

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

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**40% Affordable Housing**

**Site type 60 units - 85% gross to net**

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	0	175	350	350
Bath rural/Bathavon	275	350	350	350
Bath N & E	#N/A	100	300	350
Chew Valley (W)	#N/A	#N/A	50	100
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	200	350	350	350
Norton Radstock	25	200	350	350

**Site type 60 units - 82.5% gross to net**

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	100	300	350
Bath rural/Bathavon	200	350	350	350
Bath N & E	#N/A	50	250	300
Chew Valley (W)	#N/A	#N/A	#N/A	50
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	150	325	350	350
Norton Radstock	0	175	350	350

**Site type 60 units - 80% gross to net**

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	25	200	250
Bath rural/Bathavon	150	325	350	350
Bath N & E	#N/A	0	175	225
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	275	350	350
Norton Radstock	#N/A	125	325	350

**Site type 60 units - 77.5% gross to net**

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	#N/A	125	175
Bath rural/Bathavon	75	250	350	350
Bath N & E	#N/A	#N/A	125	175
Chew Valley (W)	#N/A	#N/A	#N/A	#N/A
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	50	250	350	350
Norton Radstock	#N/A	75	275	325

**Site type 60 units - 75% gross to net**

	BLV1	BLV2	BLV3	BLV4
Bath City Centre	#N/A	#N/A	25	75
Bath rural/Bathavon	10	175	350	350
Bath N & E	#N/A	#N/A	50	100
Chew Valley (W)	#N/A	#N/A	#N/A	#N/A
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	25	200	350	350
Norton Radstock	#N/A	25	225	275

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**Site type 60 units - 72.5% gross to net**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Bath City Centre	#N/A	#N/A	#N/A	0
Bath rural/Bathavon	#N/A	100	300	350
Bath N & E	#N/A	#N/A	0	50
Chew Valley (W)	#N/A	#N/A	#N/A	#N/A
Bath N/W/A & CV (E)	#N/A	#N/A	#N/A	#N/A
Keynsham	#N/A	150	325	350
Norton Radstock	#N/A	0	175	225

**Site type 60 units - 70% gross to net**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Bath City Centre	#N/A	#N/A	#N/A	#N/A
Bath rural/Bathavon	#N/A	25	225	275
Bath N & E	#N/A	#N/A	#N/A	#N/A
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	275	325
Norton Radstock	#N/A	#N/A	125	175

**Site type 60 units - 67.5% gross to net**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Bath City Centre	#N/A	#N/A	#N/A	#N/A
Bath rural/Bathavon	#N/A	#N/A	125	175
Bath N & E	#N/A	#N/A	#N/A	#N/A
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	25	225	250
Norton Radstock	#N/A	#N/A	75	125

**Site type 60 units - 65% gross to net**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Bath City Centre	#N/A	#N/A	#N/A	#N/A
Bath rural/Bathavon	#N/A	#N/A	50	100
Bath N & E	#N/A	#N/A	#N/A	#N/A
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	0	150	200
Norton Radstock	#N/A	#N/A	25	50

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 %	40%
% 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	1,295,391	2,590,781	70,781	910,781	1,840,781	2,090,781
10	1,250,459	2,500,917	-19,083	820,917	1,750,917	2,000,917
25	1,216,479	2,432,958	-87,042	752,958	1,682,958	1,932,958
50	1,159,847	2,319,694	-200,306	639,694	1,569,694	1,819,694
75	1,103,215	2,206,429	-313,571	526,429	1,456,429	1,706,429
100	1,046,582	2,093,165	-426,835	413,165	1,343,165	1,593,165
125	989,950	1,979,900	-540,100	299,900	1,229,900	1,479,900
150	932,539	1,865,078	-654,922	185,078	1,115,078	1,365,078
175	874,980	1,749,959	-770,041	69,959	999,959	1,249,959
200	817,421	1,634,842	-885,158	-45,158	884,842	1,134,842
225	759,863	1,519,725	-1,000,275	-160,275	769,725	1,019,725
250	702,304	1,404,608	-1,115,392	-275,392	654,608	904,608
275	644,745	1,289,491	-1,230,509	-390,509	539,491	789,491
300	587,187	1,174,374	-1,345,626	-505,626	424,374	674,374
325	529,628	1,059,257	-1,460,743	-620,743	309,257	559,257
350	472,070	944,140	-1,575,860	-735,860	194,140	444,140

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£175	£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	£1,923,893	3,847,787	1,327,787	2,167,787	3,097,787	3,347,787
10	1,868,515	3,737,030	1,217,030	2,057,030	2,987,030	3,237,030
25	1,835,083	3,670,166	1,150,166	1,990,166	2,920,166	3,170,166
50	1,779,362	3,558,725	1,038,725	1,878,725	2,808,725	3,058,725
75	1,723,641	3,447,281	927,281	1,767,281	2,697,281	2,947,281
100	1,667,920	3,335,839	815,839	1,655,839	2,585,839	2,835,839
125	1,612,129	3,224,258	704,258	1,544,258	2,474,258	2,724,258
150	1,555,497	3,110,993	590,993	1,430,993	2,360,993	2,610,993
175	1,498,864	2,997,729	477,729	1,317,729	2,247,729	2,497,729
200	1,442,232	2,884,464	364,464	1,204,464	2,134,464	2,384,464
225	1,385,600	2,771,200	251,200	1,091,200	2,021,200	2,271,200
250	1,328,968	2,657,935	137,935	977,935	1,907,935	2,157,935
275	1,272,335	2,544,671	24,671	864,671	1,794,671	2,044,671
300	1,215,703	2,431,406	-85,944	751,406	1,681,406	1,931,406
325	1,159,071	2,318,141	-201,859	638,141	1,568,141	1,818,141
350	1,102,438	2,204,877	-315,123	524,877	1,454,877	1,704,877

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£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	1,115,013	2,230,025	-289,975	550,025	1,480,025	1,730,025
10	1,073,183	2,146,366	-373,634	466,366	1,396,366	1,646,366
25	1,039,203	2,078,407	-441,593	398,407	1,328,407	1,578,407
50	982,571	1,965,142	-554,858	285,142	1,215,142	1,465,142
75	925,939	1,851,878	-668,122	171,878	1,101,878	1,351,878
100	869,307	1,738,613	-781,387	58,613	988,613	1,238,613
125	812,674	1,625,349	-894,651	-54,651	875,349	1,125,349
150	756,042	1,512,084	-1,007,916	-167,916	762,084	1,012,084
175	699,410	1,398,820	-1,121,180	-281,180	648,820	898,820
200	642,185	1,284,369	-1,235,631	-395,631	534,369	784,369
225	584,626	1,169,252	-1,350,748	-510,748	419,252	669,252
250	527,068	1,054,135	-1,465,865	-625,865	304,135	554,135
275	469,509	939,018	-1,580,982	-740,982	189,018	439,018
300	411,951	823,901	-1,696,099	-856,099	73,901	323,901
325	354,392	708,784	-1,811,216	-971,216	-41,216	208,784
350	296,834	593,667	-1,926,333	-1,086,333	-156,333	93,667

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£300	£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	502,939	1,005,877	-1,514,123	-674,123	255,877	505,877
10	471,265	942,530	-1,577,470	-737,470	192,530	442,530
25	436,729	873,459	-1,646,541	-806,541	123,459	373,459
50	379,171	758,342	-1,761,658	-921,658	8,342	258,342
75	321,612	643,225	-1,876,775	-1,036,775	-106,775	143,225
100	264,054	528,108	-1,991,892	-1,151,892	-221,892	28,108
125	206,495	412,991	-2,107,009	-1,267,009	-337,009	-87,009
150	148,937	297,874	-2,222,126	-1,382,126	-452,126	-202,126
175	91,378	182,757	-2,337,243	-1,497,243	-567,243	-317,243
200	33,820	67,640	-2,452,360	-1,612,360	-682,360	-432,360
225	-24,127	-48,254	-2,567,477	-1,727,477	-797,477	-542,477
250	-82,628	-165,256	-2,682,594	-1,842,594	-912,594	-652,594
275	-141,128	-282,255	-2,800,000	-1,960,000	-1,027,000	-762,000
300	-199,627	-399,255	-2,919,255	-2,079,255	-1,149,255	-899,255
325	-258,127	-516,255	-3,036,255	-2,196,255	-1,266,255	-1,016,255
350	-316,627	-633,254	-3,153,254	-2,313,254	-1,383,254	-1,133,254

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	47,550	95,101	-2,424,899	-1,584,899	-654,899	-404,899
10	23,709	47,418	-2,472,582	-1,632,582	-702,582	-452,582
25	-11,003	-22,007	-2,542,007	-1,702,007	-772,007	-522,007
50	-69,503	-139,006	-2,659,006	-1,819,006	-889,006	-639,006
75	-128,003	-256,006	-2,776,006	-1,936,006	-1,006,006	-756,006
100	-186,503	-373,006	-2,893,006	-2,053,006	-1,123,006	-873,006
125	-245,003	-490,005	-3,010,005	-2,170,005	-1,240,005	-990,005
150	-303,503	-607,005	-3,127,005	-2,287,005	-1,357,005	-1,107,005
175	-362,002	-724,005	-3,244,005	-2,404,005	-1,474,005	-1,224,005
200	-420,502	-841,005	-3,361,005	-2,521,005	-1,591,005	-1,341,005
225	-479,002	-958,004	-3,478,004	-2,638,004	-1,708,004	-1,458,004
250	-537,502	-1,075,004	-3,595,004	-2,755,004	-1,825,004	-1,575,004
275	-596,002	-1,192,004	-3,712,004	-2,872,004	-1,942,004	-1,692,004
300	-654,503	-1,309,005	-3,829,005	-2,989,005	-2,059,005	-1,809,005
325	-713,003	-1,426,005	-3,946,005	-3,106,005	-2,176,005	-1,926,005
350	-771,502	-1,543,005	-4,063,005	-3,223,005	-2,293,005	-2,043,005

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	1,742,102	3,484,203	964,203	1,804,203	2,734,203	2,984,203
10	1,690,209	3,380,419	860,419	1,700,419	2,630,419	2,880,419
25	1,657,226	3,314,452	794,452	1,634,452	2,564,452	2,814,452
50	1,601,505	3,203,010	683,010	1,523,010	2,453,010	2,703,010
75	1,545,783	3,091,567	571,567	1,411,567	2,341,567	2,591,567
100	1,490,062	2,980,125	460,125	1,300,125	2,230,125	2,480,125
125	1,434,342	2,868,683	348,683	1,188,683	2,118,683	2,368,683
150	1,378,621	2,757,242	237,242	1,077,242	2,007,242	2,257,242
175	1,322,900	2,645,800	125,800	965,800	1,895,800	2,145,800
200	1,267,178	2,534,356	14,356	854,356	1,784,356	2,034,356
225	1,211,457	2,422,915	-97,085	742,915	1,672,915	1,922,915
250	1,155,737	2,311,473	-208,527	631,473	1,561,473	1,811,473
275	1,099,876	2,199,753	-320,247	519,753	1,449,753	1,699,753
300	1,043,244	2,086,488	-433,512	406,488	1,336,488	1,586,488
325	986,612	1,973,224	-546,776	293,224	1,223,224	1,473,224
350	929,980	1,859,959	-660,041	179,959	1,109,959	1,359,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£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	1,359,250	2,718,499	198,499	1,038,499	1,968,499	2,218,499
10	1,313,584	2,627,168	107,168	947,168	1,877,168	2,127,168
25	1,280,152	2,560,304	40,304	880,304	1,810,304	2,060,304
50	1,224,430	2,448,860	-71,140	768,860	1,698,860	1,948,860
75	1,168,709	2,337,418	-182,582	657,418	1,587,418	1,837,418
100	1,112,988	2,225,977	-294,023	545,977	1,475,977	1,725,977
125	1,057,267	2,114,535	-405,465	434,535	1,364,535	1,614,535
150	1,001,127	2,002,253	-517,747	322,253	1,252,253	1,502,253
175	944,493	1,888,987	-631,013	208,987	1,138,987	1,388,987
200	887,861	1,775,722	-744,278	95,722	1,025,722	1,275,722
225	831,229	1,662,458	-857,542	-17,542	912,458	1,162,458
250	774,597	1,549,193	-970,807	-130,807	799,193	1,049,193
275	717,964	1,435,929	-1,084,071	-244,071	685,929	935,929
300	661,332	1,322,664	-1,197,336	-357,336	572,664	822,664
325	604,700	1,209,400	-1,310,600	-470,600	459,400	709,400
350	548,068	1,096,135	-1,423,865	-583,865	346,135	596,135

