

CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

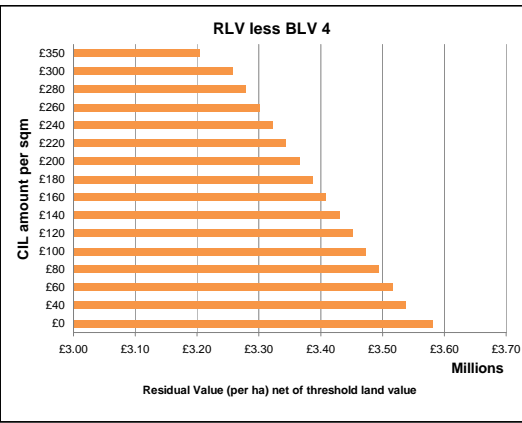
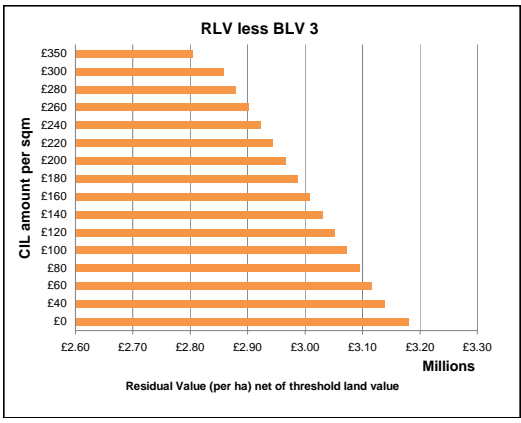
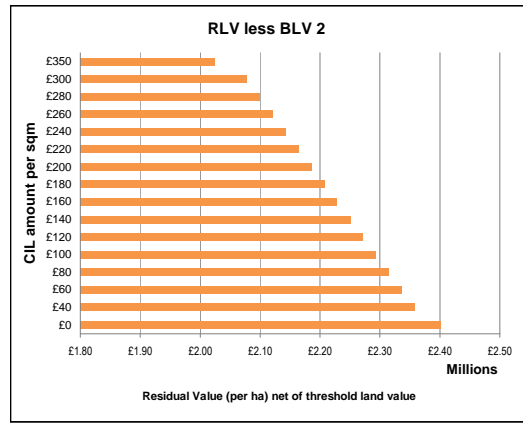
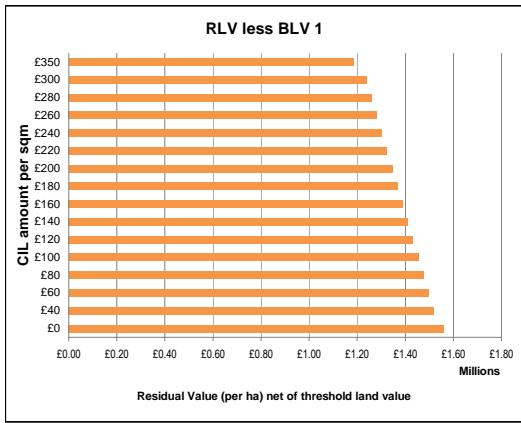
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 1
4 UNITS
HOUSES
20 UPH

CSH level:	3	Sales value inflation
Aff Hsg:	0%	Build cost inflation
		Profit

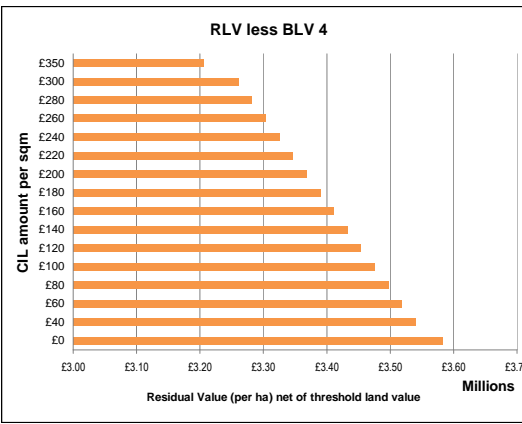
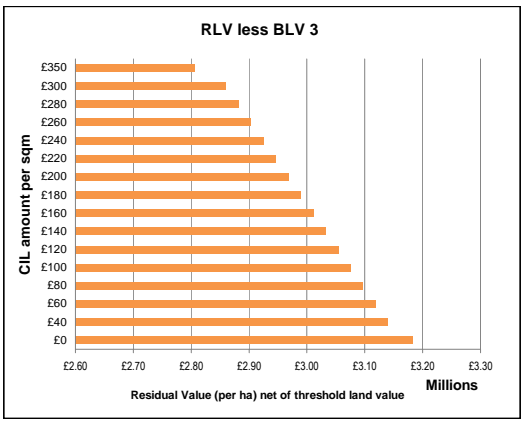
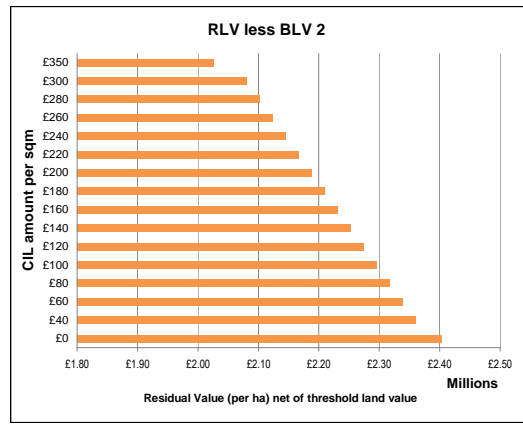
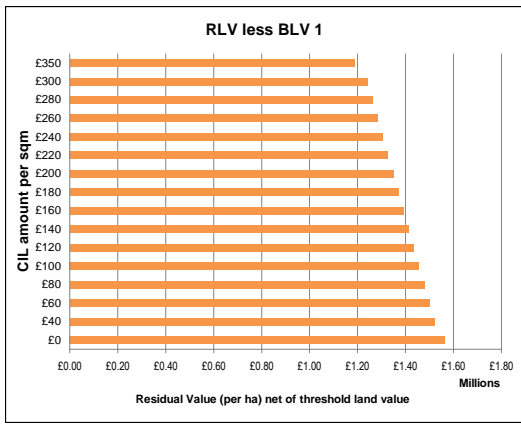
Site type 1 Description: **Area 1 £5554 psm Bath CC** Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,182	4,080,910	1,560,910	2,400,910	3,180,910	3,580,910
40	807,560	4,037,802	1,517,802	2,357,802	3,137,802	3,537,802
60	803,250	4,016,248	1,496,248	2,336,248	3,116,248	3,516,248
80	798,939	3,994,694	1,474,694	2,314,694	3,094,694	3,494,694
100	794,628	3,973,141	1,453,141	2,293,141	3,073,141	3,473,141
120	790,317	3,951,587	1,431,587	2,271,587	3,051,587	3,451,587
140	786,007	3,930,033	1,410,033	2,250,033	3,030,033	3,430,033
160	781,696	3,908,479	1,388,479	2,228,479	3,008,479	3,408,479
180	777,385	3,886,925	1,366,925	2,206,925	2,986,925	3,386,925
200	773,074	3,865,371	1,345,371	2,185,371	2,965,371	3,365,371
220	768,763	3,843,817	1,323,817	2,163,817	2,943,817	3,343,817
240	764,453	3,822,263	1,302,263	2,142,263	2,922,263	3,322,263
260	760,142	3,800,709	1,280,709	2,120,709	2,900,709	3,300,709
280	755,831	3,779,155	1,259,155	2,099,155	2,879,155	3,279,155
300	751,520	3,757,601	1,237,601	2,077,601	2,857,601	3,257,601
350	740,743	3,703,717	1,183,717	2,023,717	2,803,717	3,203,717



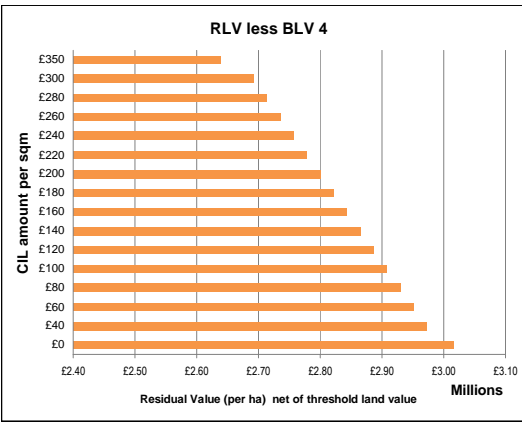
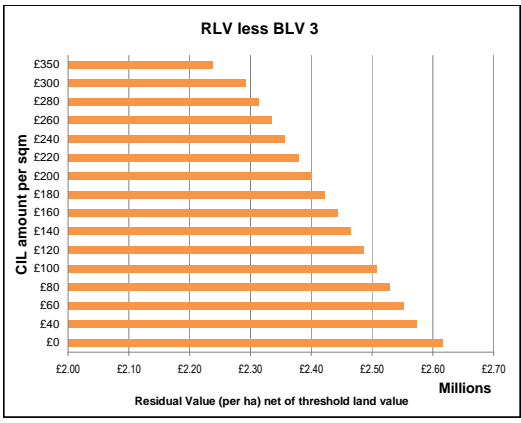
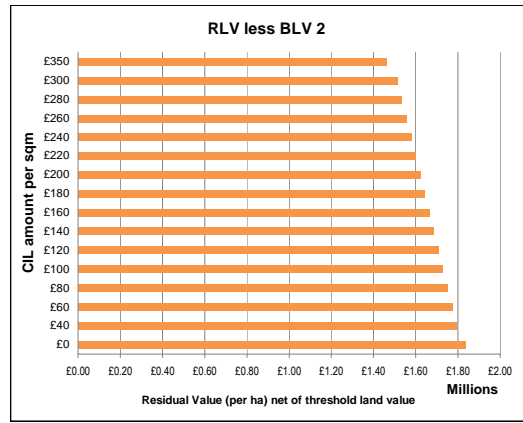
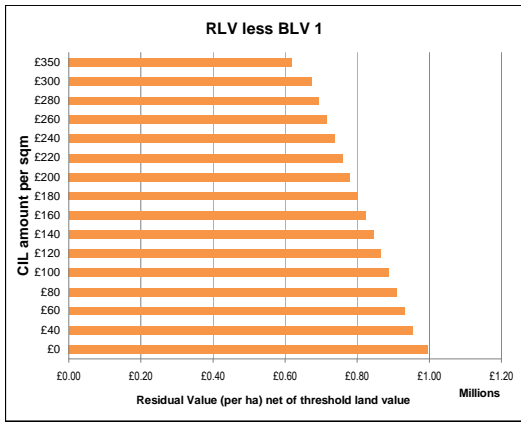
Site type 1 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.20 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,601	4,083,003	1,563,003	2,403,003	3,183,003	3,583,003
40	807,979	4,039,895	1,519,895	2,359,895	3,139,895	3,539,895
60	803,668	4,018,342	1,498,342	2,338,342	3,118,342	3,518,342
80	799,358	3,996,788	1,476,788	2,316,788	3,096,788	3,496,788
100	795,047	3,975,234	1,455,234	2,295,234	3,075,234	3,475,234
120	790,736	3,953,680	1,433,680	2,273,680	3,053,680	3,453,680
140	786,425	3,932,126	1,412,126	2,252,126	3,032,126	3,432,126
160	782,114	3,910,572	1,390,572	2,230,572	3,010,572	3,410,572
180	777,804	3,889,018	1,369,018	2,209,018	2,989,018	3,389,018
200	773,493	3,867,464	1,347,464	2,187,464	2,967,464	3,367,464
220	769,182	3,845,910	1,325,910	2,165,910	2,945,910	3,345,910
240	764,871	3,824,356	1,304,356	2,144,356	2,924,356	3,324,356
260	760,560	3,802,802	1,282,802	2,122,802	2,902,802	3,302,802
280	756,250	3,781,248	1,261,248	2,101,248	2,881,248	3,281,248
300	751,939	3,759,694	1,239,694	2,079,694	2,859,694	3,259,694
350	741,162	3,705,810	1,185,810	2,025,810	2,805,810	3,205,810

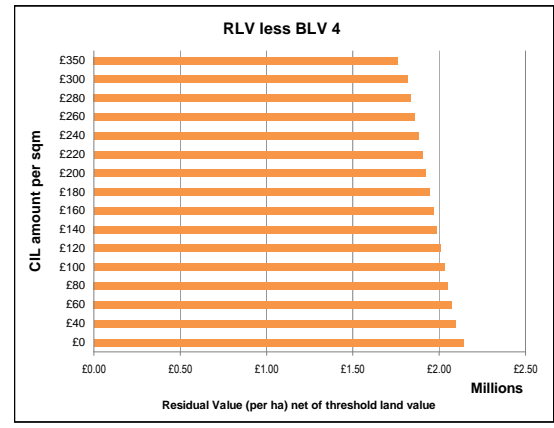
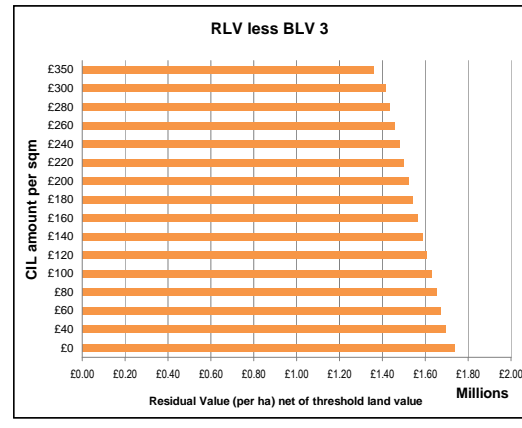
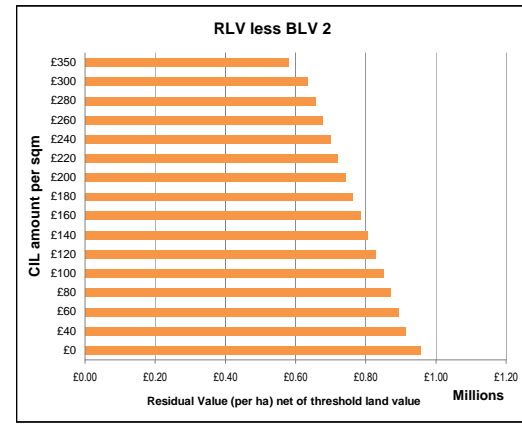
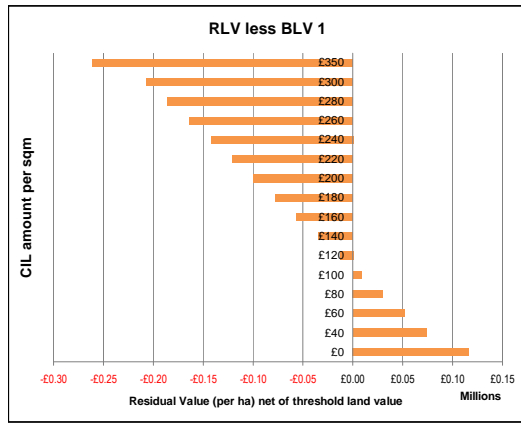


