

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

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.
30% Affordable Housing

Site type 60 units - 85% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	325	350	350	350
Bath rural/Bathavon	350	350	350	350
Bath N & E	125	275	350	350
Chew Valley (W)	#N/A	25	200	250
Bath N/W/A & CV (E)	#N/A	#N/A	25	50
Keynsham	300	350	350	350
Norton Radstock	150	300	350	350

Site type 60 units - 82.5% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	250	350	350	350
Bath rural/Bathavon	350	350	350	350
Bath N & E	75	225	350	350
Chew Valley (W)	#N/A	#N/A	150	200
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	10
Keynsham	275	350	350	350
Norton Radstock	100	275	350	350

Site type 60 units - 80% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	175	325	350	350
Bath rural/Bathavon	350	350	350	350
Bath N & E	25	175	350	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	225	350	350	350
Norton Radstock	75	225	350	350

Site type 60 units - 77.5% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	100	250	350	350
Bath rural/Bathavon	300	350	350	350
Bath N & E	#N/A	125	275	325
Chew Valley (W)	#N/A	#N/A	50	100
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	175	325	350	350
Norton Radstock	25	175	350	350

Site type 60 units - 75% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	25	175	325	350
Bath rural/Bathavon	250	350	350	350
Bath N & E	#N/A	75	225	275
Chew Valley (W)	#N/A	#N/A	0	25
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	150	300	350	350
Norton Radstock	0	150	300	350

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

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.
30% Affordable Housing

Site type 60 units - 72.5% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	75	250	275
Bath rural/Bathavon	175	325	350	350
Bath N & E	#N/A	10	175	200
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	100	250	350	350
Norton Radstock	#N/A	100	250	300

Site type 60 units - 70% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	10	150	200
Bath rural/Bathavon	100	250	350	350
Bath N & E	#N/A	#N/A	100	150
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	50	200	350	350
Norton Radstock	#N/A	50	200	250

Site type 60 units - 67.5% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	#N/A	50	100
Bath rural/Bathavon	50	175	325	350
Bath N & E	#N/A	#N/A	50	75
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	25	150	300	350
Norton Radstock	#N/A	10	175	200

Site type 60 units - 65% gross to net

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	#N/A	#N/A	10
Bath rural/Bathavon	#N/A	100	250	300
Bath N & E	#N/A	#N/A	#N/A	25
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	100	250	300
Norton Radstock	#N/A	#N/A	125	150

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 1	
No of units	60 units
Density:	120 dph
CSH level:	1

Affordable %	
% rented	30%
% intermed	25%

Site area	
0.50 ha	
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £5520 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	2,169,250	4,338,501	1,818,501	2,658,501	3,598,501	3,838,501
10	2,105,513	4,211,025	1,691,025	2,531,025	3,461,025	3,711,025
25	2,065,870	4,131,740	1,611,740	2,451,740	3,381,740	3,631,740
50	1,999,799	3,999,598	1,479,598	2,319,598	3,249,598	3,499,598
75	1,933,728	3,867,456	1,347,456	2,187,456	3,117,456	3,367,456
100	1,867,657	3,735,313	1,215,313	2,055,313	2,985,313	3,235,313
125	1,801,586	3,603,171	1,083,171	1,923,171	2,853,171	3,103,171
150	1,735,514	3,471,029	951,029	1,791,029	2,721,029	2,971,029
175	1,669,443	3,338,886	818,886	1,658,886	2,588,886	2,838,886
200	1,603,373	3,206,744	686,744	1,526,744	2,456,744	2,706,744
225	1,537,302	3,074,602	554,602	1,394,602	2,324,602	2,574,602
250	1,471,231	2,942,460	422,460	1,262,460	2,192,460	2,442,460
275	1,405,160	2,810,318	290,318	1,130,318	2,060,318	2,310,318
300	1,339,089	2,678,176	158,176	998,176	1,928,176	2,178,176
325	1,273,017	2,546,034	26,034	866,034	1,796,034	2,046,034
350	1,206,946	2,413,892	-106,107	733,892	1,663,892	1,913,892

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

Bath rural/Bathavon

Private values £4543 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	£2,592,576	5,185,152	2,665,152	3,505,152	4,435,152	4,685,152
10	2,521,983	5,043,967	2,523,967	3,363,967	4,293,967	4,543,967
25	2,482,978	4,965,956	2,445,956	3,285,956	4,215,956	4,465,956
50	2,417,971	4,835,941	2,315,941	3,155,941	4,085,941	4,335,941
75	2,352,962	4,705,924	2,185,924	3,025,924	3,955,924	4,205,924
100	2,287,955	4,575,910	2,055,910	2,895,910	3,825,910	4,075,910
125	2,222,947	4,445,895	1,925,895	2,765,895	3,695,895	3,945,895
150	2,157,939	4,315,878	1,795,878	2,635,878	3,565,878	3,815,878
175	2,092,931	4,185,863	1,665,863	2,505,863	3,435,863	3,685,863
200	2,027,923	4,055,846	1,535,846	2,375,846	3,305,846	3,555,846
225	1,962,915	3,925,831	1,405,831	2,245,831	3,175,831	3,425,831
250	1,897,908	3,795,816	1,275,816	2,115,816	3,045,816	3,295,816
275	1,832,900	3,664,800	1,144,800	1,984,800	2,914,800	3,164,800
300	1,767,893	3,533,783	1,011,783	1,851,783	2,781,783	3,031,783
325	1,699,882	3,399,763	879,763	1,719,763	2,649,763	2,899,763
350	1,633,820	3,267,641	747,641	1,587,641	2,517,641	2,767,641

Maximum CIL rates (per square metre)

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

Bath N & E

Private values £3811 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	1,640,985	3,281,969	761,969	1,601,969	2,531,969	2,781,969
10	1,586,758	3,173,517	653,517	1,493,517	2,423,517	2,673,517
25	1,547,155	3,094,309	574,309	1,414,309	2,344,309	2,594,309
50	1,481,084	2,962,167	442,167	1,282,167	2,212,167	2,462,167
75	1,415,012	2,830,025	310,025	1,150,025	2,080,025	2,330,025
100	1,348,941	2,697,883	177,883	1,017,883	1,947,883	2,197,883
125	1,282,870	2,565,740	45,740	885,740	1,815,740	2,065,740
150	1,216,799	2,433,598	-86,402	753,598	1,683,598	1,933,598
175	1,150,728	2,301,456	-218,544	621,456	1,551,456	1,801,456
200	1,084,657	2,169,314	-350,686	489,314	1,419,314	1,669,314
225	1,018,587	2,037,173	-482,827	357,173	1,287,173	1,537,173
250	952,516	1,905,031	-614,969	225,031	1,155,031	1,405,031
275	886,444	1,772,889	-747,111	92,889	1,022,889	1,272,889
300	820,373	1,640,747	-879,253	-39,253	890,747	1,140,747
325	753,683	1,507,365	-1,012,635	-172,635	757,365	1,007,365
350	686,531	1,373,063	-1,146,937	-306,937	623,063	873,063

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£275	£350	£350

Site type 1

Chew Valley (W)

Private values £3450 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	957,952	1,915,903	-604,097	235,903	1,165,903	1,415,903
10	915,048	1,830,095	-689,905	150,095	1,080,095	1,330,095
25	875,404	1,750,808	-769,192	70,808	1,000,808	1,250,808
50	809,333	1,618,666	-901,334	-61,334	868,666	1,118,666
75	743,262	1,486,524	-1,033,476	-193,476	736,524	986,524
100	676,528	1,353,055	-1,166,945	-326,945	603,055	853,055
125	609,376	1,218,753	-1,301,247	-461,247	468,753	718,753
150	542,225	1,084,450	-1,435,550	-595,550	334,450	584,450
175	475,073	950,146	-1,569,854	-729,854	200,146	450,146
200	407,922	815,843	-1,704,157	-864,157	65,843	315,843
225	340,769	681,539	-1,838,461	-998,461	-68,461	181,539
250	273,618	547,236	-1,972,764	-1,132,764	-202,764	47,236
275	206,467	412,934	-2,107,066	-1,267,066	-337,066	-87,066
300	139,315	278,629	-2,241,371	-1,401,371	-471,371	-221,371
325	72,163	144,327	-2,375,673	-1,535,673	-605,673	-355,673
350	5,011	10,022	-2,509,978	-1,669,978	-739,978	-489,978

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£25	£200	£250

Bath NW/A & CV (E)

Private values £3184 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	451,528	903,056	-1,616,944	-776,944	153,056	403,056
10	416,902	833,803	-1,686,197	-846,197	83,803	333,803
25	376,611	753,222	-1,766,778	-926,778	3,222	253,222
50	309,459	618,917	-1,901,083	-1,061,083	-131,083	118,917
75	242,307	484,615	-2,035,385	-1,195,385	-265,385	-15,385
100	175,155	350,310	-2,169,690	-1,329,690	-399,690	-149,690
125	108,004	216,008	-2,303,992	-1,463,992	-533,992	-283,992
150	40,853	81,705	-2,438,295	-1,598,295	-668,295	-418,295
175	-26,729	-53,459	-2,573,459	-1,733,459	-803,459	-553,459
200	-94,979	-189,959	-2,709,959	-1,869,959	-939,959	-689,959
225	-163,230	-326,459	-2,846,459	-2,006,459	-1,076,459	-826,459
250	-231,480	-462,960	-2,982,960	-2,142,960	-1,212,960	-962,960
275	-299,729	-599,458	-3,119,458	-2,279,458	-1,349,458	-1,099,458
300	-367,979	-735,958	-3,255,958	-2,415,958	-1,485,958	-1,235,958
325	-436,229	-872,459	-3,392,459	-2,552,459	-1,622,459	-1,372,459
350	-504,479	-1,008,959	-3,528,959	-2,688,959	-1,758,959	-1,508,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£50

Keynsham

Private values £3105 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	2,120,288	4,240,576	1,720,576	2,560,576	3,490,576	3,740,576
10	2,058,236	4,116,471	1,596,471	2,436,471	3,366,471	3,616,471
25	2,019,859	4,039,717	1,519,717	2,359,717	3,289,717	3,539,717
50	1,955,897	3,911,793	1,391,793	2,231,793	3,161,793	3,411,793
75	1,891,151	3,782,302	1,262,302	2,102,302	3,032,302	3,282,302
100	1,826,143	3,652,286	1,132,286	1,972,286	2,902,286	3,152,286
125	1,761,135	3,522,271	1,002,271	1,842,271	2,772,271	3,022,271
150	1,696,128	3,392,256	872,256	1,712,256	2,642,256	2,892,256
175	1,631,119	3,262,239	742,239	1,582,239	2,512,239	2,762,239
200	1,566,112	3,132,224	612,224	1,452,224	2,382,224	2,632,224
225	1,501,104	3,002,207	482,207	1,322,207	2,252,207	2,502,207
250	1,436,096	2,872,192	352,192	1,192,192	2,122,192	2,372,192
275	1,371,089	2,742,177	222,177	1,062,177	1,992,177	2,242,177
300	1,306,080	2,612,160	92,160	932,160	1,862,160	2,112,160
325	1,240,219	2,480,437	-39,563	800,437	1,730,437	1,980,437
350	1,174,148	2,348,295	-171,705	668,295	1,598,295	1,848,295

Maximum CIL rates (per square metre)