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£200	£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	40%
% 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	1,114,960	2,229,920	-290,080	549,920	1,479,920	1,729,920
10	1,072,722	2,145,443	-374,557	465,443	1,395,443	1,645,443
25	1,038,130	2,076,260	-443,740	396,260	1,326,260	1,576,260
50	980,469	1,960,938	-559,062	280,938	1,210,938	1,460,938
75	921,873	1,843,746	-676,254	163,746	1,093,746	1,343,746
100	863,277	1,726,555	-793,445	46,555	976,555	1,226,555
125	804,681	1,609,363	-910,637	-70,637	859,363	1,109,363
150	746,086	1,492,171	-1,027,829	-187,829	742,171	992,171
175	687,490	1,374,979	-1,145,021	-305,021	624,979	874,979
200	628,893	1,257,786	-1,262,214	-422,214	507,786	757,786
225	570,297	1,140,594	-1,379,406	-539,406	390,594	640,594
250	511,701	1,023,402	-1,496,598	-656,598	273,402	523,402
275	453,105	906,210	-1,613,790	-773,790	156,210	406,210
300	394,509	789,018	-1,730,982	-890,982	39,018	289,018
325	335,912	671,825	-1,848,175	-1,008,175	-78,175	171,825
350	277,316	554,633	-1,965,367	-1,125,367	-195,367	54,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£300	£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	1,791,941	3,583,882	1,063,882	1,903,882	2,833,882	3,083,882
10	1,738,432	3,476,863	956,863	1,796,863	2,726,863	2,976,863
25	1,704,396	3,408,792	888,792	1,728,792	2,658,792	2,908,792
50	1,647,671	3,295,342	775,342	1,615,342	2,545,342	2,795,342
75	1,590,528	3,181,055	661,055	1,501,055	2,431,055	2,681,055
100	1,532,875	3,065,750	545,750	1,385,750	2,315,750	2,565,750
125	1,475,222	2,950,444	430,444	1,270,444	2,200,444	2,450,444
150	1,417,569	2,835,138	315,138	1,155,138	2,085,138	2,335,138
175	1,359,915	2,719,830	199,830	1,039,830	1,969,830	2,219,830
200	1,302,262	2,604,524	84,524	924,524	1,854,524	2,104,524
225	1,244,609	2,489,219	-30,781	809,219	1,739,219	1,989,219
250	1,186,956	2,373,913	-146,087	693,913	1,623,913	1,873,913
275	1,129,303	2,258,607	-261,393	578,607	1,508,607	1,758,607
300	1,071,650	2,143,299	-376,701	463,299	1,393,299	1,643,299
325	1,013,997	2,027,993	-492,007	347,993	1,277,993	1,527,993
350	956,344	1,912,688	-607,312	232,688	1,162,688	1,412,688

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£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	988,482	1,976,964	-543,038	296,964	1,226,964	1,476,964
10	948,420	1,896,841	-623,159	216,841	1,146,841	1,396,841
25	913,829	1,827,657	-692,343	147,657	1,077,657	1,327,657
50	856,175	1,712,349	-807,651	32,349	962,349	1,212,349
75	798,522	1,597,044	-922,956	-82,956	847,044	1,097,044
100	740,869	1,481,738	-1,038,262	-198,262	731,738	981,738
125	683,216	1,366,432	-1,153,568	-313,568	616,432	866,432
150	624,688	1,249,376	-1,270,624	-430,624	499,376	749,376
175	566,092	1,132,185	-1,387,815	-547,815	382,185	632,185
200	507,496	1,014,993	-1,505,007	-665,007	264,993	514,993
225	448,901	897,801	-1,622,199	-782,199	147,801	397,801
250	390,305	780,609	-1,739,391	-899,391	30,609	280,609
275	331,708	663,415	-1,856,585	-1,016,585	-86,585	163,415
300	273,112	546,224	-1,973,776	-1,133,776	-203,776	46,224
325	214,516	429,032	-2,090,968	-1,250,968	-320,968	-70,968
350	155,920	311,840	-2,208,160	-1,368,160	-438,160	-188,160

Maximum CIL rates (per square metre)

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

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	374,338	748,677	-1,771,323	-931,323	-1,323	248,677
10	344,461	688,922	-1,831,078	-991,078	-61,078	188,922
25	309,304	618,607	-1,901,393	-1,061,393	-131,393	118,607
50	250,708	501,416	-2,018,584	-1,178,584	-248,584	1,416
75	192,111	384,222	-2,135,778	-1,295,778	-365,778	-115,778
100	133,515	267,030	-2,252,970	-1,412,970	-462,970	-232,970
125	74,919	149,838	-2,370,162	-1,530,162	-600,162	-350,162
150	16,323	32,647	-2,487,353	-1,647,353	-717,353	-467,353
175	-42,965	-85,929	-2,605,929	-1,765,929	-835,929	-585,929
200	-102,519	-205,038	-2,725,038	-1,885,038	-955,038	-705,038
225	-162,073	-324,146	-2,844,146	-2,004,146	-1,074,146	-824,146
250	-221,627	-443,254	-2,963,254	-2,123,254	-1,193,254	-943,254
275	-281,181	-562,363	-3,082,363	-2,242,363	-1,312,363	-1,062,363
300	-340,736	-681,471	-3,201,471	-2,361,471	-1,431,471	-1,181,471
325	-400,291	-800,582	-3,320,582	-2,480,582	-1,550,582	-1,300,582
350	-459,845	-919,690	-3,439,690	-2,599,690	-1,669,690	-1,419,690

Maximum CIL rates (per square metre)

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

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	-82,375	-164,750	-2,684,750	-1,844,750	-914,750	-664,750
10	-104,781	-209,561	-2,729,561	-1,889,561	-959,561	-709,561
25	-140,512	-281,025	-2,801,025	-1,961,025	-1,031,025	-781,025
50	-200,068	-400,135	-2,920,135	-2,080,135	-1,150,135	-900,135
75	-259,622	-519,244	-3,039,244	-2,199,244	-1,269,244	-1,019,244
100	-319,176	-638,352	-3,158,352	-2,318,352	-1,388,352	-1,138,352
125	-378,730	-757,461	-3,277,461	-2,437,461	-1,507,461	-1,257,461
150	-438,285	-876,569	-3,396,569	-2,556,569	-1,626,569	-1,376,569
175	-497,839	-995,678	-3,515,678	-2,675,678	-1,745,678	-1,495,678
200	-557,394	-1,114,788	-3,634,788	-2,794,788	-1,864,788	-1,614,788
225	-616,948	-1,233,897	-3,753,897	-2,913,897	-1,983,897	-1,733,897
250	-676,502	-1,353,005	-3,873,005	-3,033,005	-2,103,005	-1,853,005
275	-736,057	-1,472,113	-3,992,113	-3,152,113	-2,222,113	-1,972,113
300	-795,611	-1,591,222	-4,111,222	-3,271,222	-2,341,222	-2,091,222
325	-855,165	-1,710,330	-4,230,330	-3,390,330	-2,460,330	-2,210,330
350	-914,720	-1,829,441	-4,349,441	-3,509,441	-2,579,441	-2,329,441

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	1,654,550	3,309,100	789,100	1,629,100	2,559,100	2,809,100
10	1,603,404	3,206,808	686,808	1,526,808	2,456,808	2,706,808
25	1,569,368	3,138,737	618,737	1,458,737	2,388,737	2,638,737
50	1,512,643	3,025,287	505,287	1,345,287	2,275,287	2,525,287
75	1,455,918	2,911,837	391,837	1,231,837	2,161,837	2,411,837
100	1,399,192	2,798,384	278,384	1,118,384	2,048,384	2,298,384
125	1,342,467	2,684,934	164,934	1,004,934	1,934,934	2,184,934
150	1,285,741	2,571,482	51,482	891,482	1,821,482	2,071,482
175	1,229,016	2,458,032	-61,968	778,032	1,708,032	1,958,032
200	1,172,291	2,344,582	-175,418	664,582	1,594,582	1,844,582
225	1,115,565	2,231,130	-288,870	551,130	1,481,130	1,731,130
250	1,058,028	2,116,056	-403,944	436,056	1,366,056	1,616,056
275	1,000,375	2,000,750	-519,250	320,750	1,250,750	1,500,750
300	942,722	1,885,444	-634,556	205,444	1,135,444	1,385,444
325	885,068	1,770,136	-749,864	90,136	1,020,136	1,270,136
350	827,415	1,654,830	-865,170	-25,170	904,830	1,154,830

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£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	1,270,878	2,541,756	21,756	861,756	1,791,756	2,041,756
10	1,226,330	2,452,660	-67,340	772,660	1,702,660	1,952,660
25	1,192,294	2,384,588	-135,412	704,588	1,634,588	1,884,588
50	1,135,569	2,271,138	-248,862	591,138	1,521,138	1,771,138
75	1,078,843	2,157,686	-362,314	477,686	1,407,686	1,657,686
100	1,022,034	2,044,069	-475,931	364,069	1,294,069	1,544,069
125	964,381	1,928,763	-591,237	248,763	1,178,763	1,428,763
150	906,729	1,813,457	-706,543	133,457	1,063,457	1,313,457
175	849,075	1,698,149	-821,851	18,149	948,149	1,198,149
200	791,422	1,582,843	-937,157	-97,157	832,843	1,082,843
225	733,769	1,467,538	-1,052,462	-212,462	717,538	967,538
250	676,116	1,352,232	-1,167,768	-327,768	602,232	852,232
275	618,463	1,236,926	-1,283,074	-443,074	486,926	736,926
300	560,809	1,121,618	-1,398,382	-558,382	371,618	621,618
325	502,986	1,005,971	-1,514,029	-674,029	255,971	505,971
350	444,389	888,777	-1,631,223	-791,223	138,777	388,777

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£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 3	
No of units	60 units
Density:	120 dph
CSH level:	1

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

Site area	0.50 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £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	922,027	1,844,054	-675,946	164,054	1,094,054	1,344,054
10	882,289	1,764,578	-755,422	84,578	1,014,578	1,264,578
25	846,471	1,692,941	-827,059	-12,941	942,941	1,192,941
50	786,773	1,573,545	-946,455	-106,455	823,545	1,073,545
75	727,073	1,454,147	-1,065,853	-225,853	704,147	954,147
100	667,375	1,334,751	-1,185,249	-345,249	584,751	834,751
125	607,677	1,215,354	-1,304,646	-464,646	465,354	715,354
150	547,978	1,095,956	-1,424,044	-584,044	345,956	595,956
175	488,280	976,560	-1,543,440	-703,440	226,560	476,560
200	428,582	857,164	-1,662,836	-822,836	107,164	357,164
225	368,883	737,766	-1,782,234	-942,234	-12,234	237,766
250	309,185	618,370	-1,901,630	-1,061,630	-131,630	118,370
275	249,487	498,973	-2,021,027	-1,181,027	-251,027	-1,027
300	189,789	379,577	-2,140,423	-1,300,423	-370,423	-120,423
325	130,090	260,179	-2,259,821	-1,419,821	-489,821	-239,821
350	70,391	140,783	-2,379,217	-1,539,217	-609,217	-359,217