Site type 1 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.20 ha

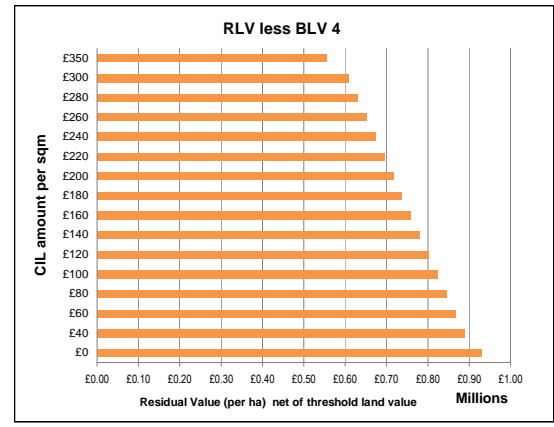
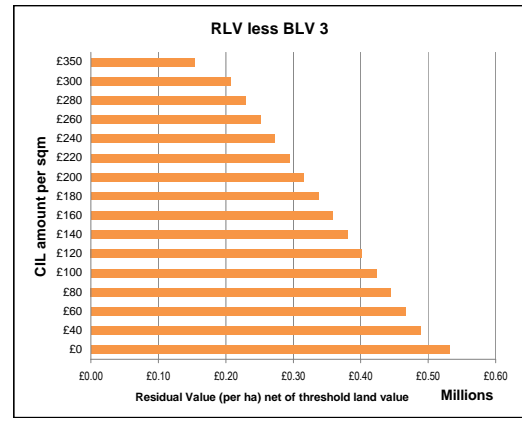
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	703,028	3,515,139	995,139	1,835,139	2,615,139	3,015,139
40	694,406	3,472,031	952,031	1,792,031	2,572,031	2,972,031
60	690,095	3,450,477	930,477	1,770,477	2,550,477	2,950,477
80	685,785	3,428,923	908,923	1,748,923	2,528,923	2,928,923
100	681,474	3,407,369	887,369	1,727,369	2,507,369	2,907,369
120	677,163	3,385,815	865,815	1,705,815	2,485,815	2,885,815
140	672,852	3,364,261	844,261	1,684,261	2,464,261	2,864,261
160	668,541	3,342,707	822,707	1,662,707	2,442,707	2,842,707
180	664,231	3,321,153	801,153	1,641,153	2,421,153	2,821,153
200	659,920	3,299,599	779,599	1,619,599	2,399,599	2,799,599
220	655,609	3,278,045	758,045	1,598,045	2,378,045	2,778,045
240	651,298	3,256,491	736,491	1,576,491	2,356,491	2,756,491
260	646,988	3,234,937	714,937	1,554,937	2,334,937	2,734,937
280	642,677	3,213,383	693,383	1,533,383	2,313,383	2,713,383
300	638,366	3,191,830	671,830	1,511,830	2,291,830	2,691,830
350	627,589	3,137,945	617,945	1,457,945	2,237,945	2,637,945



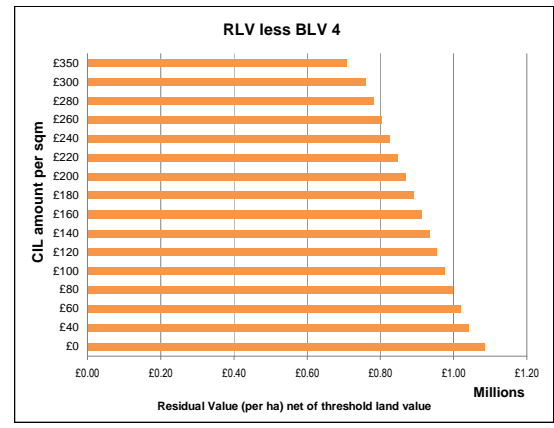
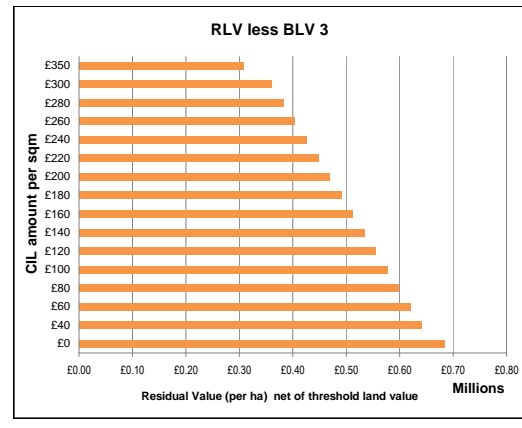
Site type	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	527,260	2,636,299	116,299	956,299	1,736,299	2,136,299
40	518,638	2,593,191	73,191	913,191	1,693,191	2,093,191
60	514,327	2,571,637	51,637	891,637	1,671,637	2,071,637
80	510,017	2,550,083	30,083	870,083	1,650,083	2,050,083
100	505,706	2,528,529	8,529	848,529	1,628,529	2,028,529
120	501,395	2,506,975	-13,025	826,975	1,606,975	2,006,975
140	497,084	2,485,421	-34,579	805,421	1,585,421	1,985,421
160	492,773	2,463,867	-56,133	783,867	1,563,867	1,963,867
180	488,463	2,442,314	-77,686	762,314	1,542,314	1,942,314
200	484,152	2,420,760	-99,240	740,760	1,520,760	1,920,760
220	479,841	2,399,206	-120,794	719,206	1,499,206	1,899,206
240	475,530	2,377,652	-142,348	697,652	1,477,652	1,877,652
260	471,220	2,356,098	-163,902	676,098	1,456,098	1,856,098
280	466,909	2,334,544	-185,456	654,544	1,434,544	1,834,544
300	462,598	2,312,990	-207,010	632,990	1,412,990	1,812,990
350	451,821	2,259,105	-260,895	579,105	1,359,105	1,759,105



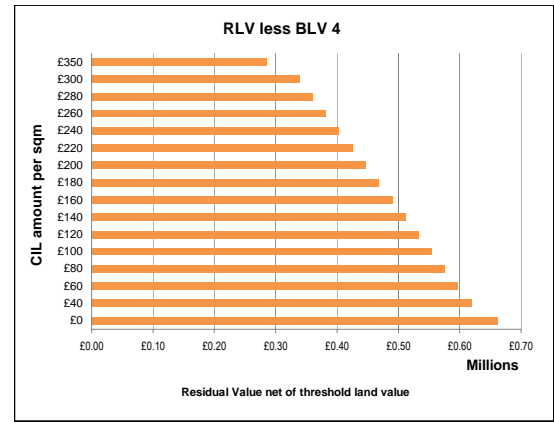
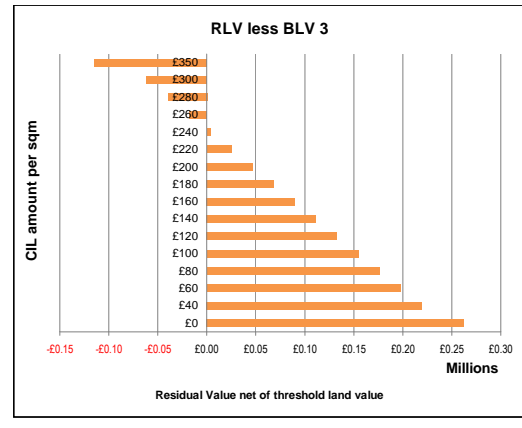
Site type	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	286,113	1,430,565	-1,089,435	-249,435	530,565	930,565
40	277,491	1,387,457	-1,132,543	-292,543	487,457	887,457
60	273,181	1,365,903	-1,154,097	-314,097	465,903	865,903
80	268,870	1,344,349	-1,175,651	-335,651	444,349	844,349
100	264,559	1,322,795	-1,197,205	-357,205	422,795	822,795
120	260,248	1,301,242	-1,218,758	-378,758	401,242	801,242
140	255,938	1,279,688	-1,240,312	-400,312	379,688	779,688
160	251,627	1,258,134	-1,261,866	-421,866	358,134	758,134
180	247,316	1,236,580	-1,283,420	-443,420	336,580	736,580
200	243,005	1,215,026	-1,304,974	-464,974	315,026	715,026
220	238,694	1,193,472	-1,326,528	-486,528	293,472	693,472
240	234,384	1,171,918	-1,348,082	-508,082	271,918	671,918
260	230,073	1,150,364	-1,369,636	-529,636	250,364	650,364
280	225,762	1,128,810	-1,391,190	-551,190	228,810	628,810
300	221,451	1,107,256	-1,412,744	-572,744	207,256	607,256
350	210,674	1,053,371	-1,466,629	-626,629	153,371	553,371



Site type	Description:	Area 6	£2428 psm Keynsham	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	316,782	1,583,910	-936,090	-96,090	683,910	1,083,910
40	308,160	1,540,802	-979,198	-139,198	640,802	1,040,802
60	303,850	1,519,248	-1,000,752	-160,752	619,248	1,019,248
80	299,539	1,497,694	-1,022,306	-182,306	597,694	997,694
100	295,228	1,476,140	-1,043,859	-203,859	576,140	976,140
120	290,917	1,454,587	-1,065,413	-225,413	554,587	954,587
140	286,607	1,433,033	-1,086,967	-246,967	533,033	933,033
160	282,296	1,411,479	-1,108,521	-268,521	511,479	911,479
180	277,985	1,389,925	-1,130,075	-290,075	489,925	889,925
200	273,674	1,368,371	-1,151,629	-311,629	468,371	868,371
220	269,363	1,346,817	-1,173,183	-333,183	446,817	846,817
240	265,053	1,325,263	-1,194,737	-354,737	425,263	825,263
260	260,742	1,303,709	-1,216,291	-376,291	403,709	803,709
280	256,431	1,282,155	-1,237,845	-397,845	382,155	782,155
300	252,120	1,260,601	-1,259,399	-419,399	360,601	760,601
350	241,343	1,206,717	-1,313,283	-473,283	306,717	706,717



Site type	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.20 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,407	1,162,033	-1,357,967	-517,967	262,033	662,033
40	223,785	1,118,925	-1,401,075	-561,075	218,925	618,925
60	219,474	1,097,371	-1,422,629	-582,629	197,371	597,371
80	215,163	1,075,817	-1,444,183	-604,183	175,817	575,817
100	210,853	1,054,263	-1,465,737	-625,737	154,263	554,263
120	206,542	1,032,709	-1,487,291	-647,291	132,709	532,709
140	202,231	1,011,155	-1,508,845	-668,845	111,155	511,155
160	197,920	989,602	-1,530,398	-690,398	89,602	489,602
180	193,610	968,048	-1,551,952	-711,952	68,048	468,048
200	189,299	946,494	-1,573,506	-733,506	46,494	446,494
220	184,988	924,940	-1,595,060	-755,060	24,940	424,940
240	180,677	903,386	-1,616,614	-776,614	3,386	403,386
260	176,366	881,832	-1,638,168	-798,168	-18,168	381,832
280	172,056	860,278	-1,659,722	-819,722	-39,722	360,278
300	167,745	838,724	-1,681,276	-841,276	-61,276	338,724
350	156,968	784,839	-1,735,161	-895,161	-115,161	284,839