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

Norton Radstock

Private values £2875 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	1,692,782	3,385,564	865,564	1,705,564	2,635,564	2,885,564
10	1,637,664	3,275,329	755,329	1,595,329	2,525,329	2,775,329
25	1,598,660	3,197,320	677,320	1,517,320	2,447,320	2,697,320
50	1,533,652	3,067,303	547,303	1,387,303	2,317,303	2,567,303
75	1,468,644	2,937,288	417,288	1,257,288	2,187,288	2,437,288
100	1,403,637	2,807,273	287,273	1,127,273	2,057,273	2,307,273
125	1,338,628	2,677,256	157,256	997,256	1,927,256	2,177,256
150	1,273,621	2,547,241	27,241	867,241	1,797,241	2,047,241
175	1,208,612	2,417,224	-102,776	737,224	1,667,224	1,917,224
200	1,142,708	2,285,416	-234,584	605,416	1,535,416	1,785,416
225	1,076,637	2,153,273	-366,727	473,273	1,403,273	1,653,273
250	1,010,565	2,021,131	-498,869	341,131	1,271,131	1,521,131
275	944,494	1,888,989	-631,011	208,989	1,138,989	1,388,989
300	878,423	1,756,846	-763,154	76,846	1,006,846	1,256,846
325	812,353	1,624,706	-895,294	-55,294	874,706	1,124,706
350	746,282	1,492,564	-1,027,436	-187,436	742,564	992,564

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£300	£350	£350

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 2	
No of units	60 units
Density:	120 dph
CSH level:	1

Affordable %	
% rented	30%
% intermed	25%

Site area	
0.50 ha	
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £5520 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	1,988,818	3,977,637	1,457,637	2,297,637	3,227,637	3,477,637
10	1,927,708	3,855,417	1,335,417	2,175,417	3,105,417	3,355,417
25	1,887,351	3,774,703	1,254,703	2,094,703	3,024,703	3,274,703
50	1,820,089	3,640,178	1,120,178	1,960,178	2,890,178	3,140,178
75	1,752,826	3,505,653	985,653	1,825,653	2,755,653	3,005,653
100	1,685,565	3,371,130	851,130	1,691,130	2,621,130	2,871,130
125	1,618,303	3,236,605	716,605	1,556,605	2,486,605	2,736,605
150	1,551,041	3,102,083	582,083	1,422,083	2,352,083	2,602,083
175	1,483,779	2,967,558	447,558	1,287,558	2,217,558	2,467,558
200	1,416,517	2,833,033	313,033	1,153,033	2,083,033	2,333,033
225	1,349,255	2,698,510	178,510	1,018,510	1,948,510	2,198,510
250	1,281,993	2,563,986	43,986	883,986	1,813,986	2,063,986
275	1,214,731	2,429,463	-90,537	749,463	1,679,463	1,929,463
300	1,147,469	2,294,938	-225,062	614,938	1,544,938	1,794,938
325	1,079,157	2,158,313	-361,687	478,313	1,408,313	1,658,313
350	1,010,794	2,021,589	-498,411	341,589	1,271,589	1,521,589

Maximum CIL rates (per square metre)

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

Bath rural/Bathavon

Private values £4543 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	2,460,625	4,921,249	2,401,249	3,241,249	4,171,249	4,421,249
10	2,391,832	4,783,663	2,283,663	3,103,663	4,033,663	4,283,663
25	2,352,124	4,704,248	2,184,248	3,024,248	3,954,248	4,204,248
50	2,285,945	4,571,890	2,051,890	2,891,890	3,821,890	4,071,890
75	2,219,765	4,439,531	1,919,531	2,759,531	3,689,531	3,939,531
100	2,153,585	4,307,170	1,787,170	2,627,170	3,557,170	3,807,170
125	2,087,406	4,174,811	1,654,811	2,494,811	3,424,811	3,674,811
150	2,021,226	4,042,453	1,522,453	2,362,453	3,292,453	3,542,453
175	1,955,047	3,910,094	1,390,094	2,230,094	3,160,094	3,410,094
200	1,888,867	3,777,733	1,257,733	2,097,733	3,027,733	3,277,733
225	1,822,688	3,645,374	1,125,374	1,965,374	2,895,374	3,145,374
250	1,756,508	3,513,015	993,015	1,833,015	2,763,015	3,013,015
275	1,690,328	3,380,656	860,656	1,700,656	2,630,656	2,880,656
300	1,624,148	3,248,297	728,297	1,568,297	2,498,297	2,748,297
325	1,557,968	3,115,938	595,938	1,435,938	2,366,297	2,616,297
350	1,491,788	2,983,579	463,579	1,303,579	2,234,297	2,484,297

Maximum CIL rates (per square metre)

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

Bath N & E

Private values £3811 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	1,514,926	3,029,852	509,852	1,349,852	2,279,852	2,529,852
10	1,461,966	2,923,933	403,933	1,243,933	2,173,933	2,423,933
25	1,421,609	2,843,219	323,219	1,163,219	2,093,219	2,343,219
50	1,354,347	2,708,694	188,694	1,028,694	1,958,694	2,208,694
75	1,287,085	2,574,171	54,171	894,171	1,824,171	2,074,171
100	1,219,823	2,439,646	-80,354	759,646	1,689,646	1,939,646
125	1,152,562	2,305,123	-214,877	625,123	1,555,123	1,805,123
150	1,085,299	2,170,599	-349,401	490,599	1,420,599	1,670,599
175	1,018,037	2,036,074	-483,926	356,074	1,286,074	1,536,074
200	950,776	1,901,551	-618,449	221,551	1,151,551	1,401,551
225	883,513	1,767,026	-752,974	87,026	1,017,026	1,267,026
250	816,251	1,632,502	-887,498	-47,498	882,502	1,132,502
275	748,989	1,497,977	-1,022,023	-183,023	746,977	996,977
300	679,921	1,359,843	-1,160,157	-320,157	609,843	859,843
325	611,559	1,223,118	-1,296,882	-456,882	473,118	723,118
350	543,197	1,086,394	-1,433,606	-593,606	336,394	586,394

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£225	£350	£350

Site type 2

Chew Valley (W)

Private values £3450 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	831,420	1,662,840	-857,160	-17,160	912,840	1,162,840
10	790,216	1,580,431	-939,569	-99,569	830,431	1,080,431
25	749,859	1,499,717	-1,020,283	-180,283	749,717	999,717
50	682,022	1,364,044	-1,155,956	-315,956	614,044	864,044
75	613,660	1,227,320	-1,292,680	-452,680	477,320	727,320
100	545,298	1,090,595	-1,429,405	-589,405	340,595	590,595
125	476,937	953,873	-1,566,127	-726,127	203,873	453,873
150	408,574	817,149	-1,702,851	-862,851	67,149	317,149
175	340,212	680,424	-1,839,576	-999,576	-69,576	180,424
200	271,850	543,700	-1,976,300	-1,136,300	-206,300	43,700
225	203,488	406,975	-2,113,025	-1,273,025	-343,025	-93,025
250	135,126	270,251	-2,249,749	-1,409,749	-479,749	-229,749
275	66,763	133,527	-2,386,473	-1,546,473	-616,473	-366,473
300	-1,625	-3,249	-2,523,249	-1,683,249	-753,249	-503,249
325	-71,105	-142,209	-2,662,209	-1,822,209	-892,209	-642,209
350	-140,585	-281,170	-2,801,170	-1,961,170	-1,031,170	-781,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£150	£200

Bath NW/A & CV (E)

Private values £3184 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	322,928	645,856	-1,874,144	-1,034,144	-104,144	145,856
10	290,029	580,059	-1,939,941	-1,099,941	-169,941	80,059
25	249,012	498,023	-2,021,977	-1,181,977	-251,977	-1,977
50	180,650	361,299	-2,158,701	-1,318,701	-388,701	-138,701
75	112,287	224,575	-2,295,425	-1,455,425	-525,425	-275,425
100	43,925	87,850	-2,432,150	-1,592,150	-662,150	-412,150
125	-24,836	-49,673	-2,569,673	-1,729,673	-799,673	-549,673
150	-94,316	-188,633	-2,706,633	-1,866,633	-938,633	-688,633
175	-163,797	-327,593	-2,847,593	-2,007,593	-1,077,593	-827,593
200	-233,277	-466,553	-2,986,553	-2,146,553	-1,216,553	-966,553
225	-302,757	-605,514	-3,125,514	-2,285,514	-1,355,514	-1,105,514
250	-372,237	-744,474	-3,264,474	-2,424,474	-1,494,474	-1,244,474
275	-441,717	-883,434	-3,403,434	-2,563,434	-1,633,434	-1,383,434
300	-511,197	-1,022,394	-3,542,394	-2,702,394	-1,772,394	-1,522,394
325	-580,677	-1,161,354	-3,681,354	-2,841,354	-1,911,354	-1,661,354
350	-650,157	-1,300,315	-3,820,315	-2,980,315	-2,050,315	-1,800,315

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	2,033,337	4,066,673	1,546,673	2,386,673	3,316,673	3,566,673
10	1,972,319	3,944,639	1,424,639	2,264,639	3,194,639	3,444,639
25	1,933,142	3,866,284	1,346,284	2,186,284	3,116,284	3,366,284
50	1,866,963	3,733,925	1,213,925	2,053,925	2,983,925	3,233,925
75	1,800,783	3,601,566	1,081,566	1,921,566	2,851,566	3,101,566
100	1,734,604	3,469,208	949,208	1,789,208	2,719,208	2,969,208
125	1,668,423	3,336,847	816,847	1,656,847	2,586,847	2,836,847
150	1,602,244	3,204,488	684,488	1,524,488	2,454,488	2,704,488
175	1,536,065	3,072,129	552,129	1,392,129	2,322,129	2,572,129
200	1,469,885	2,939,771	419,771	1,259,771	2,189,771	2,439,771
225	1,403,705	2,807,410	287,410	1,127,410	2,057,410	2,307,410
250	1,337,526	2,675,051	155,051	995,051	1,925,051	2,175,051
275	1,271,346	2,542,692	23,692	862,692	1,792,692	2,042,692
300	1,205,166	2,410,333	-109,333	729,333	1,660,333	1,910,333
325	1,138,986	2,277,974	-246,974	596,974	1,527,974	1,777,974
350	1,072,806	2,145,615	-384,615	464,615	1,395,615	1,645,615

Maximum CIL rates (per square metre)

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

Norton Radstock

Private values £2875 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	1,604,409	3,208,819	688,819	1,528,819	2,458,819	2,708,819
10	1,550,343	3,100,687	580,687	1,420,687	2,350,687	2,600,687
25	1,510,635	3,021,270	501,270	1,341,270	2,271,270	2,521,270
50	1,444,455	2,888,910	368,910	1,208,910	2,138,910	2,388,910
75	1,378,276	2,756,552	236,552	1,076,552	2,006,552	2,256,552
100	1,312,097	2,624,193	104,193	944,193	1,874,193	2,124,193
125	1,245,917	2,491,835	-28,165	811,835	1,741,835	1,991,835
150	1,179,737	2,359,476	-161,138	678,862	1,608,862	1,858,862
175	1,113,557	2,227,117	-294,167	545,889	1,475,889	1,725,889
200	1,047,377	2,094,758	-427,196	412,916	1,342,916	1,592,916
225	981,197	1,962,399	-560,225	280,443	1,210,443	1,460,443
250	915,017	1,830,040	-693,254	147,970	1,077,970	1,327,970
275	848,837	1,697,681	-826,283	15,997	945,997	1,195,997
300	782,657	1,565,322	-959,312	-116,976	813,521	1,063,521
325	716,477	1,432,963	-1,092,341	-250,003	681,048	931,048
350	650,297	1,300,604	-1,225,370	-383,030	548,575	800,575

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£275	£350	£350

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 3	
No of units	60 units
Density:	120 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 £5520 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	1,797,110	3,594,221	1,074,221	1,914,221	2,844,221	3,094,221
10	1,738,791	3,477,582	957,582	1,797,582	2,727,582	2,977,582
25	1,697,674	3,395,348	875,348	1,715,348	2,645,348	2,895,348
50	1,629,147	3,258,295	738,295	1,578,295	2,508,295	2,758,295
75	1,560,620	3,121,240	601,240	1,441,240	2,371,240	2,621,240
100	1,492,092	2,984,184	464,184	1,304,184	2,234,184	2,484,184
125	1,423,565	2,847,131	327,131	1,167,131	2,097,131	2,347,131
150	1,355,038	2,710,076	190,076	1,030,076	1,960,076	2,210,076
175	1,286,510	2,573,020	53,020	893,020	1,823,020	2,073,020
200	1,217,982	2,435,965	-84,035	755,965	1,685,965	1,935,965
225	1,149,456	2,298,912	-221,088	618,912	1,548,912	1,798,912
250	1,079,890	2,159,779	-360,221	479,779	1,409,779	1,659,779
275	1,010,241	2,020,482	-499,518	340,482	1,270,482	1,520,482
300	940,594	1,881,188	-638,812	201,188	1,131,188	1,381,188
325	870,945	1,741,891	-778,109	61,891	991,891	1,241,891
350	801,297	1,602,594	-917,406	-77,406	852,594	1,102,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£350	£350