Maximum CIL rates (per square metre)

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

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	1,651,742	3,303,484	783,484	1,623,484	2,553,484	2,803,484
10	1,599,951	3,199,902	679,902	1,519,902	2,449,902	2,699,902
25	1,564,709	3,129,417	609,417	1,449,417	2,379,417	2,629,417
50	1,505,971	3,011,942	491,942	1,331,942	2,261,942	2,511,942
75	1,447,233	2,894,466	374,466	1,214,466	2,144,466	2,394,466
100	1,388,496	2,776,991	256,991	1,096,991	2,026,991	2,276,991
125	1,329,757	2,659,515	139,515	979,515	1,909,515	2,159,515
150	1,271,020	2,542,040	22,040	862,040	1,792,040	2,042,040
175	1,212,282	2,424,564	-85,436	744,564	1,674,564	1,924,564
200	1,153,545	2,307,089	-212,911	627,089	1,557,089	1,807,089
225	1,094,807	2,189,613	-330,385	509,613	1,439,613	1,689,613
250	1,036,069	2,072,138	-447,862	392,138	1,322,138	1,572,138
275	977,332	1,954,662	-565,336	274,662	1,204,662	1,454,662
300	918,593	1,837,187	-682,813	157,187	1,087,187	1,337,187
325	859,856	1,719,712	-800,288	39,712	969,712	1,219,712
350	801,001	1,602,003	-917,997	-77,997	852,003	1,102,003

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£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	854,044	1,708,087	-911,913	28,087	958,087	1,208,087
10	815,860	1,631,720	-888,280	-48,280	881,720	1,131,720
25	780,617	1,561,235	-958,765	-118,765	811,235	1,061,235
50	721,879	1,443,758	-1,076,242	-236,242	693,758	943,758
75	662,882	1,325,765	-1,194,235	-354,235	575,765	825,765
100	603,183	1,206,366	-1,313,634	-473,634	456,366	706,366
125	543,485	1,086,970	-1,433,030	-593,030	336,970	586,970
150	483,787	967,574	-1,552,426	-712,426	217,574	467,574
175	424,088	848,176	-1,671,824	-831,824	98,176	348,176
200	364,390	728,780	-1,791,220	-951,220	-21,220	228,780
225	304,692	609,383	-1,910,617	-1,070,617	-140,617	109,383
250	244,993	489,985	-2,030,015	-1,190,015	-260,015	-10,015
275	185,295	370,589	-2,149,411	-1,309,411	-379,411	-129,411
300	125,596	251,193	-2,268,807	-1,428,807	-498,807	-248,807
325	65,898	131,797	-2,388,203	-1,548,203	-618,203	-368,203
350	6,199	12,399	-2,507,601	-1,667,601	-737,601	-487,601

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£175	£225

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	237,701	475,401	-2,044,599	-1,204,599	-274,599	-24,599
10	209,733	419,466	-2,100,534	-1,260,534	-330,534	-80,534
25	173,914	347,827	-2,172,173	-1,332,173	-402,173	-152,173
50	114,216	228,431	-2,291,569	-1,451,569	-521,569	-271,569
75	54,516	109,033	-2,410,967	-1,570,967	-640,967	-390,967
100	-5,287	-10,533	-2,530,533	-1,690,533	-760,533	-510,533
125	-65,941	-131,882	-2,651,882	-1,811,882	-881,882	-631,882
150	-126,616	-253,232	-2,773,232	-1,933,232	-1,003,232	-753,232
175	-187,290	-374,581	-2,894,581	-2,054,581	-1,124,581	-874,581
200	-247,965	-495,930	-3,015,930	-2,175,930	-1,245,930	-995,930
225	-308,641	-617,281	-3,137,281	-2,297,281	-1,367,281	-1,117,281
250	-369,315	-738,630	-3,258,630	-2,418,630	-1,488,630	-1,238,630
275	-429,990	-859,979	-3,379,979	-2,539,979	-1,609,979	-1,359,979
300	-490,664	-981,329	-3,501,329	-2,661,329	-1,731,329	-1,481,329
325	-551,339	-1,102,678	-3,622,678	-2,782,678	-1,852,678	-1,602,678
350	-612,014	-1,224,029	-3,744,029	-2,904,029	-1,974,029	-1,724,029

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	-221,248	-442,496	-2,962,496	-2,122,496	-1,192,496	-942,496
10	-241,713	-483,426	-3,003,426	-2,163,426	-1,233,426	-983,426
25	-278,117	-556,234	-3,076,234	-2,236,234	-1,306,234	-1,056,234
50	-338,792	-677,583	-3,197,583	-2,357,583	-1,427,583	-1,177,583
75	-399,466	-798,933	-3,318,933	-2,478,933	-1,548,933	-1,298,933
100	-460,142	-920,284	-3,440,284	-2,600,284	-1,670,284	-1,420,284
125	-520,816	-1,041,633	-3,561,633	-2,721,633	-1,791,633	-1,541,633
150	-581,491	-1,162,982	-3,682,982	-2,842,982	-1,912,982	-1,662,982
175	-642,166	-1,284,331	-3,804,331	-2,964,331	-2,034,331	-1,784,331
200	-702,840	-1,405,680	-3,925,680	-3,085,680	-2,155,680	-1,905,680
225	-763,515	-1,527,032	-4,047,032	-3,207,032	-2,277,032	-2,027,032
250	-824,190	-1,648,381	-4,168,381	-3,328,381	-2,398,381	-2,148,381
275	-884,865	-1,769,730	-4,289,730	-3,449,730	-2,519,730	-2,269,730
300	-945,540	-1,891,079	-4,411,079	-3,571,079	-2,641,079	-2,391,079
325	-1,006,214	-2,012,428	-4,532,428	-3,692,428	-2,762,428	-2,512,428
350	-1,066,889	-2,133,777	-4,653,777	-3,813,777	-2,883,777	-2,633,777

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	1,560,655	3,121,310	601,310	1,441,310	2,371,310	2,621,310
10	1,510,696	3,021,392	501,392	1,341,392	2,271,392	2,521,392
25	1,476,021	2,952,041	432,041	1,272,041	2,202,041	2,452,041
50	1,418,228	2,836,455	316,455	1,156,455	2,086,455	2,336,455
75	1,360,435	2,720,870	200,870	1,040,870	1,970,870	2,220,870
100	1,302,643	2,605,286	85,286	925,286	1,855,286	2,105,286
125	1,244,850	2,489,700	-30,300	809,700	1,739,700	1,989,700
150	1,187,058	2,374,116	-145,884	694,116	1,624,116	1,874,116
175	1,129,265	2,258,531	-281,469	578,531	1,508,531	1,758,531
200	1,070,868	2,143,735	-417,265	461,735	1,391,735	1,641,735
225	1,012,129	2,028,258	-553,032	344,258	1,274,258	1,524,258
250	953,392	1,912,781	-688,781	226,781	1,156,781	1,406,781
275	894,654	1,787,307	-824,539	109,307	1,039,307	1,289,307
300	835,916	1,671,833	-960,291	-8,167	921,833	1,171,833
325	777,178	1,556,356	-1,096,043	-125,644	804,356	1,054,356
350	718,441	1,440,882	-1,231,795	-261,395	686,882	936,882

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£275	£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	1,176,982	2,353,963	-166,037	673,963	1,603,963	1,853,963
10	1,133,622	2,267,244	-252,756	587,244	1,517,244	1,767,244
25	1,098,946	2,197,893	-322,107	517,893	1,447,893	1,697,893
50	1,041,154	2,082,307	-437,693	402,307	1,332,307	1,582,307
75	982,644	1,965,288	-554,712	285,288	1,215,288	1,465,288
100	923,906	1,847,811	-672,189	167,811	1,097,811	1,347,811
125	865,168	1,730,337	-789,663	50,337	980,337	1,230,337
150	806,430	1,612,860	-907,140	-67,140	862,860	1,112,860
175	747,693	1,495,386	-1,024,614	-184,614	745,386	995,386
200	688,955	1,377,909	-1,142,091	-302,091	627,909	877,909
225	630,217	1,260,435	-1,259,565	-419,565	510,435	760,435
250	571,479	1,142,958	-1,377,042	-537,042	392,958	642,958
275	512,728	1,025,455	-1,494,545	-654,545	275,455	525,455
300	453,029	908,057	-1,613,943	-773,943	156,057	406,057
325	393,330	786,661	-1,733,339	-893,339	36,661	286,661
350	333,632	667,265	-1,852,735	-1,012,735	-82,735	167,265

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£325	£350



Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	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 %	40%
% 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	714.613	1,429,226	-1,090,774	-250,774	679,226	929,226
10	677.973	1,355,945	-1,164,055	-324,055	605,945	855,945
25	641.450	1,282,899	-1,237,101	-397,101	532,899	782,899
50	580.578	1,161,156	-1,358,844	-518,844	411,156	661,156
75	519.706	1,039,412	-1,480,588	-640,588	289,412	539,412
100	458.834	917,669	-1,602,331	-762,331	167,669	417,669
125	397.963	795,925	-1,724,075	-884,075	45,925	295,925
150	337.091	674,181	-1,845,819	-1,005,819	-75,819	174,181
175	276.219	552,438	-1,967,562	-1,127,562	-197,562	52,438
200	215.347	430,694	-2,089,306	-1,249,306	-319,306	-69,306
225	154.475	308,951	-2,211,049	-1,371,049	-441,049	-191,049
250	93.604	187,207	-2,332,793	-1,492,793	-562,793	-312,793
275	32.732	65,464	-2,454,536	-1,614,536	-684,536	-434,536
300	-28.601	-57,201	-2,577,201	-1,737,201	-807,201	-557,201
325	-90.468	-180,936	-2,700,936	-1,860,936	-930,936	-680,936
350	-152.336	-304,672	-2,824,672	-1,984,672	-1,054,672	-804,672

Maximum CIL rates (per square metre)

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

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	1,500,172	3,000,344	480,344	1,320,344	2,250,344	2,500,344
10	1,450,413	2,900,826	380,826	1,220,826	2,150,826	2,400,826
25	1,414,478	2,828,956	308,956	1,148,956	2,078,956	2,328,956
50	1,354,586	2,709,172	189,172	1,029,172	1,959,172	2,209,172
75	1,294,693	2,589,386	69,386	909,386	1,839,386	2,089,386
100	1,234,801	2,469,603	-50,397	789,603	1,719,603	1,969,603
125	1,174,909	2,349,819	-170,161	669,819	1,599,819	1,849,819
150	1,115,016	2,230,033	-289,967	550,033	1,480,033	1,730,033
175	1,055,124	2,110,249	-409,751	430,249	1,360,249	1,610,249
200	995,232	1,990,463	-529,537	310,463	1,240,463	1,490,463
225	935,340	1,870,679	-649,321	190,679	1,120,679	1,370,679
250	875,448	1,750,895	-769,105	70,895	1,000,895	1,250,895
275	815,555	1,631,109	-888,891	-48,891	881,109	1,131,109
300	754,803	1,509,606	-1,010,394	-170,394	759,606	1,009,606
325	693,931	1,387,863	-1,132,137	-292,137	637,863	887,863
350	633,060	1,266,119	-1,253,881	-413,881	516,119	766,119