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

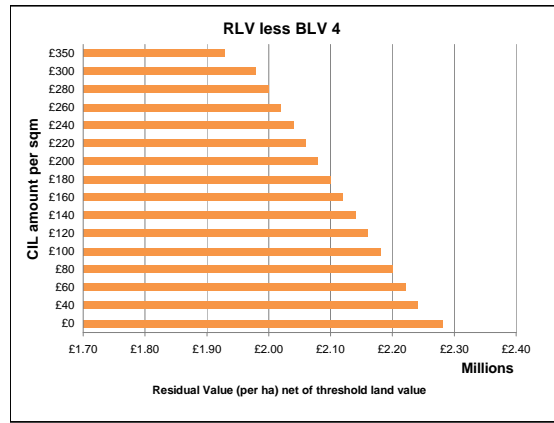
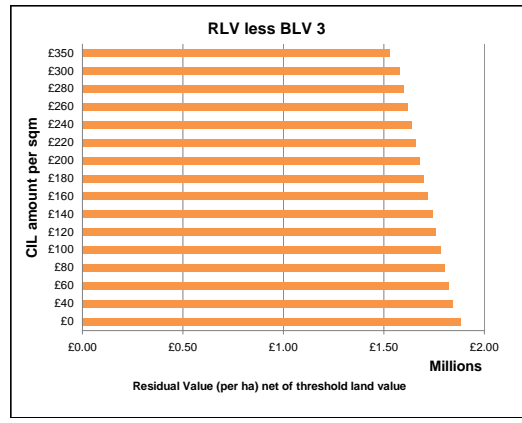
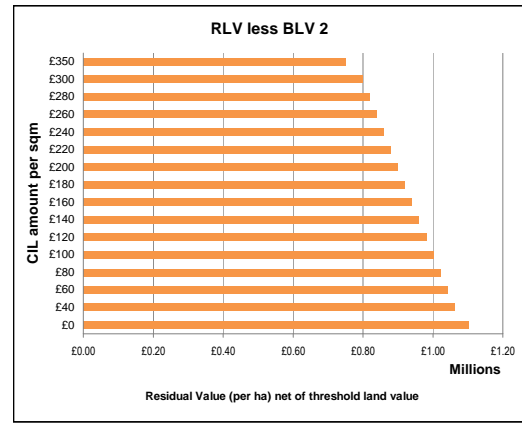
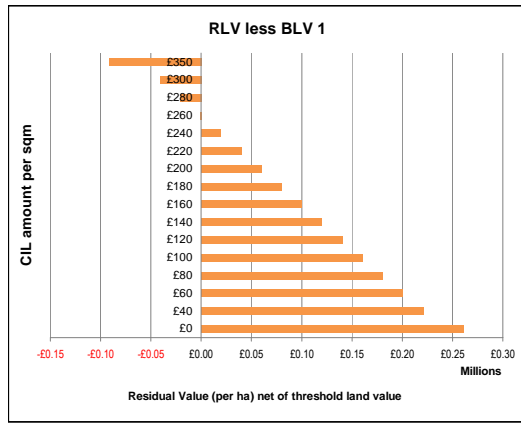
BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 2
7 UNITS
HOUSES
30 UPH

CSH level:	3	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

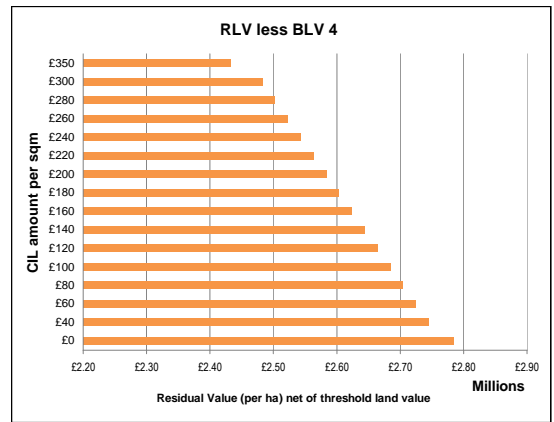
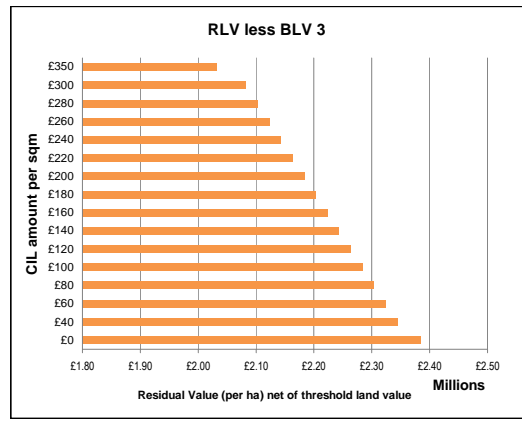
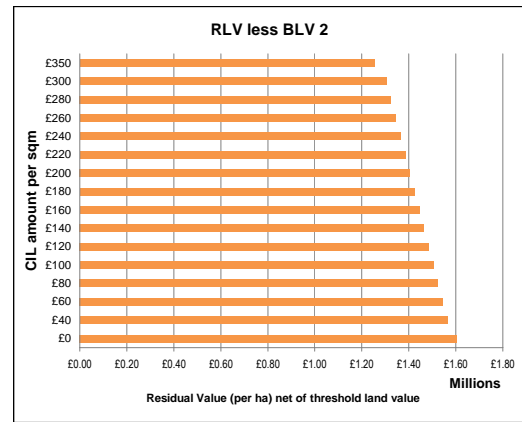
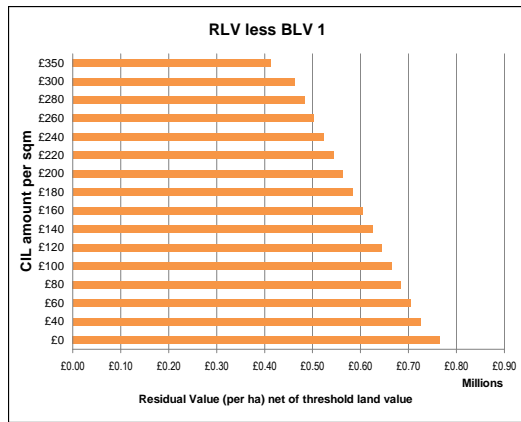
Site type 2 Description: **Area 1** £5554 psm Bath CC Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	648,862	2,780,838	260,838	1,100,838	1,880,838	2,280,838
40	639,464	2,740,560	220,560	1,060,560	1,840,560	2,240,560
60	634,765	2,720,420	200,420	1,040,420	1,820,420	2,220,420
80	630,065	2,700,281	180,281	1,020,281	1,800,281	2,200,281
100	625,366	2,680,141	160,141	1,000,141	1,780,141	2,180,141
120	620,667	2,660,002	140,002	980,002	1,760,002	2,160,002
140	615,968	2,639,862	119,862	959,862	1,739,862	2,139,862
160	611,269	2,619,723	99,723	939,723	1,719,723	2,119,723
180	606,569	2,599,583	79,583	919,583	1,699,583	2,099,583
200	601,870	2,579,444	59,444	899,444	1,679,444	2,079,444
220	597,171	2,559,304	39,304	879,304	1,659,304	2,059,304
240	592,472	2,539,165	19,165	859,165	1,639,165	2,039,165
260	587,773	2,519,026	-	839,026	1,619,026	2,019,026
280	583,073	2,498,886	-	818,886	1,598,886	1,998,886
300	578,374	2,478,747	-	798,747	1,578,747	1,978,747
350	566,626	2,428,398	-	748,398	1,528,398	1,928,398



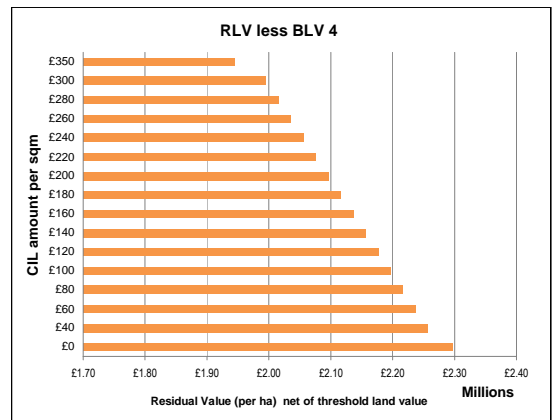
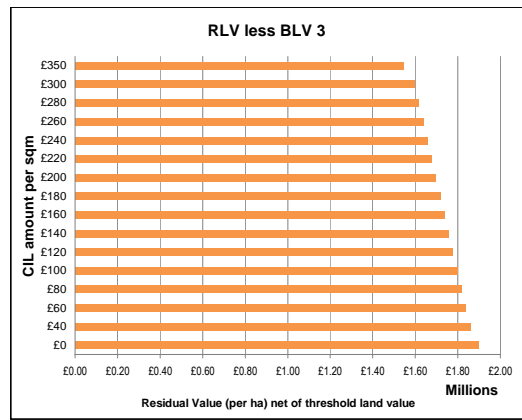
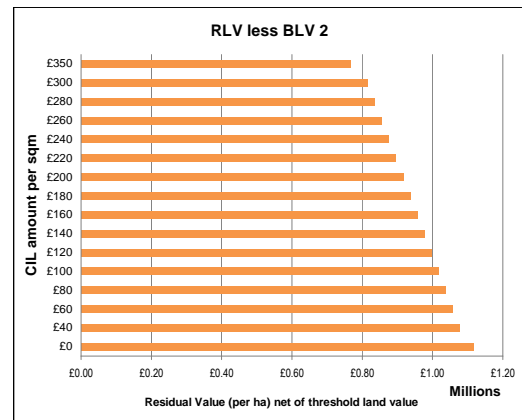
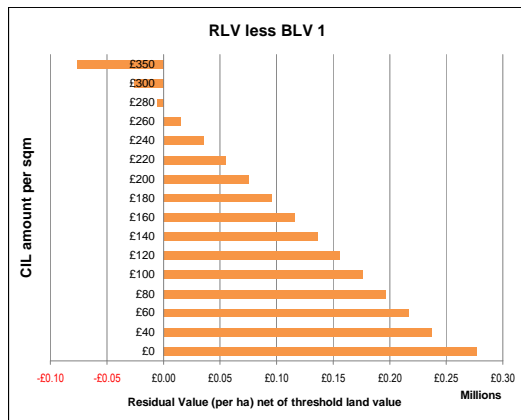
Site type 2 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	766,383	3,284,500	764,500	1,604,500	2,384,500	2,784,500
40	756,985	3,244,222	724,222	1,564,222	2,344,222	2,744,222
60	752,286	3,224,082	704,082	1,544,082	2,324,082	2,724,082
80	747,587	3,203,943	683,943	1,523,943	2,303,943	2,703,943
100	742,887	3,183,803	663,803	1,503,803	2,283,803	2,683,803
120	738,188	3,163,664	643,664	1,483,664	2,263,664	2,663,664
140	733,489	3,143,524	623,524	1,463,524	2,243,524	2,643,524
160	728,790	3,123,385	603,385	1,443,385	2,223,385	2,623,385
180	724,091	3,103,245	583,245	1,423,245	2,203,245	2,603,245
200	719,391	3,083,106	563,106	1,403,106	2,183,106	2,583,106
220	714,692	3,062,966	542,966	1,382,966	2,162,966	2,562,966
240	709,993	3,042,827	522,827	1,362,827	2,142,827	2,542,827
260	705,294	3,022,688	502,688	1,342,688	2,122,688	2,522,688
280	700,595	3,002,548	482,548	1,322,548	2,102,548	2,502,548
300	695,895	2,982,409	462,409	1,302,409	2,082,409	2,482,409
350	684,147	2,932,060	412,060	1,252,060	2,032,060	2,432,060



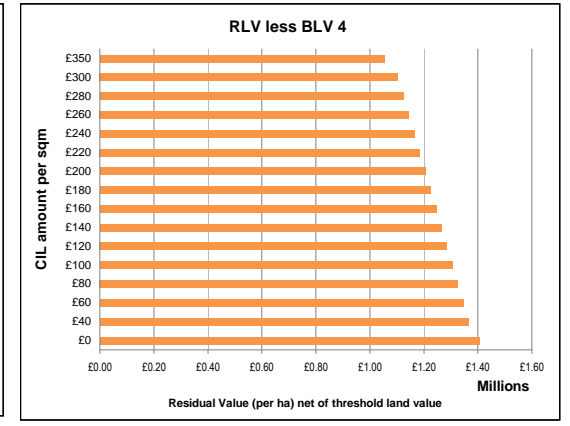
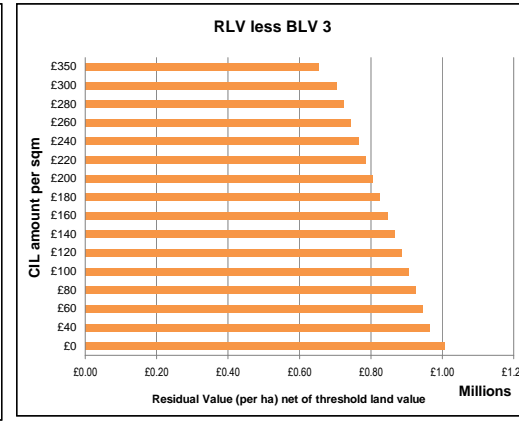
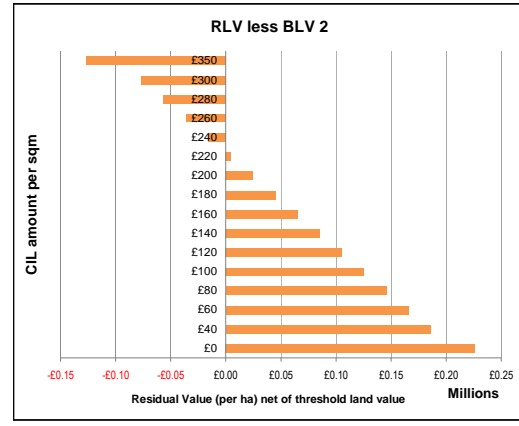
Site type 2 Description: **Area 3** £4414 psm Bath N & E Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,606	2,796,881	276,881	1,116,881	1,896,881	2,296,881
40	643,207	2,756,602	236,602	1,076,602	1,856,602	2,256,602
60	638,508	2,736,463	216,463	1,056,463	1,836,463	2,236,463
80	633,809	2,716,323	196,323	1,036,323	1,816,323	2,216,323
100	629,110	2,696,184	176,184	1,016,184	1,796,184	2,196,184
120	624,411	2,676,044	156,044	996,044	1,776,044	2,176,044
140	619,711	2,655,905	135,905	975,905	1,755,905	2,155,905
160	615,012	2,635,765	115,765	955,765	1,735,765	2,135,765
180	610,313	2,615,626	95,626	935,626	1,715,626	2,115,626
200	605,614	2,595,486	75,486	915,486	1,695,486	2,095,486
220	600,914	2,575,347	55,347	895,347	1,675,347	2,075,347
240	596,215	2,555,208	35,208	875,208	1,655,208	2,055,208
260	591,516	2,535,068	15,068	855,068	1,635,068	2,035,068
280	586,817	2,514,929	-	834,929	1,614,929	2,014,929
300	582,117	2,494,789	-	814,789	1,594,789	1,994,789
350	570,369	2,444,441	-	764,441	1,544,441	1,944,441