Bath rural/Bathavon

Private values £4543 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	2,320,425	4,640,851	2,120,851	2,960,851	3,890,851	4,140,851
10	2,253,547	4,507,094	1,987,094	2,827,094	3,757,094	4,007,094
25	2,213,091	4,426,182	1,906,182	2,746,182	3,676,182	3,926,182
50	2,145,667	4,291,334	1,771,334	2,611,334	3,541,334	3,791,334
75	2,078,242	4,156,484	1,636,484	2,476,484	3,406,484	3,656,484
100	2,010,818	4,021,636	1,501,636	2,341,636	3,271,636	3,521,636
125	1,943,393	3,886,786	1,366,786	2,206,786	3,136,786	3,386,786
150	1,875,966	3,751,936	1,231,936	2,071,936	3,001,936	3,251,936
175	1,807,279	3,614,559	1,094,559	1,934,559	2,864,559	3,114,559
200	1,738,752	3,477,503	957,503	1,797,503	2,727,503	2,977,503
225	1,670,224	3,340,448	820,448	1,660,448	2,590,448	2,840,448
250	1,601,697	3,203,395	683,395	1,523,395	2,453,395	2,703,395
275	1,533,170	3,066,340	546,340	1,386,340	2,316,340	2,566,340
300	1,464,642	2,929,284	409,284	1,249,284	2,179,284	2,429,284
325	1,396,115	2,792,231	272,231	1,112,231	2,042,231	2,292,231
350	1,327,588	2,655,176	135,176	975,176	1,905,176	2,155,176

Maximum CIL rates (per square metre)

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

Bath N & E

Private values £3811 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	1,380,488	2,760,975	240,975	1,080,975	2,010,975	2,260,975
10	1,329,333	2,658,666	138,666	978,666	1,908,666	2,158,666
25	1,288,217	2,576,434	56,434	896,434	1,826,434	2,076,434
50	1,219,689	2,439,379	-80,621	759,379	1,689,379	1,939,379
75	1,151,163	2,302,325	-217,675	622,325	1,552,325	1,802,325
100	1,082,635	2,165,270	-354,730	485,270	1,415,270	1,665,270
125	1,014,107	2,028,215	-491,785	348,215	1,278,215	1,528,215
150	945,581	1,891,162	-628,838	211,162	1,141,162	1,391,162
175	877,053	1,754,106	-765,894	74,106	1,004,106	1,254,106
200	808,525	1,617,051	-902,949	-62,949	867,051	1,117,051
225	739,145	1,478,290	-1,041,710	-201,710	728,290	978,290
250	669,496	1,338,993	-1,181,007	-341,007	588,993	838,993
275	599,849	1,199,698	-1,320,302	-480,302	449,698	699,698
300	530,201	1,060,401	-1,459,599	-619,599	310,401	560,401
325	460,552	921,104	-1,598,896	-758,896	171,104	421,104
350	390,905	781,809	-1,738,191	-898,191	31,809	281,809

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£175	£350	£350

Site type 3

Chew Valley (W)

Private values £3450 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	696,437	1,392,874	-1,127,126	-287,126	642,874	892,874
10	656,599	1,313,198	-1,206,802	-366,802	563,198	813,198
25	614,810	1,229,620	-1,290,380	-450,380	479,620	729,620
50	545,163	1,090,325	-1,429,675	-589,675	340,325	590,325
75	475,514	951,029	-1,568,971	-728,971	201,029	451,029
100	405,866	811,732	-1,708,268	-868,268	61,732	311,732
125	336,218	672,437	-1,847,563	-1,007,563	-77,563	172,437
150	266,570	533,140	-1,986,860	-1,146,860	-216,860	33,140
175	196,922	393,843	-2,126,157	-1,286,157	-356,157	-106,157
200	127,274	254,548	-2,265,452	-1,425,452	-495,452	-245,452
225	57,626	115,251	-2,404,749	-1,564,749	-634,749	-384,749
250	-12,220	-24,439	-2,544,039	-1,704,039	-774,039	-524,039
275	-83,006	-166,012	-2,683,012	-1,843,012	-913,012	-663,012
300	-153,794	-307,588	-2,822,588	-1,982,588	-1,052,588	-802,588
325	-224,581	-449,161	-2,961,161	-2,121,161	-1,191,161	-941,161
350	-295,368	-590,737	-3,100,737	-2,270,737	-1,340,737	-1,090,737

Maximum CIL rates (per square metre)

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

Bath NW/A & CV (E)

Private values £3184 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	186,290	372,581	-2,147,419	-1,307,419	-377,419	-127,419
10	155,227	310,455	-2,209,545	-1,369,545	-439,545	-189,545
25	113,438	226,875	-2,293,125	-1,453,125	-523,125	-273,125
50	43,790	87,580	-2,432,420	-1,592,420	-662,420	-412,420
75	-26,281	-52,563	-2,571,717	-1,731,717	-802,563	-552,563
100	-97,068	-194,136	-2,711,013	-1,871,013	-941,136	-691,136
125	-167,856	-335,711	-2,850,309	-2,010,309	-1,080,309	-830,309
150	-238,642	-477,285	-2,989,605	-2,149,605	-1,219,605	-969,605
175	-309,430	-618,860	-3,128,901	-2,288,901	-1,358,860	-1,108,860
200	-380,218	-760,435	-3,268,197	-2,428,197	-1,498,150	-1,248,150
225	-451,006	-902,009	-3,407,493	-2,567,493	-1,637,493	-1,387,493
250	-521,794	-1,043,584	-3,546,789	-2,706,789	-1,776,789	-1,526,789
275	-592,582	-1,185,157	-3,686,085	-2,846,085	-1,916,085	-1,666,085
300	-663,370	-1,326,733	-3,825,381	-2,985,381	-2,055,381	-1,805,381
325	-734,158	-1,468,306	-3,964,677	-3,124,677	-2,194,677	-1,944,677
350	-804,946	-1,609,881	-4,103,973	-3,263,973	-2,333,973	-2,083,973

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,940,414	3,880,829	1,360,829	2,200,829	3,130,829	3,380,829
10	1,880,071	3,760,142	1,240,142	2,080,142	3,010,142	3,260,142
25	1,839,616	3,679,233	1,159,233	1,999,233	2,929,233	3,179,233
50	1,772,191	3,544,383	1,024,383	1,864,383	2,794,383	3,044,383
75	1,704,767	3,409,535	889,535	1,729,535	2,659,535	2,909,535
100	1,637,342	3,274,685	754,685	1,594,685	2,524,685	2,774,685
125	1,569,917	3,139,835	619,835	1,459,835	2,389,835	2,639,835
150	1,502,493	3,004,987	484,987	1,324,987	2,254,987	2,504,987
175	1,435,068	2,870,136	350,136	1,190,136	2,120,136	2,370,136
200	1,367,644	2,735,288	215,288	1,055,288	1,985,288	2,235,288
225	1,300,219	2,600,438	80,438	920,438	1,850,438	2,100,438
250	1,231,805	2,463,611	-56,389	783,611	1,713,611	1,963,611
275	1,163,279	2,326,558	-193,442	646,558	1,576,558	1,826,558
300	1,094,751	2,189,502	-330,498	509,502	1,439,502	1,689,502
325	1,026,223	2,052,447	-467,553	372,447	1,302,447	1,552,447
350	957,697	1,915,394	-604,606	235,394	1,165,394	1,415,394

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£350	£350	£350

Norton Radstock

Private values £2875 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	1,510,513	3,021,026	501,026	1,341,026	2,271,026	2,521,026
10	1,457,564	2,915,128	395,128	1,235,128	2,165,128	2,415,128
25	1,417,109	2,834,218	314,218	1,154,218	2,084,218	2,334,218
50	1,349,684	2,699,368	179,368	1,019,368	1,949,368	2,199,368
75	1,282,260	2,564,520	44,520	884,520	1,814,520	2,064,520
100	1,214,835	2,429,670	-90,330	749,670	1,679,670	1,929,670
125	1,146,576	2,293,152	-226,848	613,152	1,543,152	1,793,152
150	1,078,049	2,156,097	-363,903	476,097	1,406,097	1,656,097
175	1,009,522	2,019,044	-500,956	339,044	1,269,044	1,519,044
200	940,994	1,881,988	-638,012	201,988	1,131,988	1,381,988
225	872,467	1,744,933	-775,067	64,933	994,933	1,244,933
250	803,940	1,607,880	-912,120	-72,120	857,880	1,107,880
275	735,412	1,470,824	-1,049,176	-209,176	720,824	970,824
300	666,885	1,333,769	-1,186,231	-346,231	583,769	833,769
325	598,343	1,196,686	-1,323,314	-483,314	446,686	696,686
350	528,696	1,059,391	-1,462,609	-622,609	309,391	557,391

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£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	Important sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 4	
No of units	60 units
Density:	120 dph
CSH level:	1

Affordable %	
% rented	30%
% intermed	25%

Site area	
0.50 ha	
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £5520 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	1,593,033	3,186,067	666,067	1,506,067	2,436,067	2,686,067
10	1,537,685	3,075,370	555,370	1,395,370	2,325,370	2,575,370
25	1,495,760	2,991,520	471,520	1,311,520	2,241,520	2,491,520
50	1,425,887	2,851,773	331,773	1,171,773	2,101,773	2,351,773
75	1,356,012	2,712,024	192,024	1,032,024	1,962,024	2,212,024
100	1,286,137	2,572,275	52,275	892,275	1,822,275	2,072,275
125	1,216,263	2,432,526	-87,474	752,526	1,682,526	1,932,526
150	1,146,389	2,292,779	-227,221	612,779	1,542,779	1,792,779
175	1,075,404	2,152,007	-369,193	470,807	1,400,807	1,650,807
200	1,004,387	2,008,774	-511,226	328,774	1,258,774	1,508,774
225	933,369	1,866,738	-653,262	186,738	1,116,738	1,366,738
250	862,352	1,724,705	-795,295	44,705	974,705	1,224,705
275	791,336	1,582,671	-937,329	-97,329	832,671	1,082,671
300	720,318	1,440,636	-1,079,364	-239,364	690,636	940,636
325	649,301	1,298,602	-1,221,398	-381,398	548,602	798,602
350	578,283	1,156,567	-1,363,433	-523,433	406,567	656,567

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£350	£350

Bath rural/Bathavon

Private values £4543 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	2,171,181	4,342,363	1,822,363	2,662,363	3,592,363	3,842,363
10	2,106,339	4,212,678	1,692,678	2,532,678	3,462,678	3,712,678
25	2,065,089	4,130,178	1,610,178	2,450,178	3,380,178	3,630,178
50	1,996,339	3,992,678	1,472,678	2,312,678	3,242,678	3,492,678
75	1,927,589	3,855,178	1,335,178	2,175,178	3,105,178	3,355,178
100	1,858,397	3,716,794	1,196,794	2,036,794	2,966,794	3,216,794
125	1,788,523	3,577,046	1,057,046	1,897,046	2,827,046	3,077,046
150	1,718,649	3,437,297	917,297	1,757,297	2,687,297	2,937,297
175	1,648,774	3,297,548	777,548	1,617,548	2,547,548	2,797,548
200	1,578,899	3,157,799	637,799	1,477,799	2,407,799	2,657,799
225	1,509,026	3,018,052	498,052	1,338,052	2,268,052	2,518,052
250	1,439,151	2,878,303	358,303	1,198,303	2,128,303	2,378,303
275	1,369,277	2,738,553	218,553	1,058,553	1,988,553	2,238,553
300	1,299,402	2,598,804	78,804	918,804	1,848,804	2,098,804
325	1,229,529	2,459,057	-60,943	779,057	1,709,057	1,959,057
350	1,159,654	2,319,308	-200,692	639,308	1,569,308	1,819,308