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£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	710,931	1,421,861	-1,098,139	-258,139	671,861	921,861
10	674,677	1,349,353	-1,170,647	-330,647	599,353	849,353
25	638,154	1,276,307	-1,243,693	-403,693	526,307	776,307
50	577,282	1,154,564	-1,365,436	-525,436	404,564	654,564
75	516,410	1,032,820	-1,487,180	-647,180	282,820	532,820
100	455,538	911,077	-1,608,923	-768,923	161,077	411,077
125	394,667	789,333	-1,730,667	-890,667	39,333	289,333
150	333,795	667,589	-1,852,411	-1,012,411	-82,411	167,589
175	272,923	545,846	-1,974,154	-1,134,154	-204,154	45,846
200	212,051	424,102	-2,095,898	-1,255,898	-325,898	-75,898
225	151,179	302,359	-2,217,641	-1,377,641	-447,641	-197,641
250	90,308	180,615	-2,339,385	-1,499,385	-569,385	-319,385
275	29,436	58,872	-2,461,128	-1,621,128	-691,128	-441,128
300	-31,951	-63,902	-2,583,902	-1,743,902	-813,902	-563,902
325	-93,818	-187,637	-2,707,637	-1,867,637	-937,637	-687,637
350	-155,685	-311,370	-2,831,370	-1,991,370	-1,061,370	-811,370

Maximum CIL rates (per square metre)

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

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	92,247	184,494	-2,335,506	-1,495,506	-565,506	-315,506
10	66,312	132,623	-2,387,377	-1,547,377	-617,377	-367,377
25	29,789	59,578	-2,460,422	-1,620,422	-690,422	-440,422
50	-31,592	-63,183	-2,583,183	-1,743,183	-813,183	-563,183
75	-93,459	-186,919	-2,706,919	-1,866,919	-936,919	-686,919
100	-155,326	-310,652	-2,830,652	-1,990,652	-1,060,652	-810,652
125	-217,194	-434,387	-2,954,387	-2,114,387	-1,184,387	-934,387
150	-279,061	-558,123	-3,078,123	-2,238,123	-1,308,123	-1,058,123
175	-340,929	-681,858	-3,201,858	-2,361,858	-1,431,858	-1,181,858
200	-402,796	-805,591	-3,325,591	-2,485,591	-1,555,591	-1,305,591
225	-464,663	-929,327	-3,449,327	-2,609,327	-1,679,327	-1,429,327
250	-526,531	-1,053,062	-3,573,062	-2,733,062	-1,803,062	-1,553,062
275	-588,399	-1,176,797	-3,696,797	-2,856,797	-1,926,797	-1,676,797
300	-650,266	-1,300,530	-3,820,530	-2,980,530	-2,050,530	-1,800,530
325	-712,133	-1,424,266	-3,944,266	-3,104,266	-2,174,266	-1,924,266
350	-774,001	-1,548,001	-4,068,001	-3,228,001	-2,298,001	-2,048,001

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	-369,079	-738,158	-3,258,158	-2,418,158	-1,488,158	-1,238,158
10	-387,478	-774,957	-3,294,957	-2,454,957	-1,524,957	-1,274,957
25	-424,599	-849,198	-3,369,198	-2,529,198	-1,599,198	-1,349,198
50	-486,467	-972,934	-3,492,934	-2,652,934	-1,722,934	-1,472,934
75	-548,334	-1,096,667	-3,616,667	-2,776,667	-1,846,667	-1,596,667
100	-610,201	-1,220,402	-3,740,402	-2,900,402	-1,970,402	-1,720,402
125	-672,069	-1,344,138	-3,864,138	-3,024,138	-2,094,138	-1,844,138
150	-733,937	-1,467,873	-3,987,873	-3,147,873	-2,217,873	-1,967,873
175	-795,803	-1,591,606	-4,111,606	-3,271,606	-2,341,606	-2,091,606
200	-857,671	-1,715,342	-4,235,342	-3,395,342	-2,465,342	-2,215,342
225	-919,539	-1,839,077	-4,359,077	-3,519,077	-2,589,077	-2,339,077
250	-981,406	-1,962,812	-4,482,812	-3,642,812	-2,712,812	-2,462,812
275	-1,043,273	-2,086,546	-4,606,546	-3,766,546	-2,836,546	-2,586,546
300	-1,105,140	-2,210,281	-4,730,281	-3,890,281	-2,960,281	-2,710,281
325	-1,167,008	-2,334,016	-4,854,016	-4,014,016	-3,084,016	-2,834,016
350	-1,228,876	-2,457,752	-4,977,752	-4,137,752	-3,207,752	-2,957,752

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	1,460,701	2,921,402	401,402	1,241,402	2,171,402	2,421,402
10	1,412,007	2,824,013	304,013	1,144,013	2,074,013	2,324,013
25	1,376,650	2,753,299	233,299	1,073,299	2,003,299	2,253,299
50	1,317,721	2,635,442	115,442	955,442	1,885,442	2,135,442
75	1,258,793	2,517,586	-2,414	837,586	1,767,586	2,017,586
100	1,199,864	2,399,728	-120,272	719,728	1,649,728	1,899,728
125	1,140,935	2,281,871	-238,129	601,871	1,531,871	1,781,871
150	1,081,573	2,163,147	-356,853	483,147	1,413,147	1,663,147
175	1,021,682	2,043,363	-476,637	363,363	1,293,363	1,543,363
200	961,790	1,923,579	-596,421	243,579	1,173,579	1,423,579
225	901,897	1,803,793	-716,207	123,793	1,053,793	1,303,793
250	842,005	1,684,010	-835,990	4,010	934,010	1,184,010
275	782,112	1,564,224	-955,776	-115,776	814,224	1,064,224
300	722,220	1,444,440	-1,075,560	-235,560	694,440	944,440
325	662,328	1,324,656	-1,195,344	-355,344	574,656	824,656
350	602,435	1,204,870	-1,315,130	-475,130	454,870	704,870

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£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	1,077,028	2,154,055	-385,945	474,055	1,404,055	1,654,055
10	1,034,933	2,069,865	-450,135	389,865	1,319,865	1,569,865
25	999,123	1,998,247	-521,753	318,247	1,248,247	1,498,247
50	939,231	1,878,463	-641,537	198,463	1,128,463	1,378,463
75	879,338	1,758,677	-761,323	78,677	1,008,677	1,258,677
100	819,446	1,638,893	-881,107	-41,107	888,893	1,138,893
125	759,554	1,519,107	-1,000,893	-160,893	769,107	1,019,107
150	699,662	1,399,323	-1,120,677	-280,677	649,323	899,323
175	639,770	1,279,539	-1,240,461	-400,461	529,539	779,539
200	579,877	1,159,753	-1,360,247	-520,247	409,753	659,753
225	519,985	1,039,970	-1,480,030	-640,030	289,970	539,970
250	459,217	918,433	-1,601,567	-761,567	168,433	418,433
275	398,345	796,690	-1,723,310	-883,310	46,690	296,690
300	337,473	674,946	-1,845,054	-1,005,054	-75,054	174,946
325	276,601	553,202	-1,966,798	-1,126,798	-196,798	53,202
350	215,729	431,459	-2,088,541	-1,248,541	-318,541	-68,541

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£75	£275	£325

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 %	
% rented	40%
% intermed	25%

Site area	
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	493,371	986,741	-1,533,259	-693,259	236,741	486,741
10	460,035	920,071	-1,599,929	-759,929	170,071	420,071
25	422,761	845,522	-1,674,478	-834,478	95,522	345,522
50	360,638	721,275	-1,798,725	-958,725	-28,725	221,275
75	298,514	597,028	-1,922,972	-1,082,972	-152,972	97,028
100	236,391	472,781	-2,047,219	-1,207,219	-277,219	-27,219
125	174,267	348,534	-2,171,466	-1,331,466	-401,466	-151,466
150	112,144	224,287	-2,295,713	-1,455,713	-525,713	-275,713
175	50,020	100,040	-2,419,960	-1,579,960	-649,960	-399,960
200	-12,302	-24,603	-2,544,603	-1,704,603	-774,603	-524,603
225	-75,441	-150,882	-2,670,882	-1,830,882	-900,882	-650,882
250	-138,580	-277,160	-2,797,160	-1,957,160	-1,027,160	-777,160
275	-201,720	-403,440	-2,923,440	-2,083,440	-1,153,440	-903,440
300	-264,859	-529,719	-3,049,719	-2,209,719	-1,279,719	-1,029,719
325	-327,999	-655,999	-3,175,999	-2,335,999	-1,405,999	-1,155,999
350	-391,139	-782,277	-3,302,277	-2,462,277	-1,532,277	-1,282,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£75

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	1,338,375	2,676,750	156,750	996,750	1,926,750	2,176,750
10	1,290,906	2,581,812	61,812	901,812	1,831,812	2,081,812
25	1,254,233	2,508,465	-11,535	828,465	1,758,465	2,008,465
50	1,193,108	2,386,217	-133,783	706,217	1,636,217	1,886,217
75	1,131,984	2,263,968	-256,032	583,968	1,513,968	1,763,968
100	1,070,861	2,141,721	-378,279	461,721	1,391,721	1,641,721
125	1,009,736	2,019,473	-500,527	339,473	1,269,473	1,519,473
150	948,613	1,897,226	-622,774	217,226	1,147,226	1,397,226
175	887,489	1,774,978	-745,022	94,978	1,024,978	1,274,978
200	826,365	1,652,731	-867,269	-27,269	902,731	1,152,731
225	764,539	1,529,078	-990,922	-150,922	779,078	1,029,078
250	702,415	1,404,830	-1,115,170	-275,170	654,830	904,830
275	640,292	1,280,583	-1,239,417	-399,417	530,583	780,583
300	578,168	1,156,336	-1,363,664	-523,664	406,336	656,336
325	516,045	1,032,089	-1,487,911	-647,911	282,089	532,089
350	453,921	907,842	-1,612,158	-772,158	157,842	407,842

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£10	£175	£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	556,109	1,112,218	-1,407,782	-567,782	362,218	612,218
10	521,695	1,043,390	-1,476,610	-636,610	293,390	543,390
25	484,421	968,842	-1,551,158	-711,158	218,842	468,842
50	422,297	844,595	-1,675,405	-835,405	94,595	344,595
75	360,174	720,348	-1,799,652	-959,652	-29,652	220,348
100	298,050	596,101	-1,923,899	-1,083,899	-153,899	96,101
125	235,927	471,854	-2,048,146	-1,208,146	-278,146	-28,146
150	173,803	347,607	-2,172,393	-1,332,393	-402,393	-152,393
175	111,680	223,359	-2,296,641	-1,456,641	-526,641	-276,641
200	49,556	99,112	-2,420,888	-1,580,888	-650,888	-400,888
225	-12,774	-25,547	-2,545,547	-1,705,547	-775,547	-525,547
250	-75,913	-151,825	-2,671,825	-1,831,825	-901,825	-651,825
275	-139,052	-278,104	-2,798,104	-1,958,104	-1,028,104	-778,104
300	-202,192	-404,384	-2,924,384	-2,084,384	-1,154,384	-904,384
325	-265,331	-530,662	-3,050,662	-2,210,662	-1,280,662	-1,030,662
350	-328,471	-656,942	-3,176,942	-2,336,942	-1,406,942	-1,156,942

Maximum CIL rates (per square metre)

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

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	-63,932	-127,864	-2,647,864	-1,807,864	-877,864	-627,864
10	-88,088	-176,175	-2,696,175	-1,856,175	-926,175	-676,175
25	-125,972	-251,944	-2,771,944	-1,931,944	-1,001,944	-751,944
50	-189,111	-378,222	-2,898,222	-2,058,222	-1,128,222	-878,222
75	-252,251	-504,502	-3,024,502	-2,184,502	-1,254,502	-1,004,502
100	-315,390	-630,781	-3,150,781	-2,310,781	-1,380,781	-1,130,781
125	-378,529	-757,059	-3,277,059	-2,437,059	-1,507,059	-1,257,059
150	-441,670	-883,339	-3,403,339	-2,563,339	-1,633,339	-1,383,339
175	-504,809	-1,009,617	-3,529,617	-2,689,617	-1,759,617	-1,509,617
200	-567,949	-1,135,898	-3,655,898	-2,815,898	-1,885,898	-1,635,898
225	-631,088	-1,262,176	-3,782,176	-2,942,176	-2,012,176	-1,762,176
250	-694,228	-1,388,456	-3,908,456	-3,068,456	-2,138,456	-1,888,456
275	-757,367	-1,514,734	-4,034,734	-3,194,734	-2,264,734	-2,014,734
300	-820,506	-1,641,013	-4,161,013	-3,321,013	-2,391,013	-2,141,013
325	-883,646	-1,767,293	-4,287,293	-3,447,293	-2,517,293	-2,267,293
350	-946,786	-1,893,571	-4,413,571	-3,573,571	-2,643,571	-2,393,571