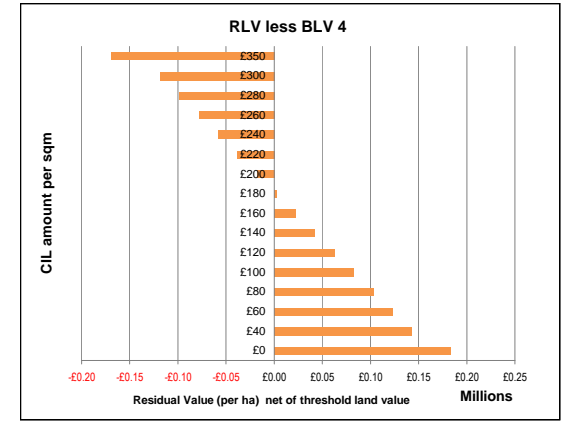
Site type 2 Description: **Area 4** £3721 psm Chew Valley (West) Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	444,701	1,905,863	-	614,137	225,863	1,005,863
40	435,303	1,865,584	-	654,416	185,584	965,584
60	430,604	1,845,444	-	674,556	165,444	945,444
80	425,904	1,825,305	-	694,695	145,305	925,305
100	421,205	1,805,165	-	714,835	125,165	905,165
120	416,506	1,785,026	-	734,974	105,026	885,026
140	411,807	1,764,886	-	755,114	84,886	864,886
160	407,108	1,744,747	-	775,253	64,747	844,747
180	402,408	1,724,608	-	795,392	44,608	824,608
200	397,709	1,704,468	-	815,532	24,468	804,468
220	393,010	1,684,329	-	835,671	4,329	784,329
240	388,311	1,664,189	-	855,811	-	764,189
260	383,612	1,644,050	-	875,950	-	744,050
280	378,912	1,623,910	-	896,090	-	723,910
300	374,213	1,603,771	-	916,229	-	703,771
350	362,465	1,553,422	-	966,578	-	653,422



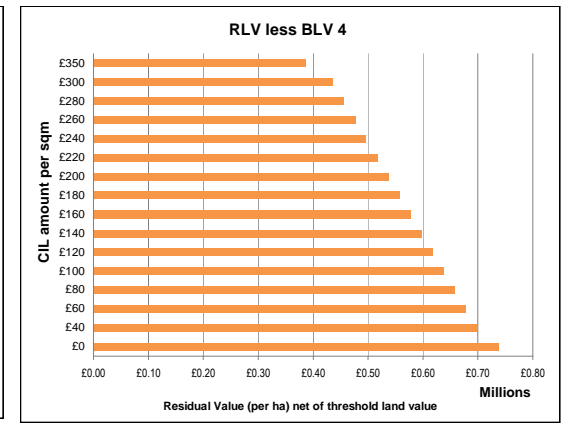
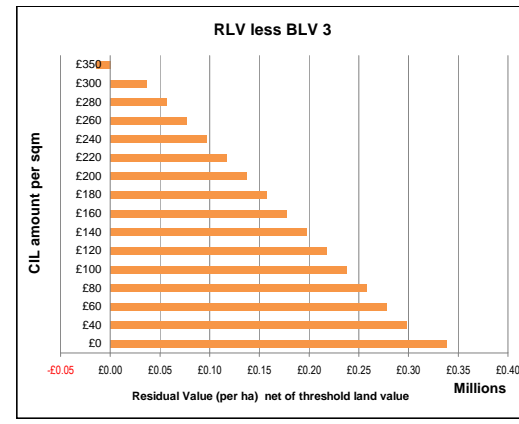
Site type 2 Description: **Area 5** £2769 psm Bath N/W/S & CV (E) Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	159,465	683,420	-	1,836,580	-	996,580
40	150,066	643,141	-	1,876,859	-	1,036,859
60	145,367	623,002	-	1,896,998	-	1,056,998
80	140,668	602,862	-	1,917,138	-	1,077,138
100	135,969	582,723	-	1,937,277	-	1,097,277
120	131,269	562,583	-	1,957,417	-	1,117,417
140	126,570	542,444	-	1,977,556	-	1,137,556
160	121,871	522,304	-	1,997,696	-	1,157,696
180	117,172	502,165	-	2,017,835	-	1,177,835
200	112,473	482,026	-	2,037,974	-	1,197,974
220	107,773	461,886	-	2,058,114	-	1,218,114
240	103,074	441,747	-	2,078,253	-	1,238,253
260	98,375	421,607	-	2,098,393	-	1,258,393
280	93,676	401,468	-	2,118,532	-	1,278,532
300	88,977	381,328	-	2,138,672	-	1,298,672
350	77,229	330,980	-	2,189,020	-	1,349,020



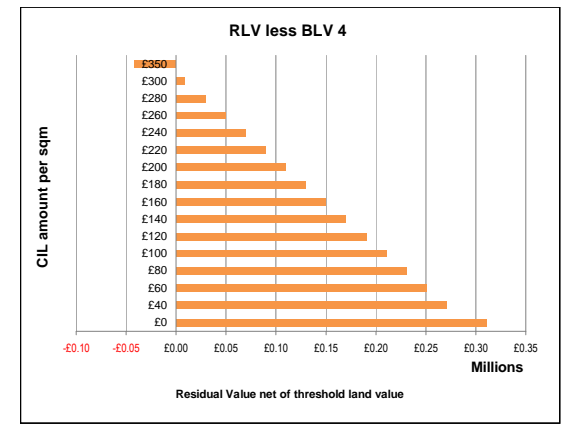
Site type 2 Description: **Area 6** £2428 psm Keynsham Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	288,941	1,238,317	-	1,281,683	-	441,683
40	279,542	1,198,038	-	1,321,962	-	481,962
60	274,843	1,177,899	-	1,342,101	-	502,101
80	270,144	1,157,760	-	1,362,240	-	522,240
100	265,445	1,137,620	-	1,382,380	-	542,380
120	260,745	1,117,481	-	1,402,519	-	562,519
140	256,046	1,097,341	-	1,422,659	-	582,659
160	251,347	1,077,202	-	1,442,798	-	602,798
180	246,648	1,057,062	-	1,462,938	-	622,938
200	241,949	1,036,923	-	1,483,077	-	643,077
220	237,249	1,016,783	-	1,503,217	-	663,217
240	232,550	996,644	-	1,523,356	-	683,356
260	227,851	976,504	-	1,543,496	-	703,496
280	223,152	956,365	-	1,563,635	-	723,635
300	218,453	936,226	-	1,583,774	-	743,774
350	206,705	885,877	-	1,634,123	-	794,123



Site type 2 Description: **Area 7** £2095 psm Norton Radstock Site area: 0.23 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	189,139	810,594	-	1,709,406	-	869,406
40	179,740	770,315	-	1,749,685	-	909,685
60	175,041	750,175	-	1,769,825	-	929,825
80	170,342	730,036	-	1,789,964	-	949,964
100	165,643	709,897	-	1,810,103	-	970,103
120	160,943	689,757	-	1,830,243	-	990,243
140	156,244	669,618	-	1,850,382	-	1,010,382
160	151,545	649,478	-	1,870,522	-	1,030,522
180	146,846	629,339	-	1,890,661	-	1,050,661
200	142,147	609,199	-	1,910,801	-	1,070,801
220	137,447	589,060	-	1,930,940	-	1,090,940
240	132,748	568,920	-	1,951,080	-	1,111,080
260	128,049	548,781	-	1,971,219	-	1,131,219
280	123,350	528,642	-	1,991,358	-	1,151,358
300	118,650	508,502	-	2,011,498	-	1,171,498
350	106,902	458,153	-	2,061,847	-	1,221,847



CIL Viability Bath & North East Somerset Benchmark Land Values (per net developable ha)

SITE TYPE 3
15 UNITS
FLATS
120 UPH

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

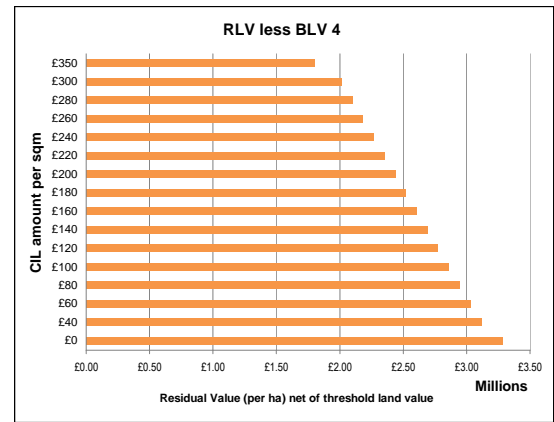
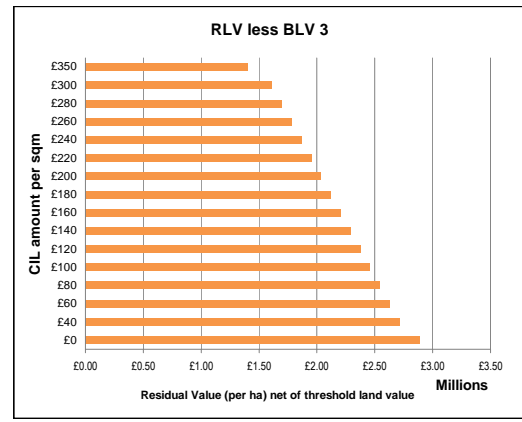
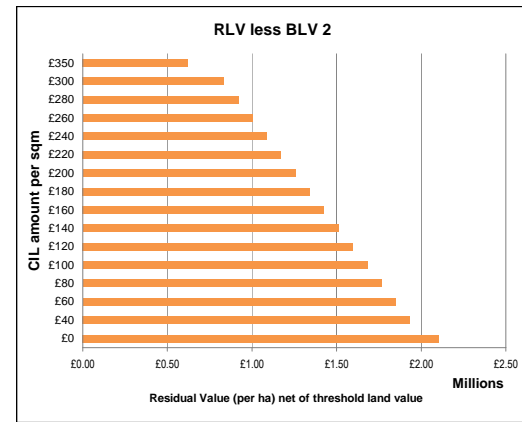
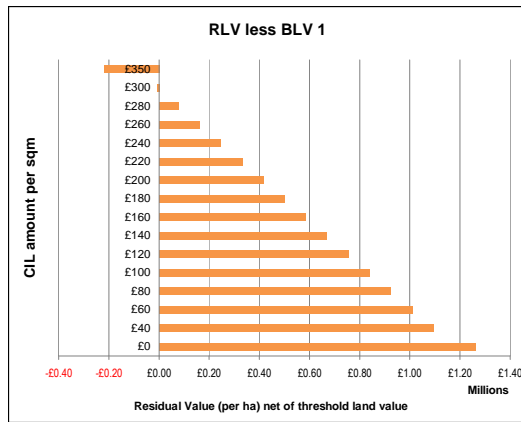
CSH level:	3	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

Site type 3 Description: **Area 1 £5554 psm Bath CC** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,708	221,661	2,298,339	1,458,339	678,339	278,339
40	6,532	52,253	2,467,747	1,627,747	847,747	447,747
60	-4,056	32,451	2,552,451	1,712,451	932,451	532,451
80	-14,644	117,155	2,637,155	1,797,155	1,017,155	617,155
100	-25,232	201,859	2,721,859	1,881,859	1,101,859	701,859
120	-35,820	286,563	2,806,563	1,966,563	1,186,563	786,563
140	-46,408	371,267	2,891,267	2,051,267	1,271,267	871,267
160	-56,996	455,971	2,975,971	2,135,971	1,355,971	955,971
180	-67,584	540,675	3,060,675	2,220,675	1,440,675	1,040,675
200	-78,172	625,379	3,145,379	2,305,379	1,525,379	1,125,379
220	-88,760	710,083	3,230,083	2,390,083	1,610,083	1,210,083
240	-99,348	794,787	3,314,787	2,474,787	1,694,787	1,294,787
260	-109,936	879,491	3,399,491	2,559,491	1,779,491	1,379,491
280	-120,524	964,195	3,484,195	2,644,195	1,864,195	1,464,195
300	-131,112	1,048,899	3,568,899	2,728,899	1,948,899	1,548,899
350	-157,582	1,260,659	3,780,659	2,940,659	2,160,659	1,760,659