Maximum CIL rates (per square metre)

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

Bath N & E

Private values £3811 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	1,237,375	2,474,749	-45,251	794,749	1,724,749	1,974,749
10	1,188,144	2,376,288	-143,712	696,288	1,626,288	1,876,288
25	1,146,219	2,292,438	-227,562	612,438	1,542,438	1,792,438
50	1,076,344	2,152,689	-367,311	472,689	1,402,689	1,652,689
75	1,006,470	2,012,940	-507,060	332,940	1,262,940	1,512,940
100	936,596	1,873,193	-646,807	193,193	1,123,193	1,373,193
125	866,722	1,733,443	-786,557	53,443	983,443	1,233,443
150	796,847	1,593,694	-926,306	-86,306	843,694	1,093,694
175	725,906	1,453,945	-1,066,055	-226,055	703,945	953,945
200	654,890	1,309,779	-1,210,221	-370,221	559,779	809,779
225	583,872	1,167,744	-1,352,256	-512,256	417,744	667,744
250	512,855	1,025,710	-1,494,290	-654,290	275,710	525,710
275	441,838	883,677	-1,636,323	-796,323	133,677	383,677
300	370,821	741,641	-1,778,359	-938,359	-8,359	241,641
325	299,804	599,608	-1,920,392	-1,080,392	-150,392	99,608
350	228,786	457,572	-2,062,428	-1,222,428	-292,428	-42,428

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£275	£325

Site type 4

Chew Valley (W)

Private values £3450 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	550,983	1,101,967	-1,418,033	-578,033	351,967	601,967
10	513,101	1,026,201	-1,493,799	-653,799	276,201	526,201
25	470,490	940,979	-1,579,021	-739,021	190,979	440,979
50	399,473	798,946	-1,721,054	-881,054	48,946	298,946
75	328,456	656,912	-1,863,088	-1,023,088	-93,088	156,912
100	257,438	514,877	-2,005,123	-1,165,123	-235,123	14,877
125	186,422	372,843	-2,147,157	-1,307,157	-371,157	-127,157
150	115,404	230,808	-2,289,192	-1,449,192	-519,192	-269,192
175	44,387	88,774	-2,431,226	-1,591,226	-661,226	-411,226
200	-27,066	-54,132	-2,573,260	-1,733,260	-804,132	-554,132
225	-99,244	-198,487	-2,715,294	-1,875,294	-946,487	-696,487
250	-171,422	-342,845	-2,857,328	-2,017,328	-1,088,521	-838,521
275	-243,601	-487,202	-3,000,362	-2,160,362	-1,230,555	-990,555
300	-315,780	-631,560	-3,142,396	-2,302,396	-1,372,589	-1,142,589
325	-387,959	-775,917	-3,284,430	-2,444,430	-1,514,623	-1,294,623
350	-460,138	-920,275	-3,426,464	-2,586,464	-1,656,657	-1,446,657

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£100

Bath NW/A & CV (E)

Private values £3184 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	40,838	81,675	-2,438,325	-1,598,325	-698,325	-418,325
10	11,728	23,456	-2,496,544	-1,656,544	-756,544	-476,544
25	-31,387	-62,774	-2,582,774	-1,742,774	-812,774	-562,774
50	-103,566	-207,132	-2,727,132	-1,887,132	-957,132	-707,132
75	-175,745	-351,489	-2,871,489	-2,031,489	-1,101,489	-851,489
100	-247,923	-495,847	-3,015,847	-2,175,847	-1,245,847	-995,847
125	-320,102	-640,204	-3,160,204	-2,320,204	-1,390,204	-1,140,204
150	-392,281	-784,562	-3,304,562	-2,464,562	-1,534,562	-1,284,562
175	-464,460	-928,919	-3,448,919	-2,608,919	-1,678,919	-1,428,919
200	-536,638	-1,073,277	-3,593,277	-2,753,277	-1,823,277	-1,573,277
225	-608,816	-1,217,632	-3,737,632	-2,897,632	-1,967,632	-1,717,632
250	-680,995	-1,361,990	-3,881,990	-3,041,990	-2,111,990	-1,861,990
275	-753,174	-1,506,347	-4,026,347	-3,186,347	-2,256,347	-2,006,347
300	-825,352	-1,650,705	-4,170,705	-3,330,705	-2,400,705	-2,150,705
325	-897,531	-1,795,062	-4,315,062	-3,475,062	-2,545,062	-2,295,062
350	-969,710	-1,939,420	-4,459,420	-3,619,420	-2,689,420	-2,439,420

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,840,460	3,680,921	1,160,921	2,000,921	2,930,921	3,180,921
10	1,781,306	3,562,612	1,042,612	1,882,612	2,812,612	3,062,612
25	1,740,056	3,480,113	960,113	1,800,113	2,730,113	2,980,113
50	1,671,306	3,342,613	822,613	1,662,613	2,592,613	2,842,613
75	1,602,556	3,205,113	685,113	1,525,113	2,455,113	2,705,113
100	1,533,807	3,067,613	547,613	1,387,613	2,317,613	2,567,613
125	1,465,057	2,930,113	410,113	1,250,113	2,180,113	2,430,113
150	1,396,307	2,792,613	272,613	1,112,613	2,042,613	2,292,613
175	1,327,557	2,655,113	135,113	975,113	1,905,113	2,155,113
200	1,258,807	2,517,613	-3,513	837,613	1,767,613	2,017,613
225	1,189,057	2,380,113	-141,513	700,113	1,630,113	1,880,113
250	1,119,307	2,242,613	-284,013	562,613	1,492,613	1,742,613
275	1,049,557	2,105,113	-426,513	425,113	1,355,113	1,605,113
300	979,807	1,967,613	-569,013	287,613	1,217,613	1,467,613
325	909,057	1,830,113	-711,513	150,113	1,080,113	1,330,113
350	839,307	1,692,613	-854,013	12,613	942,613	1,192,613

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£350	£350

Norton Radstock

Private values £2875 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	1,410,559	2,821,118	301,118	1,141,118	2,071,118	2,321,118
10	1,358,799	2,717,598	197,598	1,037,598	1,967,598	2,217,598
25	1,317,549	2,635,098	115,098	955,098	1,885,098	2,135,098
50	1,248,799	2,497,599	-22,401	817,599	1,747,599	1,997,599
75	1,179,749	2,359,498	-160,502	679,498	1,609,498	1,859,498
100	1,109,874	2,219,749	-300,251	539,749	1,469,749	1,719,749
125	1,040,000	2,080,000	-440,000	400,000	1,330,000	1,580,000
150	970,125	1,940,251	-579,749	260,251	1,190,251	1,440,251
175	900,252	1,800,503	-719,497	120,503	1,050,503	1,300,503
200	830,377	1,660,754	-859,246	-19,246	910,754	1,160,754
225	760,503	1,521,005	-998,995	-158,995	771,005	1,021,005
250	690,628	1,381,256	-1,138,744	-298,744	631,256	881,256
275	620,753	1,241,507	-1,278,493	-438,493	491,507	741,507
300	550,878	1,101,758	-1,418,243	-578,243	351,758	601,758
325	479,003	961,009	-1,558,000	-718,000	212,009	462,009
350	408,128	816,256	-1,700,751	-863,751	72,256	316,256

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£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	Important sites/community
£2,520,000	£1,680,000	£750,000	£500,000

Site type 5	
No of units	60 units
Density:	120 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 £5520 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	1,375,352	2,750,703	230,703	1,070,703	2,000,703	2,250,703
10	1,323,173	2,646,345	126,345	966,345	1,896,345	2,146,345
25	1,280,396	2,560,771	40,771	880,771	1,810,771	2,060,771
50	1,209,075	2,418,150	-101,850	738,150	1,668,150	1,918,150
75	1,137,654	2,275,308	-244,692	595,308	1,525,308	1,775,308
100	1,065,177	2,130,355	-389,645	450,355	1,380,355	1,630,355
125	992,699	1,985,399	-534,601	305,399	1,235,399	1,485,399
150	920,222	1,840,445	-679,555	160,445	1,090,445	1,340,445
175	847,744	1,695,489	-824,511	15,489	945,489	1,195,489
200	775,267	1,550,535	-969,465	-129,465	800,535	1,050,535
225	702,789	1,405,579	-1,114,421	-274,421	655,579	905,579
250	630,312	1,260,625	-1,259,375	-419,375	510,625	760,625
275	557,835	1,115,669	-1,404,331	-564,331	365,669	615,669
300	485,358	970,715	-1,549,285	-709,285	220,715	470,715
325	412,881	825,761	-1,694,239	-854,239	75,761	325,761
350	340,403	680,805	-1,839,195	-999,195	-69,195	180,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£175	£325	£350

Bath rural/Bathavon

Private values £4543 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	2,011,988	4,023,976	1,503,976	2,343,976	3,273,976	3,523,976
10	1,949,318	3,898,636	1,378,636	2,218,636	3,148,636	3,398,636
25	1,907,220	3,814,439	1,294,439	2,134,439	3,064,439	3,314,439
50	1,836,258	3,672,517	1,152,517	1,992,517	2,922,517	3,172,517
75	1,764,947	3,529,893	1,009,893	1,849,893	2,779,893	3,029,893
100	1,693,636	3,387,271	867,271	1,707,271	2,637,271	2,887,271
125	1,622,325	3,244,650	724,650	1,564,650	2,494,650	2,744,650
150	1,551,013	3,102,026	582,026	1,422,026	2,352,026	2,602,026
175	1,479,702	2,959,404	439,404	1,279,404	2,209,404	2,459,404
200	1,408,391	2,816,783	296,783	1,136,783	2,066,783	2,316,783
225	1,337,079	2,674,159	154,159	994,159	1,924,159	2,174,159
250	1,265,769	2,531,537	1,537	851,537	1,781,537	2,031,537
275	1,194,458	2,388,915	-131,085	708,915	1,638,915	1,888,915
300	1,123,147	2,246,294	-273,706	566,294	1,496,294	1,746,294
325	1,051,835	2,103,670	-416,330	423,670	1,353,670	1,603,670
350	980,524	1,961,048	-558,952	281,048	1,211,048	1,461,048

Maximum CIL rates (per square metre)

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

Bath N & E

Private values £3811 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	1,084,721	2,169,443	-350,557	489,443	1,419,443	1,669,443
10	1,037,541	2,075,081	-444,919	395,081	1,325,081	1,575,081
25	994,755	1,989,509	-530,491	309,509	1,239,509	1,489,509
50	923,444	1,846,888	-673,112	166,888	1,096,888	1,346,888
75	852,132	1,704,264	-815,736	24,264	954,264	1,204,264
100	780,635	1,561,270	-958,730	-118,730	811,270	1,061,270
125	708,158	1,416,316	-1,103,684	-263,684	666,316	916,316
150	635,680	1,271,360	-1,248,640	-408,640	521,360	771,360
175	563,203	1,126,406	-1,393,594	-553,594	376,406	626,406
200	490,725	981,450	-1,538,550	-698,550	231,450	481,450
225	418,248	836,496	-1,683,504	-843,504	86,496	336,496
250	345,771	691,542	-1,828,458	-988,458	-58,458	191,542
275	273,293	546,586	-1,973,414	-1,133,414	-203,414	46,586
300	200,816	401,632	-2,118,368	-1,278,368	-348,368	-98,368
325	128,338	256,677	-2,263,323	-1,423,323	-493,323	-243,323
350	55,861	111,723	-2,408,277	-1,568,277	-638,277	-388,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£75	£225	£275