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	-526,767	-1,053,533	-3,573,533	-2,733,533	-1,893,533	-1,553,533
10	-542,963	-1,085,926	-3,605,926	-2,765,926	-1,925,926	-1,585,926
25	-580,847	-1,161,694	-3,681,694	-2,841,694	-1,911,694	-1,661,694
50	-643,986	-1,287,972	-3,807,972	-2,967,972	-2,037,972	-1,787,972
75	-707,125	-1,414,251	-3,934,251	-3,094,251	-2,164,251	-1,914,251
100	-770,266	-1,540,531	-4,060,531	-3,220,531	-2,290,531	-2,040,531
125	-833,405	-1,666,809	-4,186,809	-3,346,809	-2,416,809	-2,166,809
150	-896,545	-1,793,090	-4,313,090	-3,473,090	-2,543,090	-2,293,090
175	-959,684	-1,919,368	-4,439,368	-3,599,368	-2,669,368	-2,419,368
200	-1,022,824	-2,045,648	-4,565,648	-3,725,648	-2,795,648	-2,545,648
225	-1,085,963	-2,171,926	-4,691,926	-3,851,926	-2,921,926	-2,671,926
250	-1,149,102	-2,298,205	-4,818,205	-3,978,205	-3,048,205	-2,798,205
275	-1,212,242	-2,424,485	-4,944,485	-4,104,485	-3,174,485	-2,924,485
300	-1,275,382	-2,550,763	-5,070,763	-4,230,763	-3,300,763	-3,050,763
325	-1,338,522	-2,677,043	-5,197,043	-4,357,043	-3,427,043	-3,177,043
350	-1,401,661	-2,803,322	-5,323,322	-4,483,322	-3,553,322	-3,303,322

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	1,354,084	2,708,168	188,168	1,028,168	1,958,168	2,208,168
10	1,306,739	2,613,478	93,478	933,478	1,863,478	2,113,478
25	1,270,654	2,541,308	21,308	861,308	1,791,308	2,041,308
50	1,210,514	2,421,028	-88,972	741,028	1,671,028	1,921,028
75	1,150,374	2,300,747	-219,253	620,747	1,550,747	1,800,747
100	1,089,934	2,179,869	-349,131	499,869	1,429,869	1,679,869
125	1,028,811	2,057,622	-482,378	377,622	1,307,622	1,557,622
150	967,687	1,935,373	-614,627	255,373	1,185,373	1,435,373
175	906,563	1,813,127	-746,873	133,127	1,063,127	1,313,127
200	845,439	1,690,878	-879,122	10,878	940,878	1,190,878
225	784,316	1,568,632	-951,368	-111,368	818,632	1,068,632
250	723,192	1,446,383	-1,073,617	-233,617	696,383	946,383
275	662,068	1,324,137	-1,195,863	-355,863	574,137	824,137
300	600,944	1,201,888	-1,318,112	-478,112	451,888	701,888
325	539,820	1,079,640	-1,440,362	-600,362	329,640	579,640
350	477,461	954,922	-1,565,079	-725,079	204,922	454,922

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£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	969,187	1,938,374	-581,626	258,374	1,188,374	1,438,374
10	928,069	1,856,137	-663,863	176,137	1,106,137	1,356,137
25	891,394	1,782,789	-737,211	102,789	1,032,789	1,282,789
50	830,270	1,660,540	-859,460	-19,460	910,540	1,160,540
75	769,147	1,538,294	-981,706	-141,706	788,294	1,038,294
100	708,022	1,416,045	-1,103,955	-263,955	666,045	916,045
125	646,899	1,293,798	-1,226,202	-386,202	543,798	793,798
150	585,775	1,171,550	-1,348,450	-508,450	421,550	671,550
175	524,652	1,049,303	-1,470,697	-630,697	299,303	549,303
200	462,709	925,417	-1,594,583	-754,583	175,417	425,417
225	400,585	801,170	-1,718,830	-878,830	51,170	301,170
250	338,462	676,923	-1,843,077	-1,003,077	-73,077	176,923
275	276,338	552,676	-1,967,324	-1,127,324	-197,324	52,676
300	214,214	428,428	-2,091,571	-1,251,571	-321,571	-71,571
325	152,091	304,182	-2,215,818	-1,375,818	-445,818	-195,818
350	89,967	179,935	-2,340,065	-1,500,065	-570,065	-320,065

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy  
BANES CIL 2014 update

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Resi land (higher)	Resi land (lower)	Secondary employment	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 %	
% rented	40%
% 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	256,870	513,740	-2,006,260	-1,166,260	-236,260	13,740
10	227,067	454,135	-2,065,865	-1,225,865	-295,865	-45,865
25	188,991	377,982	-2,142,018	-1,302,018	-372,018	-122,018
50	125,529	251,058	-2,268,942	-1,428,942	-498,942	-248,942
75	62,067	124,135	-2,395,865	-1,555,865	-625,865	-375,865
100	-1,417	-2,834	-2,522,834	-1,682,834	-752,834	-502,834
125	-65,916	-131,831	-2,651,831	-1,811,831	-881,831	-631,831
150	-130,415	-260,831	-2,780,831	-1,940,831	-1,010,831	-760,831
175	-194,915	-389,830	-2,909,830	-2,069,830	-1,139,830	-889,830
200	-259,415	-518,830	-3,038,830	-2,198,830	-1,268,830	-1,018,830
225	-323,914	-647,827	-3,167,827	-2,327,827	-1,397,827	-1,147,827
250	-388,413	-776,827	-3,296,827	-2,456,827	-1,526,827	-1,276,827
275	-452,913	-905,826	-3,425,826	-2,585,826	-1,655,826	-1,405,826
300	-517,412	-1,034,824	-3,554,824	-2,714,824	-1,784,824	-1,534,824
325	-581,912	-1,163,823	-3,683,823	-2,843,823	-1,913,823	-1,663,823
350	-646,411	-1,292,823	-3,812,823	-2,972,823	-2,042,823	-1,792,823

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

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	1,165,419	2,330,838	-189,162	650,838	1,580,838	1,830,838
10	1,120,399	2,240,798	-279,202	560,798	1,490,798	1,740,798
25	1,082,934	2,165,868	-354,132	485,868	1,415,868	1,665,868
50	1,020,494	2,040,989	-479,011	360,989	1,290,989	1,540,989
75	958,055	1,916,109	-603,891	236,109	1,166,109	1,416,109
100	895,614	1,791,227	-728,773	111,227	1,041,227	1,291,227
125	833,174	1,666,348	-853,652	-13,652	916,348	1,166,348
150	770,734	1,541,468	-978,531	-139,531	790,468	1,040,468
175	708,294	1,416,588	-1,103,410	-264,588	664,588	914,588
200	645,854	1,291,708	-1,228,289	-389,667	539,667	788,667
225	583,414	1,166,828	-1,353,168	-514,746	414,746	663,746
250	520,974	1,041,948	-1,478,047	-639,825	289,825	543,825
275	458,534	917,068	-1,602,926	-764,904	164,904	423,904
300	396,094	792,188	-1,727,805	-890,003	40,003	303,003
325	333,654	667,308	-1,852,684	-1,015,082	-85,082	183,082
350	271,214	542,428	-1,977,563	-1,140,161	-210,161	63,161

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£300	£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	390,258	780,517	-1,739,483	-899,483	30,517	280,517
10	358,163	716,325	-1,803,675	-963,675	-33,675	216,325
25	320,085	640,170	-1,879,830	-1,039,830	-109,830	140,170
50	256,623	513,247	-2,006,753	-1,166,753	-236,753	13,247
75	193,162	386,325	-2,133,675	-1,293,675	-363,675	-113,675
100	129,700	259,401	-2,260,599	-1,420,599	-490,599	-240,599
125	66,239	132,479	-2,387,521	-1,547,521	-617,521	-367,521
150	2,778	5,555	-2,514,445	-1,674,445	-744,445	-494,445
175	-61,677	-123,354	-2,643,354	-1,803,354	-873,354	-623,354
200	-126,176	-252,351	-2,772,351	-1,932,351	-1,002,351	-752,351
225	-190,675	-381,351	-2,901,351	-2,061,351	-1,131,351	-881,351
250	-255,175	-510,350	-3,030,350	-2,190,350	-1,260,350	-1,010,350
275	-319,674	-639,348	-3,159,348	-2,319,348	-1,389,348	-1,139,348
300	-384,174	-768,348	-3,288,348	-2,448,348	-1,518,348	-1,268,348
325	-448,674	-897,347	-3,417,347	-2,577,347	-1,647,347	-1,397,347
350	-513,172	-1,026,345	-3,546,345	-2,706,345	-1,776,345	-1,526,345

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£50

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	-232,494	-464,988	-2,984,988	-2,144,988	-1,214,988	-964,988
10	-254,295	-508,591	-3,028,591	-2,188,591	-1,258,591	-1,008,591
25	-292,995	-585,990	-3,105,990	-2,265,990	-1,335,990	-1,085,990
50	-357,495	-714,989	-3,234,989	-2,394,989	-1,464,989	-1,214,989
75	-421,993	-843,987	-3,363,987	-2,523,987	-1,593,987	-1,343,987
100	-486,493	-972,986	-3,492,986	-2,652,986	-1,722,986	-1,472,986
125	-550,993	-1,101,986	-3,621,986	-2,781,986	-1,851,986	-1,601,986
150	-615,492	-1,230,983	-3,750,983	-2,910,983	-1,980,983	-1,730,983
175	-679,991	-1,359,983	-3,879,983	-3,039,983	-2,109,983	-1,859,983
200	-744,491	-1,488,982	-4,008,982	-3,168,982	-2,238,982	-1,988,982
225	-808,991	-1,617,982	-4,137,982	-3,297,982	-2,367,982	-2,117,982
250	-873,490	-1,746,979	-4,266,979	-3,426,979	-2,496,979	-2,246,979
275	-937,989	-1,875,979	-4,395,979	-3,555,979	-2,625,979	-2,375,979
300	-1,002,489	-2,004,978	-4,524,978	-3,684,978	-2,754,978	-2,504,978
325	-1,066,988	-2,133,976	-4,653,976	-3,813,976	-2,883,976	-2,633,976
350	-1,131,488	-2,262,975	-4,782,975	-3,942,975	-3,012,975	-2,762,975

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	-695,330	-1,390,659	-3,910,659	-3,070,659	-2,140,659	-1,890,659
10	-709,171	-1,418,341	-3,938,341	-3,098,341	-2,168,341	-1,918,341
25	-747,870	-1,495,740	-4,015,740	-3,175,740	-2,245,740	-1,995,740
50	-812,370	-1,624,740	-4,144,740	-3,304,740	-2,374,740	-2,124,740
75	-876,869	-1,753,737	-4,273,737	-3,433,737	-2,503,737	-2,253,737
100	-941,368	-1,882,737	-4,402,737	-3,562,737	-2,632,737	-2,382,737
125	-1,005,868	-2,011,736	-4,531,736	-3,691,736	-2,761,736	-2,511,736
150	-1,070,367	-2,140,734	-4,660,734	-3,820,734	-2,890,734	-2,640,734
175	-1,134,867	-2,269,733	-4,789,733	-3,949,733	-3,019,733	-2,769,733
200	-1,199,366	-2,398,733	-4,918,733	-4,078,733	-3,148,733	-2,898,733
225	-1,263,865	-2,527,730	-5,047,730	-4,207,730	-3,277,730	-3,027,730
250	-1,328,365	-2,656,730	-5,176,730	-4,336,730	-3,406,730	-3,156,730
275	-1,392,865	-2,785,729	-5,305,729	-4,465,729	-3,535,729	-3,285,729
300	-1,457,363	-2,914,727	-5,434,727	-4,594,727	-3,664,727	-3,414,727
325	-1,521,863	-3,043,726	-5,563,726	-4,723,726	-3,793,726	-3,543,726
350	-1,586,363	-3,172,726	-5,692,726	-4,852,726	-3,922,726	-3,672,726