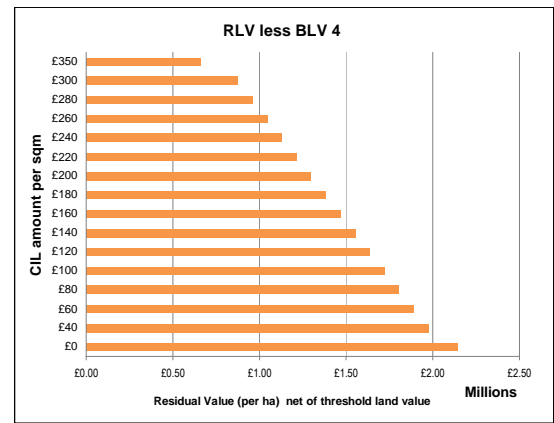
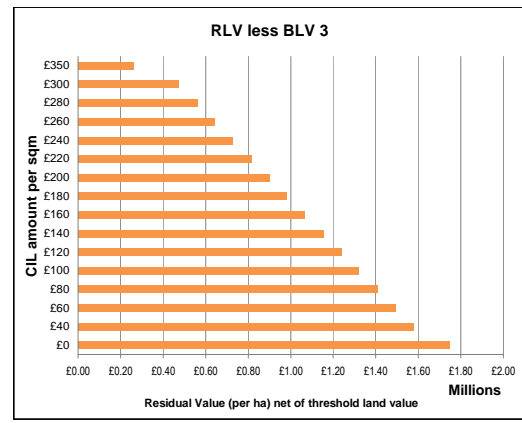
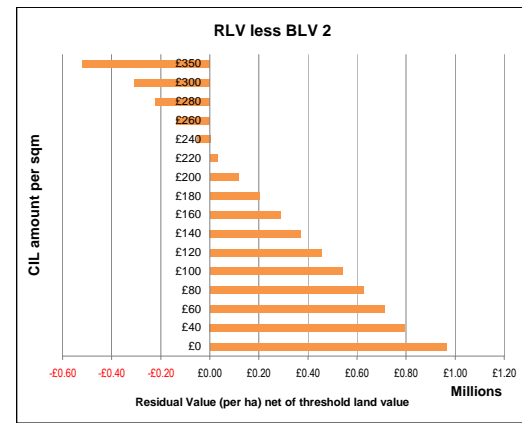
Site type 3 Description: **Area 2 £4991 psm Bath rural/Bathavor** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	472,808	3,782,460	1,262,460	2,102,460	2,882,460	3,282,460
40	451,632	3,613,052	1,093,052	1,933,052	2,713,052	3,113,052
60	441,043	3,528,348	1,008,348	1,848,348	2,628,348	3,028,348
80	430,455	3,443,644	923,644	1,763,644	2,543,644	2,943,644
100	419,867	3,358,940	838,940	1,678,940	2,458,940	2,858,940
120	409,279	3,274,236	754,236	1,594,236	2,374,236	2,774,236
140	398,691	3,189,532	669,532	1,509,532	2,289,532	2,689,532
160	388,103	3,104,828	584,828	1,424,828	2,204,828	2,604,828
180	377,515	3,020,124	500,124	1,340,124	2,120,124	2,520,124
200	366,927	2,935,420	415,420	1,255,420	2,035,420	2,435,420
220	356,339	2,850,716	330,716	1,170,716	1,950,716	2,350,716
240	345,751	2,766,012	246,012	1,086,012	1,866,012	2,266,012
260	335,163	2,681,308	161,308	1,001,308	1,781,308	2,181,308
280	324,575	2,596,604	76,604	916,604	1,696,604	2,096,604
300	313,987	2,511,900	-8,100	831,900	1,611,900	2,011,900
350	287,517	2,300,140	-219,860	620,140	1,400,140	1,800,140



Site type 3 Description: **Area 3 £4414 psm Bath N & E** Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	330,456	2,643,646	123,646	963,646	1,743,646	2,143,646
40	309,280	2,474,238	45,762	794,238	1,574,238	1,974,238
60	298,692	2,389,534	-130,466	709,534	1,489,534	1,889,534
80	288,104	2,304,830	-215,170	624,830	1,404,830	1,804,830
100	277,516	2,220,126	-299,874	540,126	1,320,126	1,720,126
120	266,928	2,135,422	-384,578	455,422	1,235,422	1,635,422
140	256,340	2,050,718	-469,282	370,718	1,150,718	1,550,718
160	245,752	1,966,014	-553,986	286,014	1,066,014	1,466,014
180	235,164	1,881,310	-638,690	201,310	981,310	1,381,310
200	224,576	1,796,606	-723,394	116,606	896,606	1,296,606
220	213,988	1,711,902	-808,098	31,902	811,902	1,211,902
240	203,400	1,627,198	-892,802	-52,802	727,198	1,127,198
260	192,812	1,542,494	-977,506	-137,506	642,494	1,042,494
280	182,224	1,457,790	-1,062,210	-222,210	557,790	957,790
300	171,636	1,373,086	-1,146,914	-306,914	473,086	873,086
350	145,166	1,161,326	-1,358,674	-518,674	261,326	661,326



Site type 3 Description: **Area 4** £3721 psm Chew Valley (West) Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,648	197,188	- 2,322,812	- 1,482,812	- 702,812	- 302,812
40	3,472	27,780	- 2,492,220	- 1,652,220	- 872,220	- 472,220
60	7,116	56,924	- 2,576,924	- 1,736,924	- 956,924	- 556,924
80	17,704	141,628	- 2,661,628	- 1,821,628	- 1,041,628	- 641,628
100	28,292	226,332	- 2,746,332	- 1,906,332	- 1,126,332	- 726,332
120	38,880	311,036	- 2,831,036	- 1,991,036	- 1,211,036	- 811,036
140	49,468	395,740	- 2,915,740	- 2,075,740	- 1,295,740	- 895,740
160	60,056	480,444	- 3,000,444	- 2,160,444	- 1,380,444	- 980,444
180	70,644	565,148	- 3,085,148	- 2,245,148	- 1,465,148	- 1,065,148
200	81,232	649,852	- 3,169,852	- 2,329,852	- 1,549,852	- 1,149,852
220	91,820	734,556	- 3,254,556	- 2,414,556	- 1,634,556	- 1,234,556
240	102,408	819,260	- 3,339,260	- 2,499,260	- 1,719,260	- 1,319,260
260	112,996	903,964	- 3,423,964	- 2,583,964	- 1,803,964	- 1,403,964
280	123,584	988,668	- 3,508,668	- 2,668,668	- 1,888,668	- 1,488,668
300	134,172	1,073,372	- 3,593,372	- 2,753,372	- 1,973,372	- 1,573,372
350	160,642	1,285,133	- 3,805,133	- 2,965,133	- 2,185,133	- 1,785,133

Site type 3 Description: **Area 5** £2769 psm Bath N/W/S & CV (E) Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-394,907	3,159,258	- 5,679,258	- 4,839,258	- 4,059,258	- 3,659,258
40	-416,083	3,328,666	- 5,848,666	- 5,008,666	- 4,228,666	- 3,828,666
60	-426,671	3,413,370	- 5,933,370	- 5,093,370	- 4,313,370	- 3,913,370
80	-437,259	3,498,074	- 6,018,074	- 5,178,074	- 4,398,074	- 3,998,074
100	-447,847	3,582,778	- 6,102,778	- 5,262,778	- 4,482,778	- 4,082,778
120	-458,435	3,667,482	- 6,187,482	- 5,347,482	- 4,567,482	- 4,167,482
140	-469,023	3,752,186	- 6,272,186	- 5,432,186	- 4,652,186	- 4,252,186
160	-479,611	3,836,890	- 6,356,890	- 5,516,890	- 4,736,890	- 4,336,890
180	-490,199	3,921,594	- 6,441,594	- 5,601,594	- 4,821,594	- 4,421,594
200	-500,787	4,006,298	- 6,526,298	- 5,686,298	- 4,906,298	- 4,506,298
220	-511,375	4,091,002	- 6,611,002	- 5,771,002	- 4,991,002	- 4,591,002
240	-521,963	4,175,706	- 6,695,706	- 5,855,706	- 5,075,706	- 4,675,706
260	-532,551	4,260,410	- 6,780,410	- 5,940,410	- 5,160,410	- 4,760,410
280	-543,139	4,345,114	- 6,865,114	- 6,025,114	- 5,245,114	- 4,845,114
300	-553,727	4,429,818	- 6,949,818	- 6,109,818	- 5,329,818	- 4,929,818
350	-580,197	4,641,579	- 7,161,579	- 6,321,579	- 5,541,579	- 5,141,579

Site type 3 Description: **Area 6** £2428 psm Keynsham Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,713	21,705	- 2,498,295	- 1,658,295	- 878,295	- 478,295
40	-18,463	147,703	- 2,667,703	- 1,827,703	- 1,047,703	- 647,703
60	-29,051	232,407	- 2,752,407	- 1,912,407	- 1,132,407	- 732,407
80	-39,639	317,111	- 2,837,111	- 1,997,111	- 1,217,111	- 817,111
100	-50,227	401,815	- 2,921,815	- 2,081,815	- 1,301,815	- 901,815
120	-60,815	486,519	- 3,006,519	- 2,166,519	- 1,386,519	- 986,519
140	-71,403	571,223	- 3,091,223	- 2,251,223	- 1,471,223	- 1,071,223
160	-81,991	655,927	- 3,175,927	- 2,335,927	- 1,555,927	- 1,155,927
180	-92,579	740,631	- 3,260,631	- 2,420,631	- 1,640,631	- 1,240,631
200	-103,167	825,335	- 3,345,335	- 2,505,335	- 1,725,335	- 1,325,335
220	-113,755	910,040	- 3,430,040	- 2,590,040	- 1,810,040	- 1,410,040
240	-124,343	994,744	- 3,514,744	- 2,674,744	- 1,894,744	- 1,494,744
260	-134,931	1,079,448	- 3,599,448	- 2,759,448	- 1,979,448	- 1,579,448
280	-145,519	1,164,152	- 3,684,152	- 2,844,152	- 2,064,152	- 1,664,152
300	-156,107	1,248,856	- 3,768,856	- 2,928,856	- 2,148,856	- 1,748,856
350	-182,577	1,460,616	- 3,980,616	- 3,140,616	- 2,360,616	- 1,960,616

Site type 3 Description: **Area 7** £2095 psm Norton Radstock Site area: 0.13 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	144,086	1,152,691	- 3,672,691	- 2,832,691	- 2,052,691	- 1,652,691
40	165,262	1,322,099	- 3,842,099	- 3,002,099	- 2,222,099	- 1,822,099
60	175,850	1,406,803	- 3,926,803	- 3,086,803	- 2,306,803	- 1,906,803
80	186,438	1,491,507	- 4,011,507	- 3,171,507	- 2,391,507	- 1,991,507
100	197,026	1,576,211	- 4,096,211	- 3,256,211	- 2,476,211	- 2,076,211
120	207,614	1,660,915	- 4,180,915	- 3,340,915	- 2,560,915	- 2,160,915
140	218,202	1,745,619	- 4,265,619	- 3,425,619	- 2,645,619	- 2,245,619
160	228,790	1,830,323	- 4,350,323	- 3,510,323	- 2,730,323	- 2,330,323
180	239,378	1,915,027	- 4,435,027	- 3,595,027	- 2,815,027	- 2,415,027
200	249,966	1,999,731	- 4,519,731	- 3,679,731	- 2,899,731	- 2,499,731
220	260,554	2,084,435	- 4,604,435	- 3,764,435	- 2,984,435	- 2,584,435
240	271,142	2,169,139	- 4,689,139	- 3,849,139	- 3,069,139	- 2,669,139
260	281,730	2,253,843	- 4,773,843	- 3,933,843	- 3,153,843	- 2,753,843
280	292,318	2,338,547	- 4,858,547	- 4,018,547	- 3,238,547	- 2,838,547
300	302,906	2,423,251	- 4,943,251	- 4,103,251	- 3,323,251	- 2,923,251
350	329,376	2,635,011	- 5,155,011	- 4,315,011	- 3,535,011	- 3,135,011

CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

SITE TYPE 4
20 UNITS
HOUSES
40 UPH

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

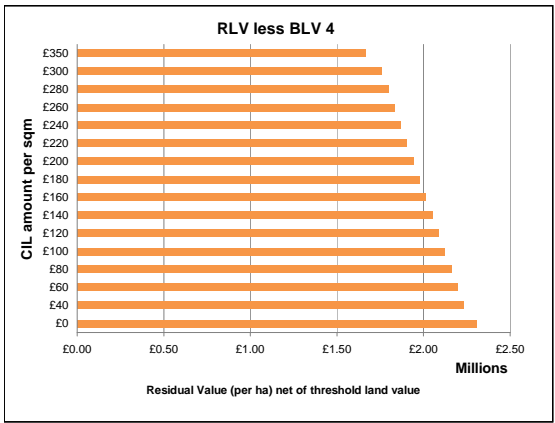
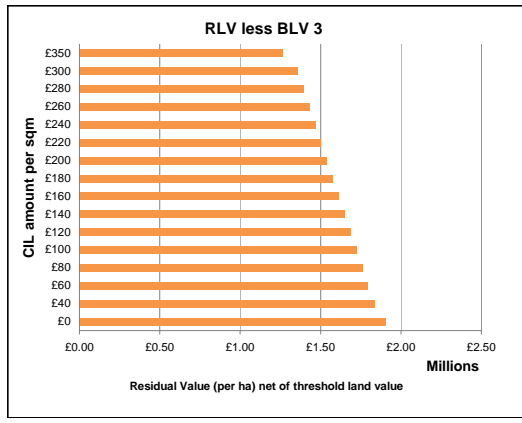
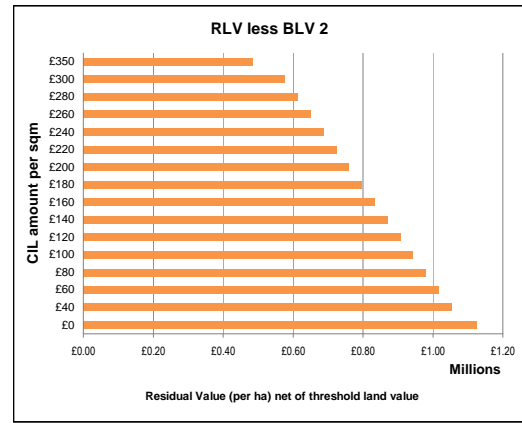
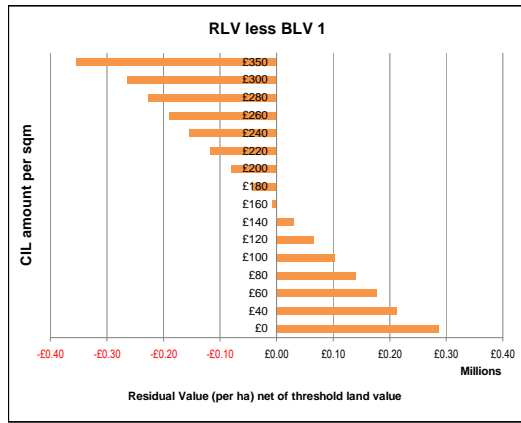
BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