Site type 5

Chew Valley (W)

Private values £3450 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	395,834	791,667	-1,728,333	-888,333	41,667	291,667
10	360,035	720,069	-1,799,931	-959,931	-29,931	220,069
25	316,549	633,097	-1,886,903	-1,046,903	-116,903	133,097
50	244,071	488,141	-2,031,859	-1,191,859	-261,859	-11,859
75	171,594	343,187	-2,176,813	-1,336,813	-406,813	-156,813
100	99,116	198,231	-2,321,769	-1,481,769	-551,769	-301,769
125	26,639	53,277	-2,466,723	-1,626,723	-696,723	-446,723
150	-46,588	-93,176	-2,611,678	-1,771,678	-841,678	-593,176
175	-120,251	-240,503	-2,760,503	-1,920,503	-990,503	-740,503
200	-193,914	-387,828	-2,907,828	-2,067,828	-1,137,828	-887,828
225	-267,577	-535,154	-3,055,154	-2,215,154	-1,285,154	-1,035,154
250	-341,239	-682,479	-3,202,479	-2,362,479	-1,432,479	-1,182,479
275	-414,903	-829,805	-3,349,805	-2,509,805	-1,579,805	-1,329,805
300	-488,565	-977,130	-3,497,130	-2,657,130	-1,727,130	-1,477,130
325	-562,228	-1,124,457	-3,644,457	-2,804,457	-1,874,457	-1,624,457
350	-635,891	-1,271,781	-3,791,781	-2,951,781	-2,021,781	-1,771,781

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£25

Bath NW/A & CV (E)

Private values £3184 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	-116,183	-232,366	-2,752,366	-1,912,366	-982,366	-732,366
10	-143,649	-287,298	-2,807,298	-2,007,298	-1,067,298	-787,298
25	-187,847	-375,694	-2,895,694	-2,055,694	-1,125,694	-875,694
50	-261,510	-523,021	-3,043,021	-2,203,021	-1,273,021	-1,023,021
75	-335,173	-670,345	-3,190,345	-2,350,345	-1,420,345	-1,170,345
100	-408,836	-817,672	-3,337,672	-2,497,672	-1,567,672	-1,317,672
125	-482,498	-964,997	-3,484,997	-2,644,997	-1,714,997	-1,464,997
150	-556,162	-1,112,323	-3,632,323	-2,792,323	-1,862,323	-1,612,323
175	-629,824	-1,259,648	-3,779,648	-2,939,648	-2,009,648	-1,759,648
200	-703,487	-1,406,974	-3,926,974	-3,086,974	-2,156,974	-1,906,974
225	-777,150	-1,554,299	-4,074,299	-3,234,299	-2,304,299	-2,054,299
250	-850,813	-1,701,626	-4,221,626	-3,381,626	-2,451,626	-2,201,626
275	-924,475	-1,848,950	-4,368,950	-3,528,950	-2,598,950	-2,348,950
300	-998,139	-1,996,277	-4,516,277	-3,676,277	-2,746,277	-2,496,277
325	-1,071,801	-2,143,602	-4,663,602	-3,823,602	-2,893,602	-2,643,602
350	-1,145,464	-2,290,928	-4,810,928	-3,970,928	-3,040,928	-2,790,928

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,733,843	3,467,685	947,685	1,787,685	2,717,685	2,967,685
10	1,675,957	3,351,913	831,913	1,671,913	2,601,913	2,851,913
25	1,633,858	3,267,717	747,717	1,587,717	2,517,717	2,767,717
50	1,563,696	3,127,391	607,391	1,447,391	2,377,391	2,627,391
75	1,493,532	2,987,064	467,064	1,307,064	2,237,064	2,487,064
100	1,423,368	2,846,737	326,737	1,166,737	2,096,737	2,346,737
125	1,353,205	2,706,409	186,409	1,026,409	1,956,409	2,206,409
150	1,282,874	2,565,747	45,747	885,747	1,815,747	2,065,747
175	1,211,563	2,423,126	-96,874	743,126	1,673,126	1,923,126
200	1,140,251	2,280,502	-239,498	600,502	1,530,502	1,780,502
225	1,068,940	2,137,880	-382,120	457,880	1,387,880	1,637,880
250	997,629	1,995,259	-524,741	315,259	1,245,259	1,495,259
275	926,318	1,852,637	-667,363	172,637	1,102,637	1,352,637
300	855,007	1,710,013	-809,987	30,013	960,013	1,210,013
325	783,696	1,567,392	-952,608	-112,608	817,392	1,067,392
350	712,385	1,424,770	-1,095,230	-255,230	674,770	924,770

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£300	£350	£350

Norton Radstock

Private values £2875 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	1,303,942	2,607,884	87,884	927,884	1,857,884	2,107,884
10	1,253,450	2,506,901	-13,099	826,901	1,756,901	2,006,901
25	1,211,352	2,422,704	-97,296	742,704	1,672,704	1,922,704
50	1,140,252	2,280,503	-239,497	600,503	1,530,503	1,780,503
75	1,068,941	2,137,881	-382,119	457,881	1,387,881	1,637,881
100	997,630	1,995,260	-524,740	315,260	1,245,260	1,495,260
125	926,319	1,852,638	-667,362	172,638	1,102,638	1,352,638
150	855,007	1,710,014	-809,986	30,014	960,014	1,210,014
175	783,696	1,567,393	-952,607	-112,607	817,393	1,067,393
200	712,385	1,424,771	-1,095,229	-255,229	674,771	924,771
225	641,074	1,282,147	-1,237,853	-397,853	532,147	782,147
250	569,763	1,139,526	-1,381,437	-541,437	389,526	639,526
275	498,452	996,903	-1,526,021	-686,021	247,003	496,003
300	427,141	854,280	-1,670,605	-830,605	104,505	343,505
325	355,830	711,657	-1,815,189	-975,189	-33,009	190,509
350	284,519	569,034	-1,959,773	-1,119,773	-181,257	58,743

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£150	£300	£350

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 6	
No of units	60 units
Density:	120 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 £5520 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	1,142,301	2,284,601	-235,399	604,601	1,534,601	1,784,601
10	1,093,039	2,186,077	-333,923	506,077	1,436,077	1,686,077
25	1,048,616	2,097,233	-422,767	417,233	1,347,233	1,597,233
50	974,577	1,949,155	-570,845	269,155	1,199,155	1,449,155
75	900,539	1,801,078	-718,922	121,078	1,051,078	1,301,078
100	826,500	1,653,000	-867,000	-27,000	903,000	1,153,000
125	752,462	1,504,924	-1,015,076	-175,076	754,924	1,004,924
150	678,424	1,356,848	-1,163,152	-323,152	606,848	856,848
175	604,385	1,208,770	-1,311,230	-471,230	458,770	708,770
200	530,347	1,060,694	-1,459,306	-619,306	310,694	560,694
225	456,309	912,617	-1,607,383	-767,383	162,617	412,617
250	382,270	764,539	-1,755,461	-915,461	14,539	264,539
275	308,232	616,463	-1,903,537	-1,063,537	-133,537	116,463
300	234,192	468,385	-2,051,615	-1,211,615	-281,615	-31,615
325	160,154	320,309	-2,199,691	-1,359,691	-429,691	-179,691
350	86,116	172,233	-2,347,767	-1,507,767	-577,767	-327,767

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£75	£250	£275

Bath rural/Bathavon

Private values £4543 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	1,840,555	3,681,110	1,161,110	2,001,110	2,931,110	3,181,110
10	1,779,760	3,559,521	1,039,521	1,879,521	2,809,521	3,059,521
25	1,736,052	3,472,104	952,104	1,792,104	2,722,104	2,972,104
50	1,663,206	3,326,411	806,411	1,646,411	2,576,411	2,826,411
75	1,590,358	3,180,717	660,717	1,500,717	2,430,717	2,680,717
100	1,517,511	3,035,022	515,022	1,355,022	2,285,022	2,535,022
125	1,444,664	2,889,327	369,327	1,209,327	2,139,327	2,389,327
150	1,371,817	2,743,635	223,635	1,063,635	1,993,635	2,243,635
175	1,298,970	2,597,940	77,940	917,940	1,847,940	2,097,940
200	1,226,123	2,452,246	-67,754	772,246	1,702,246	1,952,246
225	1,153,276	2,306,551	-213,449	626,551	1,556,551	1,806,551
250	1,080,429	2,160,858	-359,142	480,858	1,410,858	1,660,858
275	1,007,582	2,015,164	-504,836	335,164	1,265,164	1,515,164
300	934,601	1,869,202	-650,798	189,202	1,119,202	1,369,202
325	860,562	1,721,124	-798,876	41,124	971,124	1,221,124
350	786,524	1,573,048	-946,952	-106,952	823,048	1,073,048

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£325	£350	£350

Bath N & E

Private values £3811 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	921,541	1,843,082	-676,918	163,082	1,093,082	1,343,082
10	876,553	1,753,105	-786,895	73,105	1,003,105	1,253,105
25	832,844	1,665,688	-854,312	-14,312	915,688	1,165,688
50	759,471	1,518,942	-1,001,058	-161,058	768,942	1,018,942
75	685,432	1,370,864	-1,149,136	-309,136	620,864	870,864
100	611,394	1,222,788	-1,297,212	-457,212	472,788	722,788
125	537,355	1,074,710	-1,445,290	-605,290	324,710	574,710
150	463,317	926,634	-1,593,366	-753,366	176,634	426,634
175	389,279	778,558	-1,741,442	-901,442	28,558	278,558
200	315,240	630,479	-1,889,521	-1,049,521	-119,521	130,479
225	241,202	482,403	-2,037,597	-1,197,597	-267,597	-17,597
250	167,164	334,327	-2,185,673	-1,345,673	-415,673	-165,673
275	93,125	186,249	-2,333,751	-1,493,751	-563,751	-313,751
300	19,086	38,173	-2,481,827	-1,641,827	-711,827	-461,827
325	-55,851	-111,701	-2,631,701	-1,791,701	-861,701	-611,701
350	-131,100	-262,201	-2,782,201	-1,942,201	-1,012,201	-762,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£10	£175	£200

Site type 6

Chew Valley (W)

Private values £3450 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	229,984	459,968	-2,060,032	-1,220,032	-290,032	-40,032
10	196,413	392,827	-2,127,173	-1,287,173	-357,173	-107,173
25	151,990	303,980	-2,216,020	-1,376,020	-446,020	-196,020
50	77,951	155,902	-2,364,098	-1,524,098	-594,098	-344,098
75	3,913	7,826	-2,512,174	-1,672,174	-742,174	-492,174
100	-71,273	-142,545	-2,662,545	-1,822,545	-892,545	-642,545
125	-146,521	-293,043	-2,813,043	-1,973,043	-1,043,043	-793,043
150	-221,771	-443,542	-2,963,542	-2,123,542	-1,193,542	-943,542
175	-297,020	-594,041	-3,114,041	-2,274,041	-1,344,041	-1,094,041
200	-372,270	-744,540	-3,264,540	-2,424,540	-1,494,540	-1,244,540
225	-447,519	-895,039	-3,415,039	-2,575,039	-1,645,039	-1,395,039
250	-522,769	-1,045,538	-3,565,538	-2,725,538	-1,795,538	-1,545,538
275	-598,018	-1,196,035	-3,716,035	-2,876,035	-1,946,035	-1,696,035
300	-673,267	-1,346,534	-3,866,534	-3,026,534	-2,096,534	-1,846,534
325	-748,517	-1,497,033	-4,017,033	-3,177,033	-2,247,033	-1,997,033
350	-823,766	-1,647,532	-4,167,532	-3,327,532	-2,397,532	-2,147,532