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	1,240,113	2,480,227	-39,773	800,227	1,730,227	1,980,227
10	1,194,210	2,388,420	-131,580	708,420	1,638,420	1,888,420
25	1,157,349	2,314,699	-205,301	634,699	1,564,699	1,814,699
50	1,095,707	2,191,415	-328,585	511,415	1,441,415	1,691,415
75	1,033,268	2,066,535	-453,465	386,535	1,316,535	1,566,535
100	970,827	1,941,654	-578,346	261,654	1,191,654	1,441,654
125	908,387	1,816,774	-703,226	136,774	1,066,774	1,316,774
150	845,946	1,691,892	-828,108	11,892	941,892	1,191,892
175	783,506	1,567,013	-952,987	-112,987	817,013	1,067,013
200	721,066	1,442,131	-1,077,869	-237,869	692,131	942,131
225	658,626	1,317,251	-1,202,749	-362,749	567,251	817,251
250	596,185	1,192,370	-1,327,630	-487,630	442,370	692,370
275	533,745	1,067,489	-1,452,511	-612,511	317,489	567,489
300	471,304	942,608	-1,577,392	-737,392	192,608	442,608
325	408,864	817,727	-1,702,273	-862,273	67,727	317,727
350	346,423	692,846	-1,827,154	-987,154	-157,846	192,846

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£325	£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	853,353	1,706,706	-813,294	26,706	956,706	1,206,706
10	813,700	1,627,401	-892,599	-52,599	877,401	1,127,401
25	776,235	1,552,471	-967,529	-127,529	802,471	1,052,471
50	713,796	1,427,591	-1,092,409	-252,409	677,591	927,591
75	651,355	1,302,710	-1,217,290	-377,290	552,710	802,710
100	588,915	1,177,830	-1,342,170	-502,170	427,830	677,830
125	526,474	1,052,948	-1,467,052	-627,052	302,948	552,948
150	463,223	926,447	-1,593,553	-753,553	176,447	426,447
175	399,762	799,523	-1,720,477	-880,477	49,523	299,523
200	336,301	672,601	-1,847,399	-1,007,399	-77,399	172,601
225	272,839	545,677	-1,974,323	-1,134,323	-204,323	45,677
250	209,377	418,753	-2,101,247	-1,261,247	-331,247	-81,247
275	145,916	291,832	-2,228,168	-1,388,168	-458,168	-208,168
300	82,454	164,908	-2,355,092	-1,515,092	-585,092	-335,092
325	19,993	37,986	-2,482,014	-1,642,014	-712,014	-462,014
350	-45,196	-90,392	-2,610,392	-1,770,392	-840,392	-590,392

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£175	£225

Community Infrastructure Levy  
BANES CIL 2014 update

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

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

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

Site area	0.50 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Bath City Centre

Private values £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	3,477	6,955	-2,513,045	-1,673,045	-743,045	-493,045
10	-22,909	-45,818	-2,565,818	-1,725,818	-795,818	-545,818
25	-62,483	-124,967	-2,644,967	-1,804,967	-874,967	-624,967
50	-128,440	-256,880	-2,776,880	-1,936,880	-1,006,880	-756,880
75	-194,396	-388,793	-2,908,793	-2,068,793	-1,138,793	-888,793
100	-260,353	-520,706	-3,040,706	-2,200,706	-1,270,706	-1,020,706
125	-326,309	-652,619	-3,172,619	-2,332,619	-1,402,619	-1,152,619
150	-392,266	-784,532	-3,304,532	-2,464,532	-1,534,532	-1,284,532
175	-458,222	-916,445	-3,436,445	-2,596,445	-1,666,445	-1,416,445
200	-524,179	-1,048,357	-3,568,357	-2,728,357	-1,798,357	-1,548,357
225	-590,135	-1,180,270	-3,700,270	-2,860,270	-1,930,270	-1,680,270
250	-656,092	-1,312,183	-3,832,183	-2,992,183	-2,062,183	-1,812,183
275	-722,048	-1,444,096	-3,964,096	-3,124,096	-2,194,096	-1,944,096
300	-788,005	-1,576,009	-4,096,009	-3,256,009	-2,326,009	-2,076,009
325	-853,961	-1,707,922	-4,227,922	-3,387,922	-2,457,922	-2,207,922
350	-919,918	-1,839,835	-4,359,835	-3,519,835	-2,589,835	-2,339,835

Maximum CIL rates (per square metre)

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

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	980,110	1,960,220	-559,780	280,220	1,210,220	1,460,220
10	937,712	1,875,424	-644,576	195,424	1,125,424	1,375,424
25	899,402	1,798,804	-721,196	118,804	1,048,804	1,298,804
50	835,551	1,671,101	-848,899	-8,899	921,101	1,171,101
75	771,102	1,542,205	-977,795	-137,795	792,205	1,042,205
100	706,208	1,412,415	-1,107,585	-267,585	662,415	912,415
125	641,313	1,282,626	-1,237,374	-397,374	532,626	782,626
150	576,417	1,152,834	-1,367,166	-527,166	402,834	652,834
175	511,522	1,023,044	-1,496,956	-656,956	273,044	523,044
200	446,627	893,255	-1,626,745	-786,745	143,255	393,255
225	381,732	763,463	-1,756,537	-916,537	13,463	263,463
250	316,837	633,674	-1,886,326	-1,046,326	-116,326	133,674
275	251,942	503,884	-2,016,116	-1,176,116	-246,116	3,884
300	187,046	374,093	-2,145,907	-1,305,907	-375,907	-125,907
325	122,152	244,303	-2,275,697	-1,435,697	-505,697	-255,697
350	57,257	114,514	-2,405,486	-1,565,486	-635,486	-385,486

Maximum CIL rates (per square metre)

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

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	212,562	425,124	-2,094,876	-1,254,876	-324,876	-74,876
10	182,949	365,898	-2,154,102	-1,314,102	-384,102	-134,102
25	144,011	288,023	-2,231,977	-1,391,977	-461,977	-211,977
50	79,117	158,233	-2,361,767	-1,521,767	-591,767	-341,767
75	14,221	28,442	-2,491,558	-1,651,558	-721,558	-471,558
100	-51,503	-103,005	-2,623,005	-1,783,005	-853,005	-603,005
125	-117,459	-234,918	-2,754,918	-1,914,918	-984,918	-734,918
150	-183,416	-366,831	-2,886,831	-2,046,831	-1,116,831	-866,831
175	-249,372	-498,744	-3,018,744	-2,178,744	-1,248,744	-998,744
200	-315,329	-630,657	-3,150,657	-2,310,657	-1,380,657	-1,130,657
225	-381,285	-762,570	-3,282,570	-2,442,570	-1,512,570	-1,262,570
250	-447,242	-894,483	-3,414,483	-2,574,483	-1,644,483	-1,394,483
275	-513,198	-1,026,396	-3,546,396	-2,706,396	-1,776,396	-1,526,396
300	-579,155	-1,158,309	-3,678,309	-2,838,309	-1,908,309	-1,658,309
325	-645,111	-1,290,222	-3,810,222	-2,970,222	-2,040,222	-1,790,222
350	-711,068	-1,422,135	-3,942,135	-3,102,135	-2,172,135	-1,922,135

Maximum CIL rates (per square metre)

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

Site type 7

Chew Valley (W)

Private values £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	-413,096	-826,193	-3,346,193	-2,506,193	-1,576,193	-1,326,193
10	-432,374	-864,748	-3,384,748	-2,544,748	-1,614,748	-1,364,748
25	-471,949	-943,897	-3,463,897	-2,623,897	-1,693,897	-1,443,897
50	-537,905	-1,075,810	-3,595,810	-2,755,810	-1,825,810	-1,575,810
75	-603,862	-1,207,723	-3,727,723	-2,887,723	-1,957,723	-1,707,723
100	-669,818	-1,339,636	-3,859,636	-3,019,636	-2,089,636	-1,839,636
125	-735,775	-1,471,549	-3,991,549	-3,151,549	-2,221,549	-1,971,549
150	-801,731	-1,603,462	-4,123,462	-3,283,462	-2,353,462	-2,103,462
175	-867,688	-1,735,375	-4,255,375	-3,415,375	-2,485,375	-2,235,375
200	-933,644	-1,867,288	-4,387,288	-3,547,288	-2,617,288	-2,367,288
225	-999,601	-1,999,201	-4,519,201	-3,679,201	-2,749,201	-2,499,201
250	-1,065,556	-2,131,112	-4,651,112	-3,811,112	-2,881,112	-2,631,112
275	-1,131,513	-2,263,025	-4,783,025	-3,943,025	-3,013,025	-2,763,025
300	-1,197,469	-2,394,938	-4,914,938	-4,074,938	-3,144,938	-2,894,938
325	-1,263,425	-2,526,851	-5,046,851	-4,206,851	-3,276,851	-3,026,851
350	-1,329,382	-2,658,764	-5,178,764	-4,338,764	-3,408,764	-3,158,764

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	-875,932	-1,751,864	-4,271,864	-3,431,864	-2,501,864	-2,251,864
10	-887,249	-1,774,499	-4,294,499	-3,454,499	-2,524,499	-2,274,499
25	-926,823	-1,853,646	-4,373,646	-3,533,646	-2,603,646	-2,353,646
50	-992,779	-1,985,559	-4,505,559	-3,665,559	-2,735,559	-2,485,559
75	-1,058,736	-2,117,472	-4,637,472	-3,797,472	-2,867,472	-2,617,472
100	-1,124,692	-2,249,385	-4,769,385	-3,929,385	-2,999,385	-2,749,385
125	-1,190,649	-2,381,298	-4,901,298	-4,061,298	-3,131,298	-2,881,298
150	-1,256,605	-2,513,211	-5,033,211	-4,193,211	-3,263,211	-3,013,211
175	-1,322,562	-2,645,124	-5,165,124	-4,325,124	-3,395,124	-3,145,124
200	-1,388,518	-2,777,037	-5,297,037	-4,457,037	-3,527,037	-3,277,037
225	-1,454,475	-2,908,950	-5,428,950	-4,588,950	-3,658,950	-3,408,950
250	-1,520,431	-3,040,863	-5,560,863	-4,720,863	-3,790,863	-3,540,863
275	-1,586,388	-3,172,776	-5,692,776	-4,852,776	-3,922,776	-3,672,776
300	-1,652,344	-3,304,689	-5,824,689	-4,984,689	-4,054,689	-3,804,689
325	-1,718,301	-3,436,601	-5,956,601	-5,116,601	-4,186,601	-3,936,601
350	-1,784,257	-3,568,514	-6,088,514	-5,248,514	-4,318,514	-4,068,514

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	1,117,840	2,235,680	-284,320	555,680	1,485,680	1,735,680
10	1,073,075	2,146,149	-373,851	466,149	1,396,149	1,646,149
25	1,034,763	2,069,527	-450,473	389,527	1,319,527	1,569,527
50	970,913	1,941,826	-578,174	261,826	1,191,826	1,441,826
75	907,062	1,814,124	-705,876	134,124	1,064,124	1,314,124
100	843,212	1,686,424	-833,576	6,424	936,424	1,186,424
125	779,361	1,558,721	-961,279	-121,279	808,721	1,058,721
150	715,509	1,431,019	-1,088,981	-248,981	681,019	931,019
175	651,659	1,303,318	-1,216,682	-376,682	553,318	803,318
200	587,808	1,175,616	-1,344,384	-504,384	425,616	675,616
225	523,957	1,047,915	-1,472,086	-632,086	297,915	547,915
250	460,106	920,214	-1,600,788	-760,788	170,214	420,214
275	396,255	792,513	-1,728,489	-888,489	42,513	292,513
300	332,404	664,812	-1,856,191	-1,016,191	-84,812	164,812
325	268,553	537,111	-1,983,893	-1,144,893	-212,111	37,111
350	204,702	409,410	-2,111,595	-1,272,595	-340,410	-82,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£275	£325