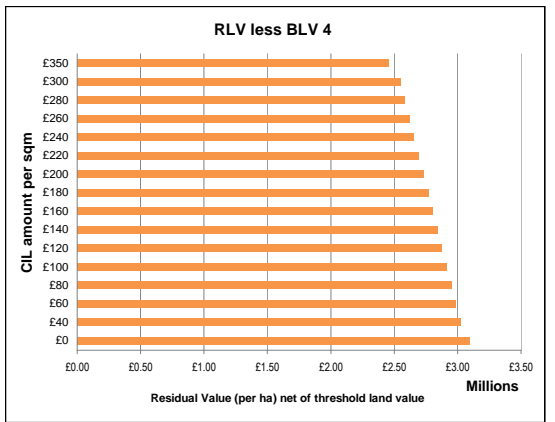
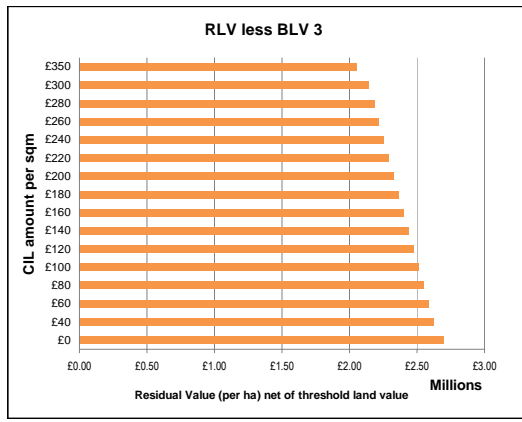
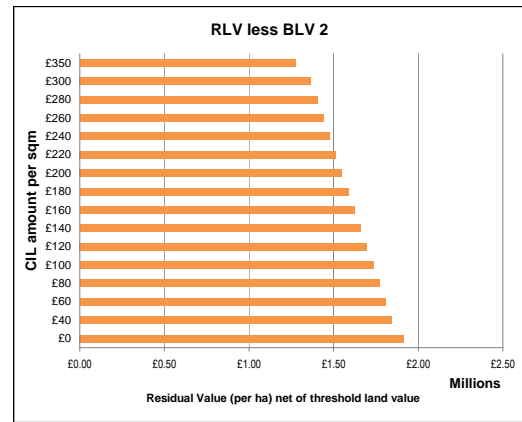
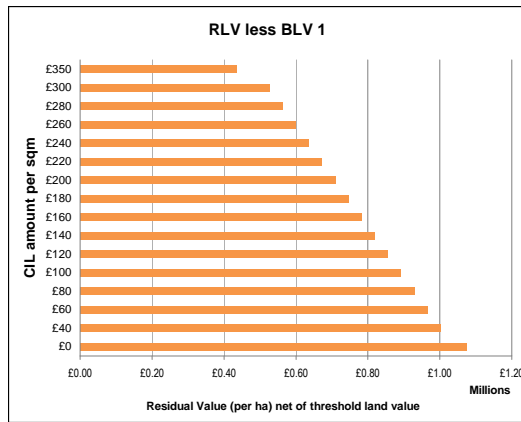
Site type 4 Description: **Area 1** £554 psm Bath CC Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,402,735	2,805,470	285,470	1,125,470	1,905,470	2,305,470
40	1,366,147	2,732,294	212,294	1,052,294	1,832,294	2,232,294
60	1,347,853	2,695,707	175,707	1,015,707	1,795,707	2,195,707
80	1,329,559	2,659,119	139,119	979,119	1,759,119	2,159,119
100	1,311,266	2,622,531	102,531	942,531	1,722,531	2,122,531
120	1,292,972	2,585,943	65,943	905,943	1,685,943	2,085,943
140	1,274,678	2,549,356	29,356	869,356	1,649,356	2,049,356
160	1,256,384	2,512,768	-7,232	832,768	1,612,768	2,012,768
180	1,238,090	2,476,180	-43,820	796,180	1,576,180	1,976,180
200	1,219,796	2,439,593	-80,407	759,593	1,539,593	1,939,593
220	1,201,502	2,403,005	-116,995	723,005	1,503,005	1,903,005
240	1,183,209	2,366,417	-153,583	686,417	1,466,417	1,866,417
260	1,164,915	2,329,829	-190,171	649,829	1,429,829	1,829,829
280	1,146,621	2,293,242	-226,758	613,242	1,393,242	1,793,242
300	1,128,327	2,256,654	-263,346	576,654	1,356,654	1,756,654
350	1,082,592	2,165,185	-354,815	485,185	1,265,185	1,665,185



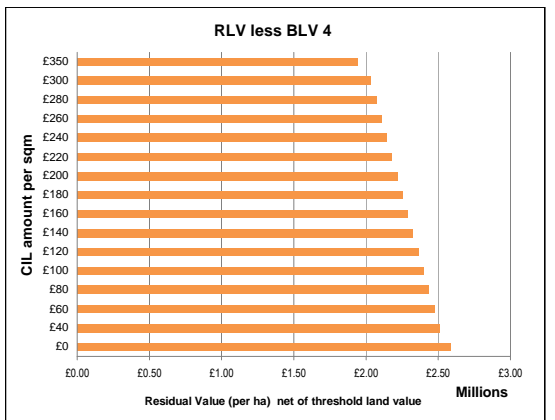
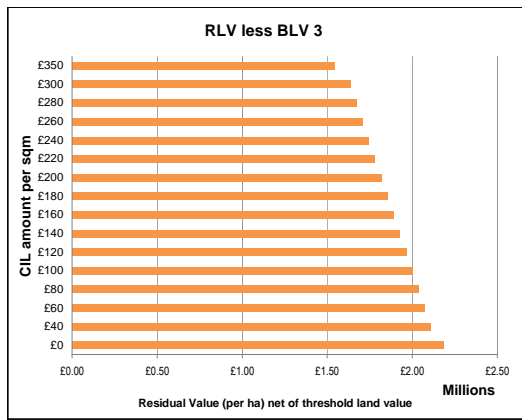
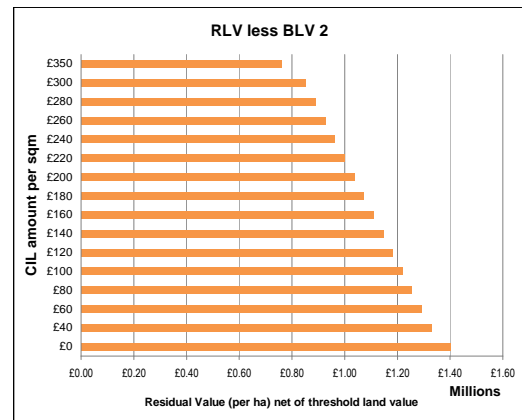
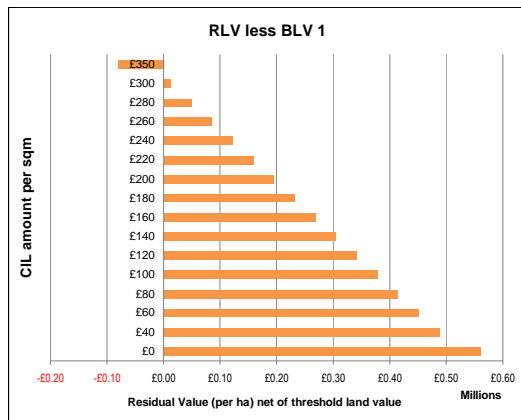
Site type 4 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,797,238	3,594,475	1,074,475	1,914,475	2,694,475	3,094,475
40	1,760,650	3,521,300	1,001,300	1,841,300	2,621,300	3,021,300
60	1,742,356	3,484,712	964,712	1,804,712	2,584,712	2,984,712
80	1,724,062	3,448,124	928,124	1,768,124	2,548,124	2,948,124
100	1,705,768	3,411,536	891,536	1,731,536	2,511,536	2,911,536
120	1,687,474	3,374,949	854,949	1,694,949	2,474,949	2,874,949
140	1,669,181	3,338,361	818,361	1,658,361	2,438,361	2,838,361
160	1,650,887	3,301,773	781,773	1,621,773	2,401,773	2,801,773
180	1,632,593	3,265,186	745,186	1,585,186	2,365,186	2,765,186
200	1,614,299	3,228,598	708,598	1,548,598	2,328,598	2,728,598
220	1,596,005	3,192,010	672,010	1,512,010	2,292,010	2,692,010
240	1,577,711	3,155,422	635,422	1,475,422	2,255,422	2,655,422
260	1,559,417	3,118,835	598,835	1,438,835	2,218,835	2,618,835
280	1,541,123	3,082,247	562,247	1,402,247	2,182,247	2,582,247
300	1,522,830	3,045,659	525,659	1,365,659	2,145,659	2,545,659
350	1,477,095	2,954,190	434,190	1,274,190	2,054,190	2,454,190



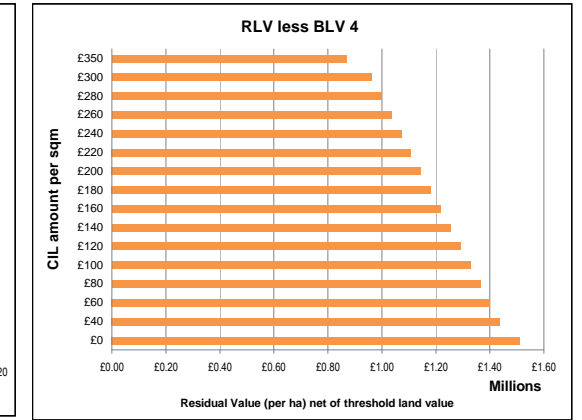
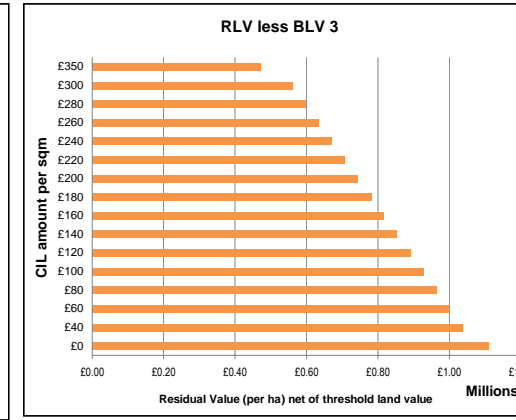
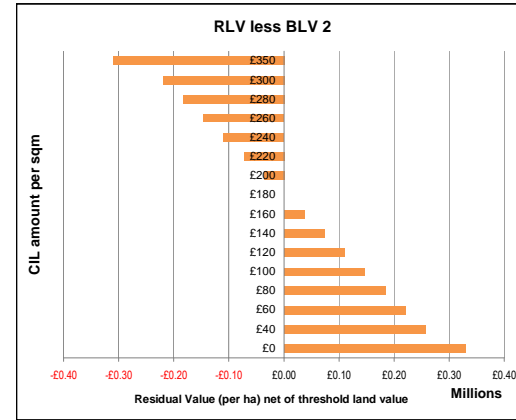
Site type 4 Description: **Area 3** £4414 psm Bath N & E Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,540,453	3,080,906	560,906	1,400,906	2,180,906	2,580,906
40	1,503,865	3,007,731	487,731	1,327,731	2,107,731	2,507,731
60	1,485,571	2,971,143	451,143	1,291,143	2,071,143	2,471,143
80	1,467,278	2,934,555	414,555	1,254,555	2,034,555	2,434,555
100	1,448,984	2,897,967	377,967	1,217,967	1,997,967	2,397,967
120	1,430,690	2,861,380	341,380	1,181,380	1,961,380	2,361,380
140	1,412,396	2,824,792	304,792	1,144,792	1,924,792	2,324,792
160	1,394,102	2,788,204	268,204	1,108,204	1,888,204	2,288,204
180	1,375,808	2,751,617	231,617	1,071,617	1,851,617	2,251,617
200	1,357,514	2,715,029	195,029	1,035,029	1,815,029	2,215,029
220	1,339,221	2,678,441	158,441	998,441	1,778,441	2,178,441
240	1,320,927	2,641,853	121,853	961,853	1,741,853	2,141,853
260	1,302,633	2,605,266	85,266	925,266	1,705,266	2,105,266
280	1,284,339	2,568,678	48,678	888,678	1,668,678	2,068,678
300	1,266,045	2,532,090	12,090	852,090	1,632,090	2,032,090
350	1,220,310	2,440,621	-79,379	760,621	1,540,621	1,940,621



Site type 4 Description: **Area 4** £3721 psm Chew Valley (West) Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,004,737	2,009,475	-	510,525	329,475	1,109,475
40	968,150	1,936,299	-	583,701	256,299	1,036,299
60	949,856	1,899,712	-	620,288	219,712	1,399,712
80	931,562	1,863,124	-	656,876	183,124	963,124
100	913,268	1,826,536	-	693,464	146,536	926,536
120	894,974	1,789,948	-	730,052	109,948	889,948
140	876,680	1,753,361	-	766,639	73,361	853,361
160	858,386	1,716,773	-	803,227	36,773	816,773
180	840,093	1,680,185	-	839,815	185	780,185
200	821,799	1,643,597	-	876,403	36,403	743,597
220	803,505	1,607,010	-	912,990	72,990	707,010
240	785,211	1,570,422	-	949,578	109,578	670,422
260	766,917	1,533,834	-	986,166	146,166	633,834
280	748,623	1,497,247	-	1,022,753	182,753	597,247
300	730,329	1,460,659	-	1,059,341	219,341	560,659
350	684,595	1,369,190	-	1,150,810	310,810	469,190