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 £3184 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	-284,745	-569,490	-3,089,490	-2,249,490	-1,319,490	-1,069,490
10	-309,947	-619,894	-3,139,894	-2,299,894	-1,369,894	-1,119,894
25	-355,097	-710,193	-3,230,193	-2,390,193	-1,460,193	-1,210,193
50	-430,346	-860,692	-3,380,692	-2,540,692	-1,610,692	-1,360,692
75	-505,596	-1,011,191	-3,531,191	-2,691,191	-1,761,191	-1,511,191
100	-580,845	-1,161,690	-3,681,690	-2,841,690	-1,911,690	-1,661,690
125	-656,095	-1,312,189	-3,832,189	-2,992,189	-2,062,189	-1,812,189
150	-731,343	-1,462,687	-3,982,687	-3,142,687	-2,212,687	-1,962,687
175	-806,593	-1,613,186	-4,133,186	-3,293,186	-2,363,186	-2,113,186
200	-881,842	-1,763,685	-4,283,685	-3,443,685	-2,513,685	-2,263,685
225	-957,092	-1,914,184	-4,434,184	-3,594,184	-2,664,184	-2,414,184
250	-1,032,341	-2,064,683	-4,584,683	-3,744,683	-2,814,683	-2,564,683
275	-1,107,590	-2,215,180	-4,735,180	-3,895,180	-2,965,180	-2,715,180
300	-1,182,840	-2,365,679	-4,885,679	-4,045,679	-3,115,679	-2,865,679
325	-1,258,089	-2,516,178	-5,036,178	-4,196,178	-3,266,178	-3,016,178
350	-1,333,339	-2,666,677	-5,186,677	-4,346,677	-3,416,677	-3,166,677

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,619,873	3,239,746	719,746	1,559,746	2,489,746	2,739,746
10	1,563,342	3,126,684	606,684	1,446,684	2,376,684	2,626,684
25	1,520,337	3,040,675	520,675	1,360,675	2,290,675	2,540,675
50	1,448,663	2,897,325	377,325	1,217,325	2,147,325	2,397,325
75	1,376,988	2,753,976	233,976	1,073,976	2,003,976	2,253,976
100	1,305,313	2,610,626	90,626	930,626	1,860,626	2,110,626
125	1,232,664	2,465,328	-54,672	785,328	1,715,328	1,965,328
150	1,159,817	2,319,633	-200,367	639,633	1,569,633	1,819,633
175	1,086,969	2,173,939	-346,061	493,939	1,423,939	1,673,939
200	1,014,122	2,028,244	-491,756	348,244	1,278,244	1,528,244
225	941,276	1,882,551	-637,449	202,551	1,132,551	1,382,551
250	868,428	1,736,857	-783,143	56,857	986,857	1,236,857
275	795,581	1,591,162	-928,838	-88,838	841,162	1,091,162
300	722,734	1,445,468	-1,074,532	-234,532	695,468	945,468
325	649,888	1,299,775	-1,220,225	-380,225	549,775	799,775
350	575,902	1,151,804	-1,368,196	-528,196	401,804	651,804

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£350	£350

Norton Radstock

Private values £2875 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	1,189,491	2,378,981	-141,019	698,981	1,628,981	1,878,981
10	1,139,893	2,279,786	-240,214	599,786	1,529,786	1,779,786
25	1,096,186	2,192,371	-327,629	512,371	1,442,371	1,692,371
50	1,023,338	2,046,677	-473,323	366,677	1,296,677	1,546,677
75	950,491	1,900,982	-619,018	220,982	1,150,982	1,400,982
100	877,644	1,755,287	-764,713	75,287	1,005,287	1,255,287
125	804,797	1,609,595	-910,405	-70,405	859,595	1,109,595
150	731,950	1,463,900	-1,056,100	-216,100	713,900	963,900
175	659,103	1,318,206	-1,201,794	-361,794	568,206	818,206
200	586,044	1,172,089	-1,347,911	-507,911	422,089	672,089
225	512,005	1,024,011	-1,495,989	-655,989	274,011	524,011
250	437,967	875,934	-1,644,066	-804,066	125,934	375,934
275	363,929	727,858	-1,792,142	-952,142	-22,142	227,858
300	289,890	579,780	-1,940,220	-1,100,220	-170,220	79,780
325	215,852	431,704	-2,088,296	-1,248,296	-318,296	-68,296
350	141,813	283,626	-2,236,374	-1,396,374	-466,374	-216,374

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£300

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 7	
No of units	60 units
Density:	120 dph
CSH level:	1

Affordable %	
% rented	30%
% intermed	25%

Site area	
0.50 ha	
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £5520 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	888,908	1,777,816	-742,184	97,816	1,027,816	1,277,816
10	843,335	1,686,670	-833,330	6,670	936,670	1,186,670
25	797,909	1,595,817	-924,183	-84,183	845,817	1,095,817
50	722,197	1,444,394	-1,075,606	-235,606	694,394	944,394
75	646,486	1,292,973	-1,227,027	-387,027	542,973	792,973
100	570,776	1,141,552	-1,378,448	-538,448	391,552	641,552
125	495,064	990,129	-1,529,871	-689,871	240,129	490,129
150	419,354	838,708	-1,681,292	-841,292	88,708	338,708
175	343,643	687,286	-1,832,714	-992,714	-62,714	187,286
200	267,932	535,863	-1,984,137	-1,144,137	-214,137	35,863
225	192,221	384,442	-2,135,558	-1,295,558	-365,558	-115,558
250	116,510	233,019	-2,286,981	-1,446,981	-516,981	-266,981
275	40,799	81,598	-2,438,402	-1,598,402	-668,402	-418,402
300	-35,483	-70,965	-2,590,965	-1,750,965	-820,965	-570,965
325	-112,432	-224,864	-2,744,864	-1,904,864	-974,864	-724,864
350	-189,382	-378,764	-2,898,764	-2,058,764	-1,128,764	-878,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£10	£150	£200

Bath rural/Bathavon

Private values £4543 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	1,655,246	3,310,491	790,491	1,630,491	2,560,491	2,810,491
10	1,596,980	3,193,959	673,959	1,513,959	2,443,959	2,693,959
25	1,552,284	3,104,568	584,568	1,424,568	2,354,568	2,604,568
50	1,477,792	2,955,584	435,584	1,275,584	2,205,584	2,455,584
75	1,403,299	2,806,597	286,597	1,126,597	2,056,597	2,306,597
100	1,328,806	2,657,613	137,613	977,613	1,907,613	2,157,613
125	1,254,313	2,508,626	-11,374	828,626	1,758,626	2,008,626
150	1,179,821	2,359,642	-160,358	679,642	1,609,642	1,859,642
175	1,105,329	2,210,658	-309,342	530,658	1,460,658	1,710,658
200	1,030,836	2,061,671	-458,329	381,671	1,311,671	1,561,671
225	956,343	1,912,687	-607,313	232,687	1,162,687	1,412,687
250	880,852	1,763,703	-758,297	81,703	1,013,703	1,263,703
275	805,141	1,614,282	-909,718	-69,718	860,282	1,114,282
300	729,429	1,464,859	-1,061,141	-221,141	708,859	958,859
325	653,719	1,307,438	-1,212,562	-372,562	557,438	807,438
350	578,007	1,156,015	-1,363,985	-523,985	406,015	656,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£350	£350

Bath N & E

Private values £3811 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	745,733	1,491,466	-1,028,534	-188,534	741,466	991,466
10	702,623	1,405,247	-1,114,753	-274,753	655,247	905,247
25	657,197	1,314,394	-1,205,606	-365,606	564,394	814,394
50	581,485	1,162,971	-1,357,029	-517,029	412,971	662,971
75	505,775	1,011,550	-1,508,450	-668,450	261,550	511,550
100	430,063	860,126	-1,659,874	-819,874	110,126	360,126
125	354,353	708,705	-1,811,295	-971,295	-41,295	208,705
150	278,642	557,284	-1,962,716	-1,122,716	-192,716	57,284
175	202,931	405,861	-2,114,139	-1,274,139	-344,139	-94,139
200	127,220	254,440	-2,265,560	-1,425,560	-495,560	-245,560
225	51,509	103,019	-2,416,981	-1,576,981	-646,981	-396,981
250	-24,597	-49,195	-2,569,195	-1,729,195	-799,195	-549,195
275	-101,547	-203,095	-2,723,095	-1,883,095	-953,095	-703,095
300	-176,497	-356,993	-2,876,993	-2,036,993	-1,106,993	-856,993
325	-255,446	-510,891	-3,030,891	-2,190,891	-1,260,891	-1,010,891
350	-332,395	-664,789	-3,184,789	-2,344,789	-1,414,789	-1,164,789

Maximum CIL rates (per square metre)

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

Site type 7

Chew Valley (W)

Private values £3450 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	52,288	104,576	-2,415,424	-1,575,424	-645,424	-395,424
10	21,104	42,208	-2,477,792	-1,637,792	-707,792	-457,792
25	-24,721	-49,441	-2,569,441	-1,729,441	-799,441	-549,441
50	-101,670	-203,339	-2,723,339	-1,883,339	-953,339	-703,339
75	-178,619	-357,238	-2,877,238	-2,037,238	-1,107,238	-857,238
100	-255,568	-511,136	-3,031,136	-2,191,136	-1,261,136	-1,011,136
125	-332,518	-665,036	-3,185,036	-2,345,036	-1,415,036	-1,165,036
150	-409,467	-818,934	-3,338,934	-2,498,934	-1,568,934	-1,318,934
175	-486,416	-972,832	-3,492,832	-2,652,832	-1,722,832	-1,472,832
200	-563,365	-1,126,730	-3,646,730	-2,806,730	-1,876,730	-1,626,730
225	-640,314	-1,280,628	-3,800,628	-2,960,628	-2,030,628	-1,780,628
250	-717,263	-1,434,527	-3,954,527	-3,114,527	-2,184,527	-1,934,527
275	-794,212	-1,588,425	-4,108,425	-3,268,425	-2,338,425	-2,088,425
300	-871,162	-1,742,325	-4,262,325	-3,422,325	-2,492,325	-2,242,325
325	-948,111	-1,896,223	-4,416,223	-3,576,223	-2,646,223	-2,396,223
350	-1,025,061	-2,050,121	-4,570,121	-3,730,121	-2,800,121	-2,550,121

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 £3184 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	-465,347	-930,695	-3,450,695	-2,610,695	-1,680,695	-1,430,695
10	-488,124	-976,248	-3,496,248	-2,656,248	-1,726,248	-1,476,248
25	-534,293	-1,068,586	-3,588,586	-2,748,586	-1,818,586	-1,568,586
50	-611,242	-1,222,484	-3,742,484	-2,902,484	-1,972,484	-1,722,484
75	-688,191	-1,376,383	-3,896,383	-3,056,383	-2,126,383	-1,876,383
100	-765,140	-1,530,281	-4,050,281	-3,210,281	-2,280,281	-2,030,281
125	-842,090	-1,684,181	-4,204,181	-3,364,181	-2,434,181	-2,184,181
150	-919,039	-1,838,079	-4,358,079	-3,518,079	-2,588,079	-2,338,079
175	-995,989	-1,991,977	-4,511,977	-3,671,977	-2,741,977	-2,491,977
200	-1,072,938	-2,145,875	-4,665,875	-3,825,875	-2,895,875	-2,645,875
225	-1,149,887	-2,299,773	-4,819,773	-3,979,773	-3,049,773	-2,799,773
250	-1,226,836	-2,453,672	-4,973,672	-4,133,672	-3,203,672	-2,953,672
275	-1,303,785	-2,607,570	-5,127,570	-4,287,570	-3,357,570	-3,107,570
300	-1,380,735	-2,761,470	-5,281,470	-4,441,470	-3,511,470	-3,261,470
325	-1,457,684	-2,915,368	-5,435,368	-4,595,368	-3,665,368	-3,415,368
350	-1,534,633	-3,069,266	-5,589,266	-4,749,266	-3,819,266	-3,569,266