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	729,245	1,458,490	-1,061,510	-221,510	708,490	958,490
10	691,162	1,382,323	-1,137,677	-297,677	632,323	882,323
25	652,851	1,305,703	-1,214,297	-374,297	556,703	805,703
50	589,001	1,178,003	-1,341,997	-501,997	428,003	678,003
75	525,150	1,050,300	-1,469,700	-629,700	300,300	550,300
100	460,444	920,887	-1,599,113	-759,113	170,887	420,887
125	395,549	791,098	-1,728,902	-888,902	41,098	291,098
150	330,653	661,306	-1,858,694	-1,018,694	-88,694	161,306
175	265,758	531,516	-1,988,484	-1,148,484	-218,484	31,516
200	200,863	401,727	-2,118,273	-1,278,273	-348,273	-98,273
225	135,968	271,935	-2,248,065	-1,408,065	-478,065	-228,065
250	71,073	142,146	-2,377,854	-1,537,854	-607,854	-357,854
275	6,178	12,356	-2,507,644	-1,667,644	-737,644	-487,644
300	-59,678	-119,356	-2,637,436	-1,797,436	-867,436	-617,436
325	-125,635	-251,269	-2,767,229	-1,927,229	-997,229	-747,229
350	-191,591	-383,182	-2,900,021	-2,057,021	-1,127,021	-877,021

Maximum CIL rates (per square metre)

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



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 %	40%
% 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	-273,090	-546,180	-3,066,160	-2,226,160	-1,296,160	-1,046,160
10	-295,391	-590,783	-3,110,783	-2,270,783	-1,340,783	-1,090,783
25	-335,905	-671,810	-3,191,810	-2,351,810	-1,421,810	-1,171,810
50	-403,427	-806,853	-3,326,853	-2,486,853	-1,556,853	-1,306,853
75	-470,947	-941,895	-3,461,895	-2,621,895	-1,691,895	-1,441,895
100	-538,469	-1,076,938	-3,596,938	-2,756,938	-1,826,938	-1,576,938
125	-605,990	-1,211,980	-3,731,980	-2,891,980	-1,961,980	-1,711,980
150	-673,512	-1,347,023	-3,867,023	-3,027,023	-2,097,023	-1,847,023
175	-741,034	-1,482,067	-4,002,067	-3,162,067	-2,232,067	-1,982,067
200	-808,554	-1,617,109	-4,137,109	-3,297,109	-2,367,109	-2,117,109
225	-876,076	-1,752,152	-4,272,152	-3,432,152	-2,502,152	-2,252,152
250	-943,598	-1,887,196	-4,407,196	-3,567,196	-2,637,196	-2,387,196
275	-1,011,119	-2,022,237	-4,542,237	-3,702,237	-2,772,237	-2,522,237
300	-1,078,640	-2,157,281	-4,677,281	-3,837,281	-2,907,281	-2,657,281
325	-1,146,162	-2,292,325	-4,812,325	-3,972,325	-3,042,325	-2,792,325
350	-1,213,683	-2,427,368	-4,947,368	-4,107,368	-3,177,368	-2,927,368

Maximum CIL rates (per square metre)

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

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	780,398	1,560,795	-959,205	-119,205	810,795	1,060,795
10	740,402	1,480,804	-1,039,196	-199,196	730,804	980,804
25	700,541	1,401,082	-1,118,918	-278,918	651,082	901,082
50	634,106	1,268,211	-1,251,789	-411,789	518,211	768,211
75	567,671	1,135,342	-1,384,658	-544,658	385,342	635,342
100	501,236	1,002,472	-1,517,528	-677,528	252,472	502,472
125	434,802	869,603	-1,650,397	-810,397	119,603	369,603
150	368,366	736,732	-1,783,268	-943,268	-13,268	236,732
175	301,932	603,864	-1,916,138	-1,076,138	-146,138	103,864
200	235,497	470,993	-2,049,007	-1,209,007	-279,007	-29,007
225	169,062	338,124	-2,181,876	-1,341,876	-411,876	-161,876
250	102,627	205,254	-2,314,746	-1,474,746	-544,746	-294,746
275	36,192	72,385	-2,447,615	-1,607,615	-677,615	-427,615
300	-30,737	-61,474	-2,581,474	-1,741,474	-811,474	-561,474
325	-98,259	-196,517	-2,716,517	-1,876,517	-946,517	-696,517
350	-165,781	-331,561	-2,851,561	-2,011,561	-1,081,561	-831,561

Maximum CIL rates (per square metre)

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

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	21,704	43,407	-2,476,593	-1,636,593	-706,593	-456,593
10	-5,330	-10,659	-2,530,659	-1,690,659	-760,659	-510,659
25	-45,842	-91,684	-2,611,684	-1,771,684	-841,684	-591,684
50	-113,364	-226,728	-2,746,728	-1,906,728	-976,728	-726,728
75	-180,886	-361,771	-2,881,771	-2,041,771	-1,111,771	-861,771
100	-248,406	-496,813	-3,016,813	-2,176,813	-1,246,813	-996,813
125	-315,928	-631,856	-3,151,856	-2,311,856	-1,381,856	-1,131,856
150	-383,450	-766,900	-3,286,900	-2,446,900	-1,516,900	-1,266,900
175	-450,971	-901,942	-3,421,942	-2,581,942	-1,651,942	-1,401,942
200	-518,493	-1,036,985	-3,556,985	-2,716,985	-1,786,985	-1,536,985
225	-586,013	-1,172,027	-3,692,027	-2,852,027	-1,922,027	-1,672,027
250	-653,535	-1,307,070	-3,827,070	-2,987,070	-2,057,070	-1,807,070
275	-721,057	-1,442,114	-3,962,114	-3,122,114	-2,192,114	-1,942,114
300	-788,578	-1,577,155	-4,097,155	-3,257,155	-2,327,155	-2,077,155
325	-856,100	-1,712,199	-4,232,199	-3,392,199	-2,462,199	-2,212,199
350	-923,621	-1,847,243	-4,367,243	-3,527,243	-2,597,243	-2,347,243

Maximum CIL rates (per square metre)

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

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	607,078	-1,214,155	-3,734,155	-2,894,155	-1,994,155	-1,714,155
10	623,644	-1,247,288	-3,767,288	-2,927,288	-1,997,288	-1,747,288
25	664,157	-1,328,315	-3,848,315	-3,008,315	-2,078,315	-1,828,315
50	731,679	-1,463,358	-3,983,358	-3,143,358	-2,213,358	-1,963,358
75	799,200	-1,598,400	-4,118,400	-3,278,400	-2,348,400	-2,098,400
100	866,722	-1,733,444	-4,253,444	-3,413,444	-2,483,444	-2,233,444
125	934,244	-1,868,487	-4,388,487	-3,548,487	-2,618,487	-2,368,487
150	1,001,764	-2,003,529	-4,523,529	-3,683,529	-2,753,529	-2,503,529
175	1,069,286	-2,138,572	-4,658,572	-3,818,572	-2,888,572	-2,638,572
200	1,136,807	-2,273,614	-4,793,614	-3,953,614	-3,023,614	-2,773,614
225	1,204,329	-2,408,658	-4,928,658	-4,088,658	-3,158,658	-2,908,658
250	1,271,851	-2,543,701	-5,063,701	-4,223,701	-3,293,701	-3,043,701
275	1,339,371	-2,678,743	-5,198,743	-4,358,743	-3,428,743	-3,178,743
300	1,406,893	-2,813,786	-5,333,786	-4,493,786	-3,563,786	-3,313,786
325	1,474,415	-2,948,830	-5,468,830	-4,628,830	-3,698,830	-3,448,830
350	1,541,936	-3,083,871	-5,603,871	-4,763,871	-3,833,871	-3,583,871

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	1,069,912	-2,139,825	-4,659,825	-3,819,825	-2,889,825	-2,639,825
10	1,078,519	-2,157,039	-4,677,039	-3,837,039	-2,907,039	-2,657,039
25	1,119,033	-2,238,065	-4,758,065	-3,918,065	-2,988,065	-2,738,065
50	1,186,554	-2,373,109	-4,893,109	-4,053,109	-3,123,109	-2,873,109
75	1,254,075	-2,508,151	-5,028,151	-4,188,151	-3,258,151	-3,008,151
100	1,321,597	-2,643,194	-5,163,194	-4,323,194	-3,393,194	-3,143,194
125	1,389,118	-2,778,236	-5,298,236	-4,458,236	-3,528,236	-3,278,236
150	1,456,640	-2,913,279	-5,433,279	-4,593,279	-3,663,279	-3,413,279
175	1,524,161	-3,048,323	-5,568,323	-4,728,323	-3,798,323	-3,548,323
200	1,591,682	-3,183,364	-5,703,364	-4,863,364	-3,933,364	-3,683,364
225	1,659,204	-3,318,408	-5,838,408	-4,998,408	-4,068,408	-3,818,408
250	1,726,726	-3,453,452	-5,973,452	-5,133,452	-4,203,452	-3,953,452
275	1,794,247	-3,588,493	-6,108,493	-5,268,493	-4,338,493	-4,088,493
300	1,861,768	-3,723,537	-6,243,537	-5,403,537	-4,473,537	-4,223,537
325	1,929,289	-3,858,578	-6,378,578	-5,538,578	-4,608,578	-4,358,578
350	1,996,811	-3,993,622	-6,513,622	-5,673,622	-4,743,622	-4,493,622

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	984,539	1,969,078	-550,922	289,078	1,219,078	1,469,078
10	941,459	1,882,919	-637,081	202,919	1,132,919	1,382,919
25	902,240	1,804,480	-715,520	124,480	1,054,480	1,304,480
50	836,875	1,673,749	-846,251	-6,251	923,749	1,173,749
75	771,508	1,543,016	-976,984	-136,984	793,016	1,043,016
100	706,143	1,412,285	-1,107,715	-267,715	662,285	912,285
125	640,777	1,281,554	-1,238,446	-398,446	531,554	781,554
150	575,411	1,150,822	-1,369,178	-529,178	400,822	650,822
175	509,322	1,019,644	-1,501,356	-661,356	268,644	519,644
200	442,887	885,775	-1,634,225	-794,225	135,775	385,775
225	376,452	752,904	-1,767,096	-927,096	2,904	252,904
250	310,018	620,035	-1,899,965	-1,059,965	-129,965	120,035
275	243,582	487,165	-2,032,835	-1,192,835	-262,835	-12,835
300	177,148	354,296	-2,165,704	-1,325,704	-395,704	-145,704
325	110,713	221,425	-2,298,575	-1,458,575	-528,575	-278,575
350	44,278	88,557	-2,431,443	-1,591,443	-661,443	-411,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£25	£225	£250