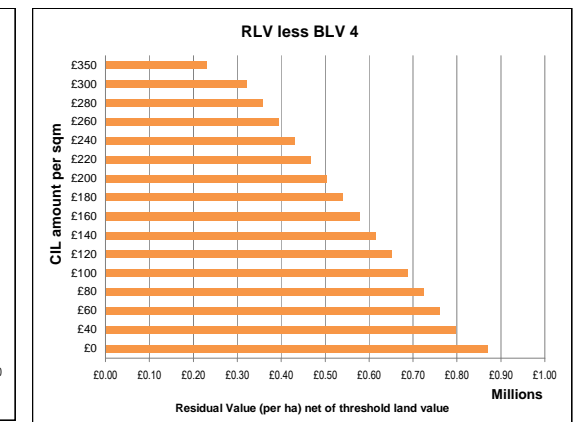
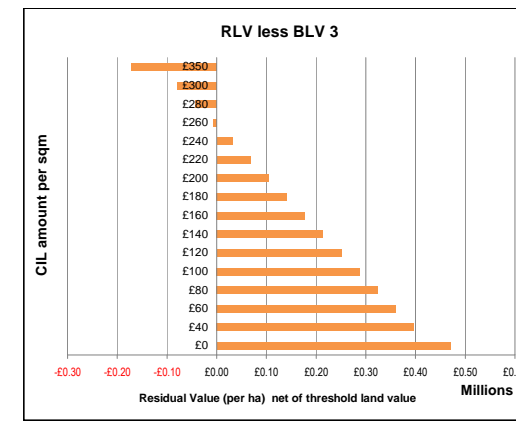


Site type 4 Description: **Area 5** £2769 psm Bath N/W/S & CV [E] Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	269,756	539,513	-	1,980,487	-	1,140,487
40	233,169	466,337	-	2,053,663	-	1,213,663
60	214,875	429,750	-	2,090,250	-	1,250,250
80	196,581	393,162	-	2,126,838	-	1,286,838
100	178,287	356,574	-	2,163,426	-	1,323,426
120	159,993	319,986	-	2,200,014	-	1,360,014
140	141,699	283,399	-	2,236,601	-	1,396,601
160	123,405	246,811	-	2,273,189	-	1,433,189
180	105,112	210,223	-	2,309,777	-	1,469,777
200	86,818	173,635	-	2,346,365	-	1,506,365
220	68,524	137,048	-	2,382,952	-	1,542,952
240	50,230	100,460	-	2,419,540	-	1,579,540
260	31,936	63,872	-	2,456,128	-	1,616,128
280	13,642	27,285	-	2,492,715	-	1,652,715
300	-4,652	9,303	-	2,529,303	-	1,689,303
350	-50,386	100,772	-	2,620,772	-	1,780,772

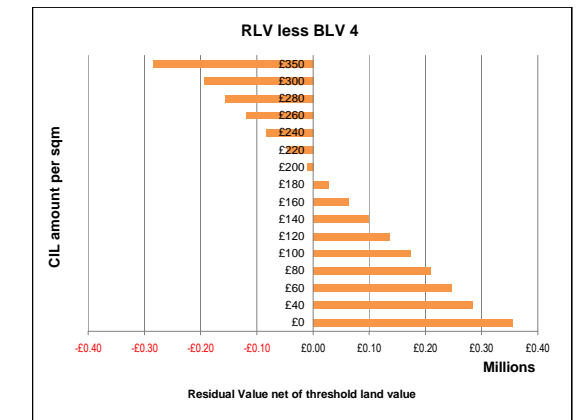
Site type 4 Description: **Area 6** £2428 psm Keynsham Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	684,962	1,369,924	-	1,150,076	-	310,076
40	648,374	1,296,749	-	1,223,251	-	383,251
60	630,081	1,260,161	-	1,259,839	-	419,839
80	611,787	1,223,573	-	1,296,427	-	456,427
100	593,493	1,186,986	-	1,333,014	-	493,014
120	575,199	1,150,398	-	1,369,602	-	529,602
140	556,905	1,113,810	-	1,406,190	-	566,190
160	538,611	1,077,222	-	1,442,778	-	602,778
180	520,317	1,040,635	-	1,479,365	-	639,365
200	502,024	1,004,047	-	1,515,953	-	675,953
220	483,730	967,459	-	1,552,541	-	712,541
240	465,436	930,872	-	1,589,128	-	749,128
260	447,142	894,284	-	1,625,716	-	785,716
280	428,848	857,696	-	1,662,304	-	822,304
300	410,554	821,108	-	1,698,892	-	858,892
350	364,820	729,639	-	1,790,361	-	950,361



Site type 4 Description: **Area 7** £2095 psm Norton Radstock Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	427,798	855,595	-	1,664,405	-	824,405
40	391,210	782,420	-	1,737,580	-	897,580
60	372,916	745,832	-	1,774,168	-	934,168
80	354,622	709,245	-	1,810,755	-	970,755
100	336,328	672,657	-	1,847,343	-	1,007,343
120	318,035	636,069	-	1,883,931	-	1,043,931
140	299,741	599,481	-	1,920,519	-	1,080,519
160	281,447	562,894	-	1,957,106	-	1,117,106
180	263,153	526,306	-	1,993,694	-	1,153,694
200	244,859	489,718	-	2,030,282	-	1,190,282
220	226,565	453,131	-	2,066,869	-	1,226,869
240	208,271	416,543	-	2,103,457	-	1,263,457
260	189,978	379,955	-	2,140,045	-	1,300,045
280	171,684	343,367	-	2,176,633	-	1,336,633
300	153,390	306,780	-	2,213,220	-	1,373,220
350	107,655	215,310	-	2,304,690	-	1,464,690



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 5

50 UNITS

FLATS AND HOUSES

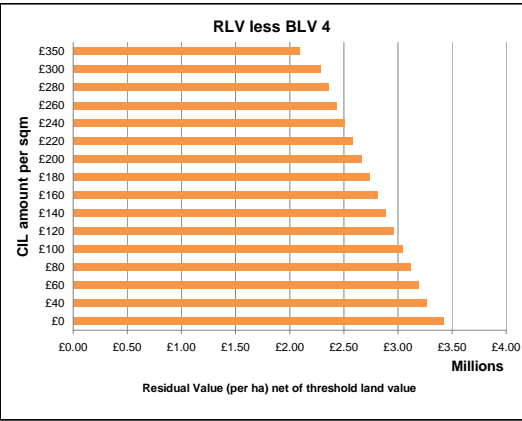
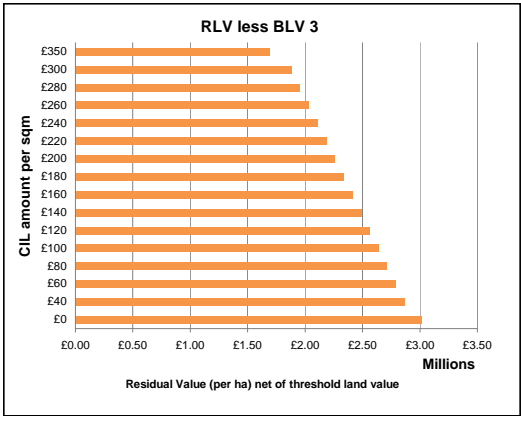
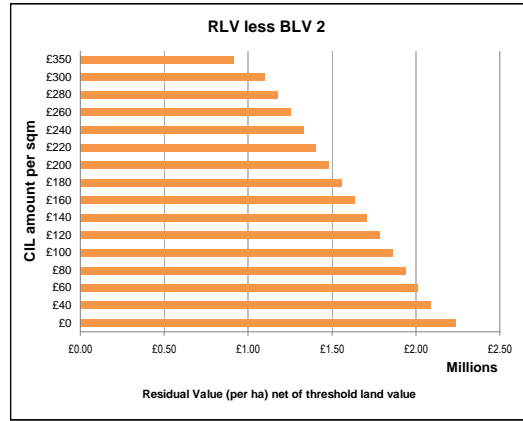
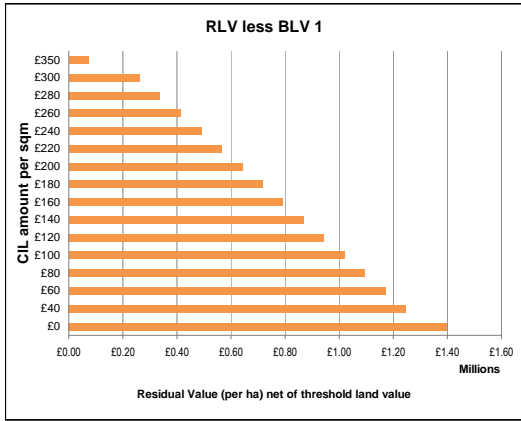
80 UPH

CSH level:	3
Aff Hsg:	35%

	Sales value inflation
	Build cost inflation
	Profit

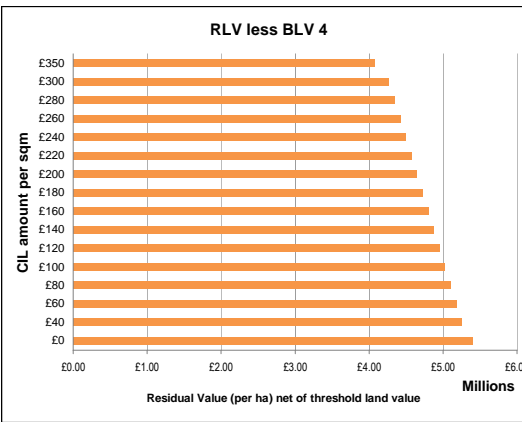
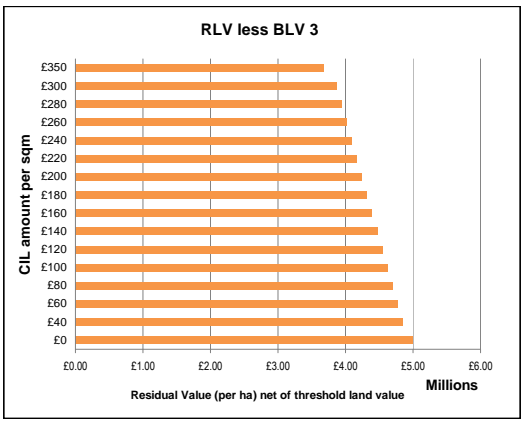
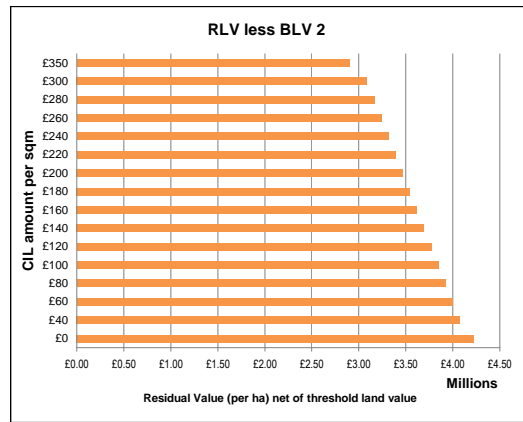
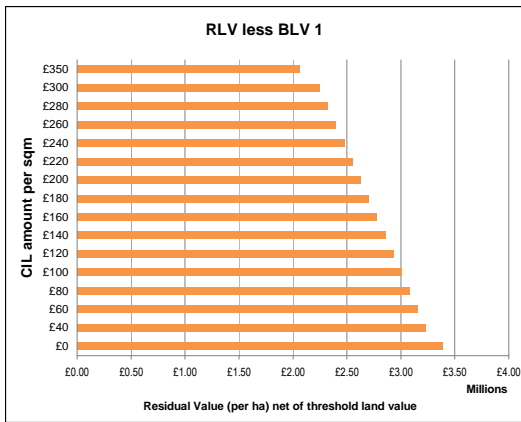
Site type 5 Description: **Area 1** £5554 psm Bath CC Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,448,659	3,917,854	1,397,854	2,237,854	3,017,854	3,417,854
40	2,353,910	3,766,257	1,246,257	2,086,257	2,866,257	3,266,257
60	2,306,536	3,690,458	1,170,458	2,010,458	2,790,458	3,190,458
80	2,259,162	3,614,659	1,094,659	1,934,659	2,714,659	3,114,659
100	2,211,788	3,538,860	1,018,860	1,858,860	2,638,860	3,038,860
120	2,164,414	3,463,062	943,062	1,783,062	2,563,062	2,963,062
140	2,117,039	3,387,263	867,263	1,707,263	2,487,263	2,887,263
160	2,069,665	3,311,464	791,464	1,631,464	2,411,464	2,811,464
180	2,022,291	3,235,666	715,666	1,555,666	2,335,666	2,735,666
200	1,974,917	3,159,867	639,867	1,479,867	2,259,867	2,659,867
220	1,927,543	3,084,068	564,068	1,404,068	2,184,068	2,584,068
240	1,880,168	3,008,269	488,269	1,328,269	2,108,269	2,508,269
260	1,832,794	2,932,471	412,471	1,252,471	2,032,471	2,432,471
280	1,785,420	2,856,672	336,672	1,176,672	1,956,672	2,356,672
300	1,738,046	2,780,873	260,873	1,100,873	1,880,873	2,280,873
350	1,619,610	2,591,377	71,377	911,377	1,691,377	2,091,377