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,497,761	2,995,523	475,523	1,315,523	2,245,523	2,495,523
10	1,442,684	2,885,367	365,367	1,205,367	2,135,367	2,385,367
25	1,398,708	2,797,415	277,415	1,117,415	2,047,415	2,297,415
50	1,325,414	2,650,828	130,828	970,828	1,900,828	2,150,828
75	1,251,447	2,502,894	-17,106	822,894	1,752,894	2,002,894
100	1,176,955	2,353,910	-166,090	673,910	1,603,910	1,853,910
125	1,102,462	2,204,923	-315,077	524,923	1,454,923	1,704,923
150	1,027,969	2,055,939	-464,061	375,939	1,305,939	1,555,939
175	953,476	1,906,953	-613,047	226,953	1,156,953	1,406,953
200	878,984	1,757,968	-762,032	77,968	1,007,968	1,257,968
225	804,492	1,608,984	-911,016	-71,016	858,984	1,108,984
250	729,999	1,459,997	-1,060,003	-220,003	709,997	959,997
275	655,506	1,311,013	-1,208,987	-368,987	561,013	811,013
300	579,940	1,159,880	-1,360,120	-520,120	409,880	659,880
325	504,229	1,008,459	-1,511,541	-671,541	258,459	508,459
350	428,519	857,038	-1,662,962	-822,962	107,038	357,038

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£200	£350	£350

Norton Radstock

Private values £2875 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	1,065,382	2,130,764	-389,236	450,764	1,380,764	1,630,764
10	1,017,262	2,034,523	-485,477	354,523	1,284,523	1,534,523
25	972,566	1,945,132	-574,868	265,132	1,195,132	1,445,132
50	898,074	1,796,148	-723,852	116,148	1,046,148	1,296,148
75	823,581	1,647,161	-872,839	-32,839	897,161	1,147,161
100	749,088	1,498,177	-1,021,823	-181,823	748,177	998,177
125	674,595	1,349,190	-1,170,810	-330,810	599,190	849,190
150	600,103	1,200,206	-1,319,794	-479,794	450,206	700,206
175	524,407	1,048,813	-1,471,187	-631,187	298,813	548,813
200	448,695	897,390	-1,622,610	-782,610	147,390	397,390
225	372,985	745,969	-1,774,031	-934,031	-4,031	245,969
250	297,274	594,548	-1,925,452	-1,085,452	-155,452	94,548
275	221,562	443,125	-2,076,875	-1,236,875	-306,875	-56,875
300	145,852	291,704	-2,228,296	-1,388,296	-458,296	-208,296
325	70,140	140,281	-2,379,719	-1,539,719	-609,719	-359,719
350	-5,661	-11,322	-2,531,322	-1,691,322	-761,322	-511,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£200	£250

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 8	
No of units	60 units
Density:	120 dph
CSH level:	1

Affordable %	
% rented	30%
% intermed	25%

Site area	
0.50 ha	
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre Private values £5520 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	616,745	1,233,489	-1,286,511	-446,511	483,489	733,489
10	575,134	1,150,269	-1,369,731	-529,731	400,269	650,269
25	528,631	1,057,261	-1,462,739	-622,739	307,261	557,261
50	451,123	902,246	-1,617,754	-777,754	152,246	402,246
75	373,615	747,231	-1,772,769	-932,769	-2,769	247,231
100	296,108	592,216	-1,927,784	-1,087,784	-157,784	92,216
125	218,601	437,203	-2,082,797	-1,242,797	-312,797	-62,797
150	141,094	282,187	-2,237,813	-1,397,813	-467,813	-217,813
175	63,586	127,172	-2,392,828	-1,552,828	-622,828	-372,828
200	-14,149	-28,298	-2,548,298	-1,708,298	-778,298	-528,298
225	-92,924	-185,849	-2,705,849	-1,865,849	-935,849	-685,849
250	-171,699	-343,397	-2,863,397	-2,023,397	-1,093,397	-843,397
275	-250,474	-500,948	-3,020,948	-2,180,948	-1,250,948	-1,000,948
300	-329,249	-658,498	-3,178,498	-2,338,498	-1,408,498	-1,158,498
325	-408,024	-816,049	-3,336,049	-2,496,049	-1,566,049	-1,316,049
350	-486,799	-973,597	-3,493,597	-2,653,597	-1,723,597	-1,473,597

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£100

Bath rural/Bathavon Private values £4543 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	1,456,210	2,912,419	392,419	1,232,419	2,162,419	2,412,419
10	1,400,660	2,801,320	281,320	1,121,320	2,051,320	2,301,320
25	1,354,904	2,709,807	189,807	1,029,807	1,959,807	2,209,807
50	1,278,643	2,557,286	37,286	877,286	1,807,286	2,057,286
75	1,202,384	2,404,767	-115,233	724,767	1,654,767	1,904,767
100	1,126,123	2,252,246	-267,754	572,246	1,502,246	1,752,246
125	1,049,864	2,099,727	-420,273	419,727	1,349,727	1,599,727
150	973,603	1,947,206	-572,794	267,206	1,197,206	1,447,206
175	896,597	1,793,194	-726,806	113,194	1,043,194	1,293,194
200	819,090	1,638,181	-881,819	-41,819	888,181	1,138,181
225	741,583	1,483,166	-1,036,834	-196,834	733,166	983,166
250	664,075	1,328,150	-1,191,850	-351,850	578,150	828,150
275	586,568	1,173,135	-1,346,865	-506,865	423,135	673,135
300	509,061	1,018,122	-1,501,878	-661,878	268,122	518,122
325	431,554	863,107	-1,656,893	-816,893	113,107	363,107
350	354,046	708,092	-1,811,908	-971,908	-41,908	208,092

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£50	£175	£325	£350

Bath N & E Private values £3811 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	554,875	1,109,749	-1,410,251	-570,251	359,749	609,749
10	514,328	1,028,656	-1,491,344	-651,344	278,656	528,656
25	467,824	935,648	-1,584,352	-744,352	185,648	435,648
50	390,317	780,633	-1,739,367	-899,367	30,633	280,633
75	312,809	625,618	-1,894,382	-1,054,382	-124,382	125,618
100	235,301	470,603	-2,049,397	-1,209,397	-279,397	-29,397
125	157,794	315,588	-2,204,412	-1,364,412	-434,412	-184,412
150	80,287	160,575	-2,359,425	-1,519,425	-589,425	-339,425
175	2,780	5,560	-2,514,440	-1,674,440	-744,440	-494,440
200	-75,950	-151,900	-2,671,900	-1,831,900	-901,900	-651,900
225	-154,724	-309,449	-2,829,449	-1,989,449	-1,059,449	-809,449
250	-233,500	-466,999	-2,986,999	-2,146,999	-1,216,999	-966,999
275	-312,275	-624,550	-3,144,550	-2,304,550	-1,374,550	-1,124,550
300	-391,050	-782,101	-3,302,101	-2,462,101	-1,532,101	-1,282,101
325	-469,825	-939,649	-3,459,649	-2,619,649	-1,689,649	-1,439,649
350	-548,600	-1,097,200	-3,617,200	-2,777,200	-1,847,200	-1,597,200

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£75

Site type 8

Chew Valley (W)

Private values £3450 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	-140,837	-281,675	-2,801,675	-1,961,675	-1,031,675	-781,675
10	-169,925	-339,850	-2,859,850	-2,019,850	-1,089,850	-839,850
25	-217,190	-434,381	-2,954,381	-2,114,381	-1,184,381	-934,381
50	-295,966	-591,931	-3,111,931	-2,271,931	-1,341,931	-1,091,931
75	-374,741	-749,482	-3,269,482	-2,429,482	-1,499,482	-1,249,482
100	-453,516	-907,032	-3,427,032	-2,587,032	-1,657,032	-1,407,032
125	-532,290	-1,064,581	-3,584,581	-2,744,581	-1,814,581	-1,564,581
150	-611,066	-1,222,131	-3,742,131	-2,902,131	-1,972,131	-1,722,131
175	-689,841	-1,379,682	-3,899,682	-3,059,682	-2,129,682	-1,879,682
200	-768,615	-1,537,230	-4,057,230	-3,217,230	-2,287,230	-2,037,230
225	-847,390	-1,694,781	-4,214,781	-3,374,781	-2,444,781	-2,194,781
250	-926,166	-1,852,331	-4,372,331	-3,532,331	-2,602,331	-2,352,331
275	-1,004,941	-2,009,882	-4,529,882	-3,689,882	-2,759,882	-2,509,882
300	-1,083,715	-2,167,430	-4,687,430	-3,847,430	-2,917,430	-2,667,430
325	-1,162,490	-2,324,981	-4,844,981	-4,004,981	-3,074,981	-2,824,981
350	-1,241,266	-2,482,531	-5,002,531	-4,162,531	-3,232,531	-2,982,531

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 £3184 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	-659,328	-1,318,655	-3,838,655	-2,998,655	-2,068,655	-1,818,655
10	-679,499	-1,358,997	-3,878,997	-3,038,997	-2,108,997	-1,858,997
25	-726,763	-1,453,526	-3,973,526	-3,133,526	-2,203,526	-1,953,526
50	-805,538	-1,611,076	-4,131,076	-3,291,076	-2,361,076	-2,111,076
75	-884,313	-1,768,627	-4,288,627	-3,448,627	-2,518,627	-2,268,627
100	-963,089	-1,926,177	-4,446,177	-3,606,177	-2,676,177	-2,426,177
125	-1,041,863	-2,083,726	-4,603,726	-3,763,726	-2,833,726	-2,583,726
150	-1,120,638	-2,241,276	-4,761,276	-3,921,276	-2,991,276	-2,741,276
175	-1,199,413	-2,398,827	-4,918,827	-4,078,827	-3,148,827	-2,898,827
200	-1,278,189	-2,556,377	-5,076,377	-4,236,377	-3,306,377	-3,056,377
225	-1,356,963	-2,713,926	-5,233,926	-4,393,926	-3,463,926	-3,213,926
250	-1,435,738	-2,871,476	-5,391,476	-4,551,476	-3,621,476	-3,371,476
275	-1,514,513	-3,029,027	-5,549,027	-4,709,027	-3,779,027	-3,529,027
300	-1,593,288	-3,186,575	-5,706,575	-4,866,575	-3,936,575	-3,686,575
325	-1,672,063	-3,344,126	-5,864,126	-5,024,126	-4,094,126	-3,844,126
350	-1,750,838	-3,501,676	-6,021,676	-5,181,676	-4,251,676	-4,001,676

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,366,606	2,733,212	213,212	1,053,212	1,983,212	2,233,212
10	1,313,088	2,626,176	106,176	946,176	1,876,176	2,126,176
25	1,267,656	2,535,312	15,312	855,312	1,785,312	2,035,312
50	1,191,396	2,382,791	-137,209	702,791	1,632,791	1,882,791
75	1,115,136	2,230,272	-289,728	550,272	1,480,272	1,730,272
100	1,038,876	2,077,751	-442,249	397,751	1,327,751	1,577,751
125	962,616	1,925,232	-594,768	245,232	1,175,232	1,425,232
150	886,356	1,772,711	-747,289	92,711	1,022,711	1,272,711
175	810,096	1,620,192	-899,808	-59,808	870,192	1,120,192
200	733,836	1,467,671	-1,052,329	-212,329	717,671	967,671
225	657,575	1,315,150	-1,204,850	-364,850	565,150	815,150
250	580,248	1,160,495	-1,359,505	-519,505	410,495	660,495
275	502,740	1,005,480	-1,514,520	-674,520	255,480	505,480
300	425,232	850,465	-1,669,535	-829,535	100,465	350,465
325	347,725	695,450	-1,824,550	-984,550	-54,550	195,450
350	270,217	540,434	-1,979,566	-1,139,566	-209,566	40,434