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	595,943	1,191,887	-1,328,113	-488,113	441,887	691,887
10	559,547	1,119,095	-1,400,905	-560,905	369,095	619,095
25	520,328	1,040,656	-1,479,344	-639,344	290,656	540,656
50	454,003	908,007	-1,611,993	-771,993	158,007	408,007
75	387,568	775,136	-1,744,864	-904,864	25,136	275,136
100	321,133	642,265	-1,877,735	-1,037,735	-107,735	142,265
125	254,698	509,397	-2,010,603	-1,170,603	-240,603	9,397
150	188,263	376,526	-2,143,474	-1,303,474	-373,474	-123,474
175	121,829	243,657	-2,276,343	-1,436,343	-506,343	-256,343
200	55,393	110,787	-2,409,213	-1,569,213	-639,213	-389,213
225	-11,222	-22,444	-2,542,444	-1,702,444	-772,444	-522,444
250	-78,744	-157,487	-2,677,487	-1,837,487	-907,487	-657,487
275	-146,264	-292,529	-2,812,529	-1,972,529	-1,042,529	-792,529
300	-213,786	-427,572	-2,947,572	-2,107,572	-1,177,572	-927,572
325	-281,308	-562,616	-3,082,616	-2,242,616	-1,312,616	-1,062,616
350	-348,829	-697,657	-3,217,657	-2,377,657	-1,447,657	-1,197,657

Maximum CIL rates (per square metre)

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

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 %	40%
% 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	-570.973	-1,141.945	-3,661.945	-2,821.945	-1,891.945	-1,641.945
10	-588.835	-1,177.670	-3,697.670	-2,857.670	-1,927.670	-1,677.670
25	-630.359	-1,260.717	-3,780.717	-2,940.717	-2,010.717	-1,760.717
50	-699.566	-1,399.131	-3,919.131	-3,079.131	-2,149.131	-1,899.131
75	-768.772	-1,537.545	-4,057.545	-3,217.545	-2,287.545	-2,037.545
100	-837.979	-1,675.959	-4,195.959	-3,355.959	-2,425.959	-2,175.959
125	-907.186	-1,814.372	-4,334.372	-3,494.372	-2,564.372	-2,314.372
150	-976.392	-1,952.784	-4,472.784	-3,632.784	-2,702.784	-2,452.784
175	-1,045.599	-2,091.198	-4,611.198	-3,771.198	-2,841.198	-2,591.198
200	-1,114.806	-2,229.612	-4,749.612	-3,909.612	-2,979.612	-2,729.612
225	-1,184.013	-2,368.025	-4,888.025	-4,048.025	-3,118.025	-2,868.025
250	-1,253.220	-2,506.439	-5,026.439	-4,186.439	-3,256.439	-3,006.439
275	-1,322.427	-2,644.853	-5,164.853	-4,324.853	-3,394.853	-3,144.853
300	-1,391.633	-2,783.267	-5,303.267	-4,463.267	-3,533.267	-3,283.267
325	-1,460.839	-2,921.679	-5,441.679	-4,601.679	-3,671.679	-3,421.679
350	-1,530.046	-3,060.092	-5,580.092	-4,740.092	-3,810.092	-3,560.092

Maximum CIL rates (per square metre)

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

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	562.545	1,125.090	-1,394.910	-554.910	375.090	625.090
10	525.633	1,051.266	-1,468.734	-628.734	301.266	551.266
25	484.777	969.555	-1,550.445	-710.445	219.555	469.555
50	416.684	833.367	-1,686.633	-846.633	83.367	333.367
75	348.591	697.182	-1,822.818	-982.818	-52.818	197.182
100	280.497	560.995	-1,959.005	-1,119.005	-189.005	60.995
125	212.405	424.810	-2,095.190	-1,255.190	-325.190	-75.190
150	144.312	288.624	-2,231.376	-1,391.376	-461.376	-211.376
175	76.218	152.437	-2,367.563	-1,527.563	-597.563	-347.563
200	8.126	16.252	-2,503.748	-1,663.748	-733.748	-483.748
225	-60.948	-121.896	-2,641.896	-1,801.896	-871.896	-621.896
250	-130.155	-260.310	-2,780.310	-1,940.310	-1,010.310	-760.310
275	-199.362	-398.724	-2,918.724	-2,078.724	-1,148.724	-898.724
300	-268.569	-537.137	-3,057.137	-2,217.137	-1,287.137	-1,037.137
325	-337.776	-675.551	-3,195.551	-2,355.551	-1,425.551	-1,175.551
350	-406.982	-813.965	-3,333.965	-2,493.965	-1,563.965	-1,313.965

Maximum CIL rates (per square metre)

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

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	-186.844	-373.688	-2,893.688	-2,053.688	-1,123.688	-873.688
10	-211.313	-422.625	-2,942.625	-2,102.625	-1,172.625	-922.625
25	-252.837	-505.675	-3,025.675	-2,185.675	-1,255.675	-1,005.675
50	-322.043	-644.087	-3,164.087	-2,324.087	-1,394.087	-1,144.087
75	-391.250	-782.501	-3,302.501	-2,462.501	-1,532.501	-1,282.501
100	-460.457	-920.914	-3,440.914	-2,600.914	-1,670.914	-1,420.914
125	-529.664	-1,059.328	-3,579.328	-2,739.328	-1,809.328	-1,559.328
150	-598.871	-1,197.742	-3,717.742	-2,877.742	-1,947.742	-1,697.742
175	-668.078	-1,336.156	-3,856.156	-3,016.156	-2,086.156	-1,836.156
200	-737.285	-1,474.569	-3,994.569	-3,154.569	-2,224.569	-1,974.569
225	-806.491	-1,612.981	-4,132.981	-3,292.981	-2,362.981	-2,112.981
250	-875.697	-1,751.395	-4,271.395	-3,431.395	-2,501.395	-2,251.395
275	-944.904	-1,889.809	-4,409.809	-3,569.809	-2,639.809	-2,389.809
300	-1,014.111	-2,028.223	-4,548.223	-3,708.223	-2,778.223	-2,528.223
325	-1,083.318	-2,166.636	-4,686.636	-3,846.636	-2,916.636	-2,666.636
350	-1,152.525	-2,305.050	-4,825.050	-3,985.050	-3,055.050	-2,805.050

Maximum CIL rates (per square metre)

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

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	-815,979	-1,631,958	-4,151,958	-3,311,958	-2,381,958	-2,131,958
10	-829,628	-1,659,256	-4,179,256	-3,339,256	-2,409,256	-2,159,256
25	-871,152	-1,742,304	-4,262,304	-3,422,304	-2,492,304	-2,242,304
50	-940,359	-1,880,718	-4,400,718	-3,560,718	-2,630,718	-2,380,718
75	-1,009,566	-2,019,131	-4,539,131	-3,699,131	-2,769,131	-2,519,131
100	-1,078,773	-2,157,545	-4,677,545	-3,837,545	-2,907,545	-2,657,545
125	-1,147,979	-2,295,959	-4,815,959	-3,975,959	-3,045,959	-2,795,959
150	-1,217,185	-2,434,371	-4,954,371	-4,114,371	-3,184,371	-2,934,371
175	-1,286,392	-2,572,784	-5,092,784	-4,252,784	-3,322,784	-3,072,784
200	-1,355,599	-2,711,198	-5,231,198	-4,391,198	-3,461,198	-3,211,198
225	-1,424,806	-2,849,612	-5,369,612	-4,529,612	-3,599,612	-3,349,612
250	-1,494,013	-2,988,026	-5,508,026	-4,668,026	-3,738,026	-3,488,026
275	-1,563,220	-3,126,440	-5,646,440	-4,806,440	-3,876,440	-3,626,440
300	-1,632,427	-3,264,853	-5,784,853	-4,944,853	-4,014,853	-3,764,853
325	-1,701,634	-3,403,267	-5,923,267	-5,083,267	-4,153,267	-3,903,267
350	-1,770,839	-3,541,679	-6,061,679	-5,221,679	-4,291,679	-4,041,679

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	-1,278,815	-2,557,630	-5,077,630	-4,237,630	-3,307,630	-3,057,630
10	-1,284,503	-2,569,007	-5,089,007	-4,249,007	-3,319,007	-3,069,007
25	-1,326,027	-2,652,054	-5,172,054	-4,332,054	-3,402,054	-3,152,054
50	-1,395,234	-2,790,468	-5,310,468	-4,470,468	-3,540,468	-3,290,468
75	-1,464,441	-2,928,882	-5,448,882	-4,608,882	-3,678,882	-3,428,882
100	-1,533,648	-3,067,296	-5,587,296	-4,747,296	-3,817,296	-3,567,296
125	-1,602,854	-3,205,707	-5,725,707	-4,885,707	-3,955,707	-3,705,707
150	-1,672,061	-3,344,121	-5,864,121	-5,024,121	-4,094,121	-3,844,121
175	-1,741,267	-3,482,535	-6,002,535	-5,162,535	-4,232,535	-3,982,535
200	-1,810,474	-3,620,949	-6,140,949	-5,300,949	-4,370,949	-4,120,949
225	-1,879,681	-3,759,362	-6,279,362	-5,439,362	-4,509,362	-4,259,362
250	-1,948,888	-3,897,776	-6,417,776	-5,577,776	-4,647,776	-4,397,776
275	-2,018,095	-4,036,190	-6,556,190	-5,716,190	-4,786,190	-4,536,190
300	-2,087,302	-4,174,604	-6,694,604	-5,854,604	-4,924,604	-4,674,604
325	-2,156,508	-4,313,018	-6,833,018	-5,993,018	-5,063,018	-4,813,018
350	-2,225,715	-4,451,429	-6,971,429	-6,131,429	-5,201,429	-4,951,429

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	840,984	1,681,968	-838,032	1,968	931,968	1,181,968
10	799,720	1,599,441	-920,559	-80,559	849,441	1,099,441
25	759,522	1,519,044	-1,000,956	-160,956	769,044	1,019,044
50	692,524	1,385,049	-1,134,951	-294,951	635,049	885,049
75	625,528	1,251,056	-1,268,944	-428,944	501,056	751,056
100	558,531	1,117,061	-1,402,939	-562,939	367,061	617,061
125	490,507	981,014	-1,538,986	-698,986	231,014	481,014
150	422,414	844,827	-1,675,173	-835,173	94,827	344,827
175	354,321	708,642	-1,811,358	-971,358	-41,358	208,642
200	286,228	572,457	-1,947,543	-1,107,543	-177,543	72,457
225	218,135	436,269	-2,083,731	-1,243,731	-313,731	-63,731
250	150,042	300,084	-2,219,916	-1,379,916	-449,916	-199,916
275	81,948	163,897	-2,356,103	-1,516,103	-586,103	-336,103
300	13,856	27,711	-2,492,289	-1,652,289	-722,289	-472,289
325	-55,125	-110,249	-2,630,249	-1,790,249	-860,249	-610,249
350	-124,332	-248,663	-2,768,663	-1,928,663	-998,663	-748,663

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£150	£200

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	451,240	902,480	-1,617,520	-777,520	152,480	402,480
10	416,242	832,484	-1,687,516	-847,516	82,484	332,484
25	375,386	750,771	-1,769,229	-929,229	771	250,771
50	307,293	614,586	-1,905,414	-1,065,414	-135,414	114,586
75	239,199	478,399	-2,041,601	-1,201,601	-271,601	-21,601
100	171,107	342,213	-2,177,787	-1,337,787	-407,787	-157,787
125	103,013	206,026	-2,313,974	-1,473,974	-543,974	-293,974
150	34,920	69,841	-2,450,159	-1,610,159	-680,159	-430,159
175	-33,715	-67,430	-2,587,430	-1,747,430	-817,430	-567,430
200	-102,922	-205,844	-2,725,844	-1,885,844	-955,844	-705,844
225	-172,129	-344,258	-2,864,258	-2,024,258	-1,094,258	-844,258
250	-241,336	-482,672	-3,002,672	-2,162,672	-1,232,672	-982,672
275	-310,543	-621,085	-3,141,085	-2,301,085	-1,371,085	-1,121,085
300	-379,749	-759,497	-3,279,497	-2,439,497	-1,509,497	-1,259,497
325	-448,955	-897,911	-3,417,911	-2,577,911	-1,647,911	-1,397,911
350	-518,162	-1,036,325	-3,556,325	-2,716,325	-1,786,325	-1,536,325

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£50