	£475,311	£466,178	£456,988	£447,797	£438,607	£429,337	£419,996	£410,656	£401,315	£391,974	£382,633	£373,293	£363,952

30% affordable housing £10,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£396,224	£380,827	£372,142	£363,456	£354,686	£345,859	£337,031	£328,062	£319,091	£310,059	£300,941	£291,823	£282,574	£273,307	£263,982	£254,563
Land adj Weston	£396,224	£380,827	£372,142	£363,456	£354,686	£345,859	£337,031	£328,062	£319,091	£310,059	£300,941	£291,823	£282,574	£273,307	£263,982	£254,563
Ext to MOD Ensleigh	£483,881	£465,991	£456,422	£446,853	£437,285	£427,583	£417,858	£408,133	£398,407	£388,682	£378,957	£369,232	£359,507	£349,782	£340,057	£330,332
East of Keynsham	£192,661	£179,886	£170,424	£160,963	£151,491	£141,874	£132,258	£122,642	£113,026	£103,409	£93,793	£84,177	£74,536	£64,762	£54,989	£45,215
Land adj SW of Keynsham	£202,151	£189,161	£179,513	£169,864	£160,215	£150,566	£140,918	£131,269	£121,620	£111,971	£102,322	£92,633	£82,826	£73,020	£63,213	£53,406
Whitchurch	£440,081	£423,171	£413,830	£404,490	£395,149	£385,808	£376,467	£367,127	£357,786	£348,445	£339,105	£329,764	£320,337	£310,843	£301,350	£291,856

30% affordable housing £15,000 per unit Section 106 30 units per hectare

CIL rate: per sqm	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100	£110	£120	£130	£140	£150
Typology description	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha	RLV per gross ha
Land adj Odd Down	£328,903	£314,274	£305,164	£296,046	£286,866	£277,599	£268,331	£258,925	£249,506	£240,087	£230,668	£221,249	£211,830	£202,411	£192,867	£183,294
Land adj Weston	£328,903	£314,274	£305,164	£296,046	£286,866	£277,599	£268,331	£258,925	£249,506	£240,087	£230,668	£221,249	£211,830	£202,411	£192,867	£183,294
Ext to MOD Ensleigh	£408,743	£391,988	£382,263	£372,538	£362,812	£353,087	£343,362	£333,637	£323,912	£314,187	£304,462	£294,737	£285,012	£275,286	£265,561	£255,836
East of Keynsham	£118,329	£106,678	£97,061	£87,445	£77,829	£68,084	£58,311	£48,537	£38,764	£28,990	£19,216	£9,443	£-336	£-10,269	£-20,203	£-30,136
Land adj SW of Keynsham	£127,085	£115,251	£105,602	£95,953	£86,159	£76,353	£66,546	£56,739	£46,933	£37,126	£27,320	£17,513	£7,707	£-2,134	£-12,101	£-22,068
Whitchurch	£367,278	£351,620	£342,279	£332,939	£323,563	£314,070	£304,576	£295,083	£285,589	£276,096	£266,602	£257,109	£247,615	£238,122	£228,628	£219,135