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£150	£300	£350

Norton Radstock

Private values £2875 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	932,081	1,864,162	-655,838	184,162	1,114,162	1,364,162
10	885,546	1,771,092	-748,908	91,092	1,021,092	1,271,092
25	839,790	1,679,579	-840,421	-421	929,579	1,179,579
50	763,530	1,527,060	-992,940	-152,940	777,060	1,027,060
75	687,270	1,374,539	-1,145,461	-305,461	624,539	874,539
100	611,009	1,222,018	-1,297,982	-457,982	472,018	722,018
125	533,695	1,067,390	-1,452,610	-612,610	317,390	567,390
150	456,188	912,375	-1,607,625	-767,625	162,375	412,375
175	378,680	757,360	-1,762,640	-922,640	7,360	257,360
200	301,173	602,345	-1,917,655	-1,077,655	-147,655	102,345
225	223,666	447,332	-2,072,668	-1,232,668	-302,668	-52,668
250	146,158	292,317	-2,227,683	-1,387,683	-457,683	-207,683
275	68,651	137,302	-2,382,698	-1,542,698	-612,698	-362,698
300	-9,001	-18,003	-2,538,003	-1,698,003	-768,003	-518,003
325	-87,777	-175,553	-2,693,553	-1,853,553	-923,553	-673,553
350	-166,551	-333,102	-2,849,102	-2,013,102	-1,083,102	-833,102

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£10	£175	£200

Community Infrastructure Levy
BANES CIL 2014 update

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

Site type 9	
No of units	60 units
Density:	120 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 £5520 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	323,647	647,294	-1,872,706	-1,032,706	-102,706	147,294
10	286,303	572,607	-1,947,393	-1,107,393	-177,393	72,607
25	238,638	477,277	-2,042,723	-1,202,723	-272,723	-22,723
50	159,196	318,392	-2,201,608	-1,361,608	-431,608	-181,608
75	79,754	159,508	-2,360,492	-1,520,492	-590,492	-340,492
100	313	625	-2,519,375	-1,679,375	-749,375	-499,375
125	-80,423	-160,847	-2,680,847	-1,840,847	-910,847	-660,847
150	-161,165	-322,330	-2,842,330	-2,002,330	-1,072,330	-822,330
175	-241,907	-483,813	-3,003,813	-2,163,813	-1,233,813	-983,813
200	-322,647	-645,294	-3,165,294	-2,325,294	-1,395,294	-1,145,294
225	-403,389	-806,777	-3,326,777	-2,486,777	-1,556,777	-1,306,777
250	-484,130	-968,260	-3,488,260	-2,648,260	-1,718,260	-1,468,260
275	-564,871	-1,129,741	-3,649,741	-2,809,741	-1,879,741	-1,629,741
300	-645,612	-1,291,225	-3,811,225	-2,971,225	-2,041,225	-1,791,225
325	-726,354	-1,452,708	-3,972,708	-3,132,708	-2,202,708	-1,952,708
350	-807,094	-1,614,189	-4,134,189	-3,294,189	-2,364,189	-2,114,189

Maximum CIL rates (per square metre)

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

Bath rural/Bathavon

Private values £4543 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	1,241,862	2,483,725	-36,275	803,725	1,733,725	1,983,725
10	1,189,238	2,378,476	-141,524	698,476	1,628,476	1,878,476
25	1,142,340	2,284,681	-235,319	604,681	1,534,681	1,784,681
50	1,064,176	2,128,352	-391,648	448,352	1,378,352	1,628,352
75	986,013	1,972,026	-547,974	292,026	1,222,026	1,472,026
100	907,276	1,814,551	-705,449	134,551	1,064,551	1,314,551
125	827,833	1,655,667	-864,333	-24,333	905,667	1,155,667
150	748,392	1,496,784	-1,023,216	-183,216	746,784	996,784
175	668,950	1,337,900	-1,182,100	-342,100	587,900	837,900
200	589,508	1,179,015	-1,340,985	-500,985	429,015	679,015
225	510,066	1,020,133	-1,499,867	-659,867	270,133	520,133
250	430,624	861,248	-1,658,752	-818,752	111,248	361,248
275	351,182	702,364	-1,817,636	-977,636	-47,636	202,364
300	271,741	543,481	-1,976,519	-1,136,519	-206,519	43,481
325	192,298	384,597	-2,135,403	-1,295,403	-365,403	-115,403
350	112,856	225,712	-2,294,288	-1,454,288	-524,288	-274,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£300

Bath N & E

Private values £3811 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	349,334	698,667	-1,821,333	-981,333	-51,333	198,667
10	311,549	623,099	-1,896,901	-1,056,901	-126,901	123,099
25	263,883	527,767	-1,992,233	-1,152,233	-222,233	27,767
50	184,442	368,884	-2,151,116	-1,311,116	-381,116	-131,116
75	105,000	210,000	-2,310,000	-1,470,000	-540,000	-290,000
100	25,558	51,115	-2,468,885	-1,628,885	-698,885	-448,885
125	-54,765	-109,530	-2,629,530	-1,789,530	-859,530	-609,530
150	-135,507	-271,013	-2,791,013	-1,951,013	-1,021,013	-771,013
175	-216,247	-432,495	-2,952,495	-2,112,495	-1,182,495	-932,495
200	-296,989	-593,978	-3,113,978	-2,273,978	-1,343,978	-1,093,978
225	-377,730	-755,461	-3,275,461	-2,435,461	-1,505,461	-1,255,461
250	-458,471	-916,942	-3,436,942	-2,596,942	-1,666,942	-1,416,942
275	-539,212	-1,078,425	-3,598,425	-2,758,425	-1,828,425	-1,578,425
300	-619,954	-1,239,908	-3,759,908	-2,919,908	-1,989,908	-1,739,908
325	-700,695	-1,401,389	-3,921,389	-3,081,389	-2,151,389	-1,901,389
350	-781,436	-1,562,872	-4,082,872	-3,242,872	-2,312,872	-2,062,872

Maximum CIL rates (per square metre)

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

Site type 9

Chew Valley (W)

Private values £3450 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	-349,740	-699,480	-3,219,480	-2,379,480	-1,449,480	-1,199,480
10	-376,021	-752,043	-3,272,043	-2,432,043	-1,502,043	-1,252,043
25	-424,466	-848,932	-3,368,932	-2,528,932	-1,598,932	-1,348,932
50	-505,207	-1,010,415	-3,530,415	-2,690,415	-1,760,415	-1,510,415
75	-585,948	-1,171,896	-3,691,896	-2,851,896	-1,921,896	-1,671,896
100	-666,690	-1,333,379	-3,853,379	-3,013,379	-2,083,379	-1,833,379
125	-747,431	-1,494,862	-4,014,862	-3,174,862	-2,244,862	-1,994,862
150	-828,173	-1,656,345	-4,176,345	-3,336,345	-2,406,345	-2,156,345
175	-908,913	-1,817,826	-4,337,826	-3,497,826	-2,567,826	-2,317,826
200	-989,655	-1,979,309	-4,499,309	-3,659,309	-2,729,309	-2,479,309
225	-1,070,396	-2,140,793	-4,660,793	-3,820,793	-2,890,793	-2,640,793
250	-1,151,137	-2,302,274	-4,822,274	-3,982,274	-3,052,274	-2,802,274
275	-1,231,878	-2,463,757	-4,983,757	-4,143,757	-3,213,757	-2,963,757
300	-1,312,620	-2,625,240	-5,145,240	-4,305,240	-3,375,240	-3,125,240
325	-1,393,360	-2,786,721	-5,306,721	-4,466,721	-3,536,721	-3,286,721
350	-1,474,102	-2,948,204	-5,468,204	-4,628,204	-3,698,204	-3,448,204

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 £3184 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	-868,230	-1,736,460	-4,256,460	-3,416,460	-2,496,460	-2,236,460
10	-885,594	-1,771,188	-4,291,188	-3,451,188	-2,521,188	-2,271,188
25	-934,038	-1,868,077	-4,388,077	-3,548,077	-2,618,077	-2,368,077
50	-1,014,780	-2,029,560	-4,549,560	-3,709,560	-2,779,560	-2,529,560
75	-1,095,522	-2,191,043	-4,711,043	-3,871,043	-2,941,043	-2,691,043
100	-1,176,262	-2,352,524	-4,872,524	-4,032,524	-3,102,524	-2,852,524
125	-1,257,004	-2,514,007	-5,034,007	-4,194,007	-3,264,007	-3,014,007
150	-1,337,745	-2,675,490	-5,195,490	-4,355,490	-3,425,490	-3,175,490
175	-1,418,486	-2,836,971	-5,356,971	-4,516,971	-3,586,971	-3,336,971
200	-1,499,227	-2,998,454	-5,518,454	-4,678,454	-3,748,454	-3,498,454
225	-1,579,969	-3,159,937	-5,679,937	-4,839,937	-3,909,937	-3,659,937
250	-1,660,709	-3,321,419	-5,841,419	-5,001,419	-4,071,419	-3,821,419
275	-1,741,451	-3,482,902	-6,002,902	-5,162,902	-4,232,902	-3,982,902
300	-1,822,192	-3,644,385	-6,164,385	-5,324,385	-4,394,385	-4,144,385
325	-1,902,933	-3,805,866	-6,325,866	-5,485,866	-4,555,866	-4,305,866
350	-1,983,674	-3,967,349	-6,487,349	-5,647,349	-4,717,349	-4,467,349

Maximum CIL rates (per square metre)

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

Keynsham

Private values £3105 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	1,223,879	2,447,758	-72,242	767,758	1,697,758	1,947,758
10	1,171,564	2,343,128	-176,872	663,128	1,593,128	1,843,128
25	1,124,666	2,249,333	-270,667	569,333	1,499,333	1,749,333
50	1,046,503	2,093,007	-426,993	413,007	1,343,007	1,593,007
75	968,339	1,936,678	-583,322	256,678	1,186,678	1,436,678
100	890,176	1,780,352	-739,648	100,352	1,030,352	1,280,352
125	812,012	1,624,024	-895,976	-55,976	874,024	1,124,024
150	733,849	1,467,697	-1,052,303	-212,303	717,697	967,697
175	655,685	1,311,371	-1,208,629	-368,629	561,371	811,371
200	576,391	1,152,783	-1,367,217	-527,217	402,783	652,783
225	496,949	993,898	-1,526,102	-686,102	243,898	493,898
250	417,508	835,016	-1,684,984	-844,984	85,016	335,016
275	338,066	676,131	-1,843,869	-1,003,869	-73,869	176,131
300	258,623	517,247	-2,002,753	-1,162,753	-232,753	17,247
325	179,182	358,364	-2,161,636	-1,321,636	-391,636	-141,636
350	99,740	199,480	-2,320,520	-1,480,520	-550,520	-300,520

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£300

Norton Radstock

Private values £2875 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	788,526	1,577,052	-942,948	-102,948	827,052	1,077,052
10	743,699	1,487,397	-1,032,603	-192,603	737,397	987,397
25	696,800	1,393,600	-1,126,400	-286,400	643,600	893,600
50	618,637	1,237,273	-1,282,727	-442,727	487,273	737,273
75	539,513	1,079,025	-1,440,975	-600,975	329,025	579,025
100	460,070	920,141	-1,599,859	-759,859	170,141	420,141
125	380,628	761,256	-1,758,744	-918,744	11,256	261,256
150	301,187	602,374	-1,917,626	-1,077,626	-147,626	102,374
175	221,745	443,489	-2,076,511	-1,236,511	-306,511	-56,511
200	142,302	284,605	-2,235,395	-1,395,395	-465,395	-215,395
225	62,861	125,722	-2,394,278	-1,554,278	-624,278	-374,278
250	-16,852	-33,704	-2,553,704	-1,713,704	-783,704	-533,704
275	-97,594	-195,187	-2,715,187	-1,875,187	-945,187	-695,187
300	-178,335	-356,670	-2,876,670	-2,036,670	-1,106,670	-856,670
325	-259,076	-518,151	-3,038,151	-2,198,151	-1,268,151	-1,018,151
350	-339,817	-679,634	-3,199,634	-2,359,634	-1,429,634	-1,179,634

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£125	£150