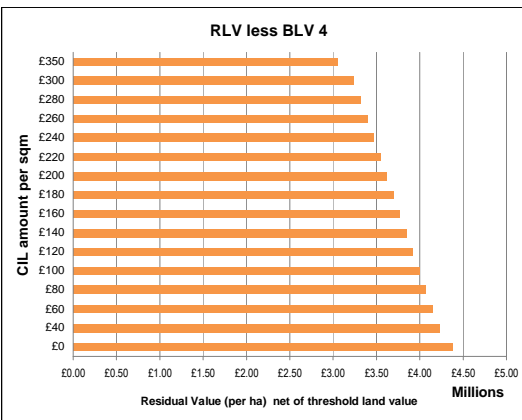
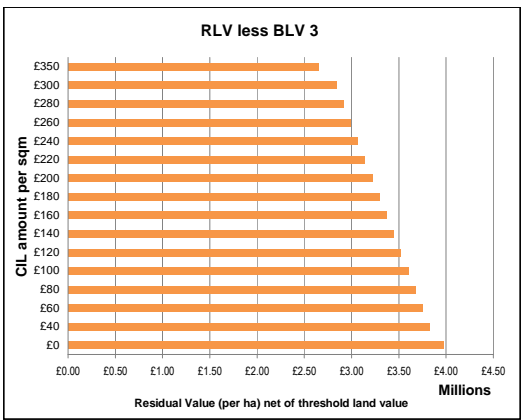
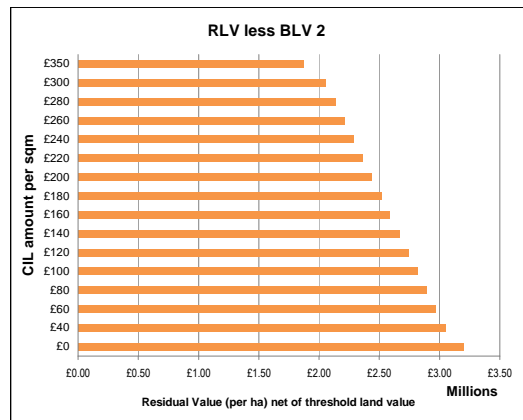
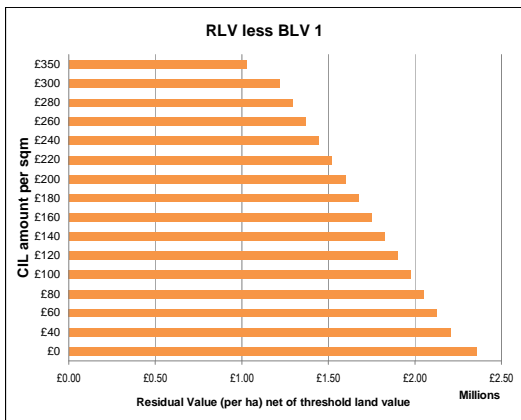
Site type 5 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,688,600	5,901,760	3,381,760	4,221,760	5,001,760	5,401,760
40	3,593,852	5,750,163	3,230,163	4,070,163	4,850,163	5,250,163
60	3,546,478	5,674,364	3,154,364	3,994,364	4,774,364	5,174,364
80	3,499,103	5,598,566	3,078,566	3,918,566	4,698,566	5,098,566
100	3,451,729	5,522,767	3,002,767	3,842,767	4,622,767	5,022,767
120	3,404,355	5,446,968	2,926,968	3,766,968	4,546,968	4,946,968
140	3,356,981	5,371,169	2,851,169	3,691,169	4,471,169	4,871,169
160	3,309,607	5,295,371	2,775,371	3,615,371	4,395,371	4,795,371
180	3,262,232	5,219,572	2,699,572	3,539,572	4,319,572	4,719,572
200	3,214,858	5,143,773	2,623,773	3,463,773	4,243,773	4,643,773
220	3,167,484	5,067,975	2,547,975	3,387,975	4,167,975	4,567,975
240	3,120,110	4,992,176	2,472,176	3,312,176	4,092,176	4,492,176
260	3,072,736	4,916,377	2,396,377	3,236,377	4,016,377	4,416,377
280	3,025,362	4,840,578	2,320,578	3,160,578	3,940,578	4,340,578
300	2,977,987	4,764,780	2,244,780	3,084,780	3,864,780	4,264,780
350	2,859,552	4,575,283	2,055,283	2,895,283	3,675,283	4,075,283

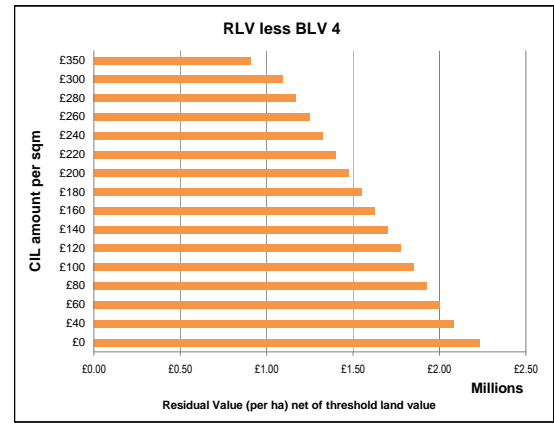
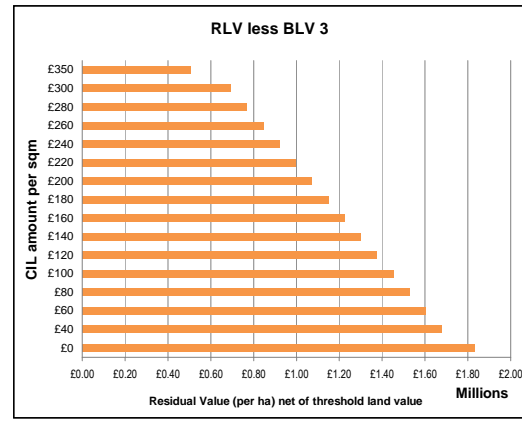
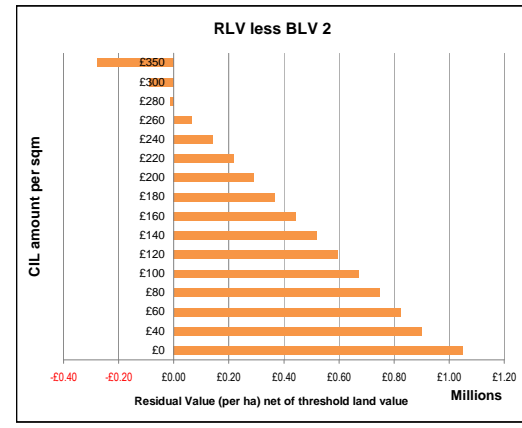
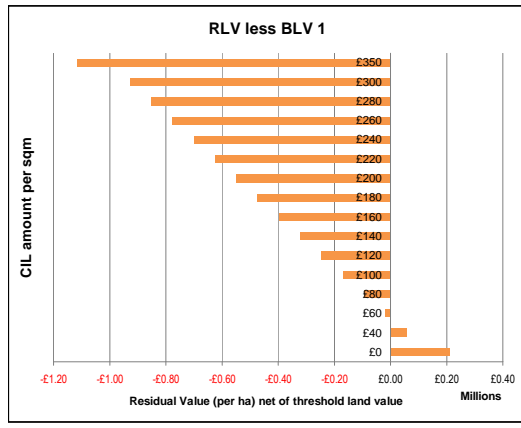


Site type 5 Description: **Area 3** £4414 psm Bath N & E Site area: 0.63 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,045,965	4,873,543	2,353,543	3,193,543	3,973,543	4,373,543
40	2,951,216	4,721,946	2,201,946	3,041,946	3,821,946	4,221,946
60	2,903,842	4,646,147	2,126,147	2,966,147	3,746,147	4,146,147
80	2,856,468	4,570,349	2,050,349	2,890,349	3,670,349	4,070,349
100	2,809,094	4,494,550	1,974,550	2,814,550	3,594,550	3,994,550
120	2,761,719	4,418,751	1,898,751	2,738,751	3,518,751	3,918,751
140	2,714,345	4,342,952	1,822,952	2,662,952	3,442,952	3,842,952
160	2,666,971	4,267,154	1,747,154	2,587,154	3,367,154	3,767,154
180	2,619,597	4,191,355	1,671,355	2,511,355	3,291,355	3,691,355
200	2,572,223	4,115,556	1,595,556	2,435,556	3,215,556	3,615,556
220	2,524,849	4,039,758	1,519,758	2,359,758	3,139,758	3,539,758
240	2,477,474	3,963,959	1,443,959	2,283,959	3,063,959	3,463,959
260	2,430,100	3,888,160	1,368,160	2,208,160	2,988,160	3,388,160
280	2,382,726	3,812,361	1,292,361	2,132,361	2,912,361	3,312,361
300	2,335,352	3,736,563	1,216,563	2,056,563	2,836,563	3,236,563
350	2,216,916	3,547,066	1,027,066	1,867,066	2,647,066	3,047,066

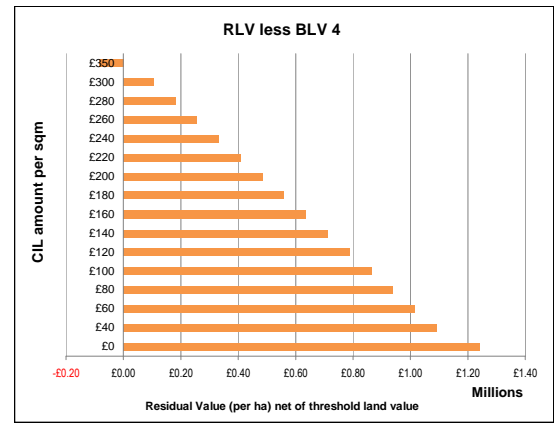
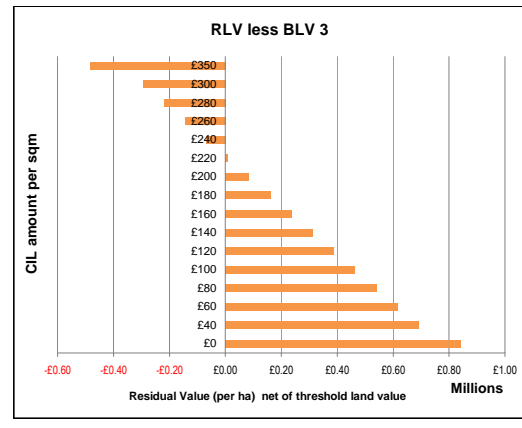


Site type 5	Description:	Area 4	£3721 psm Chew Valley (West)	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,705,898	2,729,437	209,437	1,049,437	1,829,437	2,229,437
40	1,611,150	2,577,840	57,840	897,840	1,677,840	2,077,840
60	1,563,776	2,502,041	-17,959	822,041	1,602,041	2,002,041
80	1,516,402	2,426,243	-93,757	746,243	1,526,243	1,926,243
100	1,469,027	2,350,444	-169,556	670,444	1,450,444	1,850,444
120	1,421,653	2,274,645	-245,355	594,645	1,374,645	1,774,645
140	1,374,279	2,198,846	-321,154	518,846	1,298,846	1,698,846
160	1,326,905	2,123,048	-396,952	443,048	1,223,048	1,623,048
180	1,279,531	2,047,249	-472,751	367,249	1,147,249	1,547,249
200	1,232,156	1,971,450	-548,550	291,450	1,071,450	1,471,450
220	1,184,782	1,895,652	-624,348	215,652	995,652	1,395,652
240	1,137,408	1,819,853	-700,147	139,853	919,853	1,319,853
260	1,090,034	1,744,054	-775,946	64,054	844,054	1,244,054
280	1,042,660	1,668,255	-851,745	-11,745	768,255	1,168,255
300	995,285	1,592,457	-927,543	-87,543	692,457	1,092,457
350	876,850	1,402,960	-1,117,040	-277,040	502,960	902,960

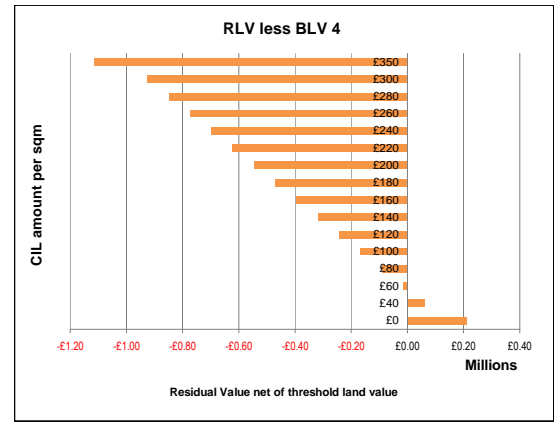


Site type 5	Description:	Area 5	£2769 psm Bath N/W/S & CV [E]	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-132,620	212,193	2,732,193	1,892,193	1,112,193	712,193
40	-227,369	363,790	2,883,790	2,043,790	1,263,790	863,790
60	-274,743	439,589	2,959,589	2,119,589	1,339,589	939,589
80	-322,117	515,387	3,035,387	2,195,387	1,415,387	1,015,387
100	-369,491	591,186	3,111,186	2,271,186	1,491,186	1,091,186
120	-416,866	666,985	3,186,985	2,346,985	1,566,985	1,166,985
140	-464,240	742,784	3,262,784	2,422,784	1,642,784	1,242,784
160	-511,614	818,582	3,338,582	2,498,582	1,718,582	1,318,582
180	-558,988	894,381	3,414,381	2,574,381	1,794,381	1,394,381
200	-606,362	970,180	3,490,180	2,650,180	1,870,180	1,470,180
220	-653,737	1,045,978	3,565,978	2,725,978	1,945,978	1,545,978
240	-701,111	1,121,777	3,641,777	2,801,777	2,021,777	1,621,777
260	-748,485	1,197,576	3,717,576	2,877,576	2,097,576	1,697,576
280	-795,859	1,273,375	3,793,375	2,953,375	2,173,375	1,773,375
300	-843,233	1,349,173	3,869,173	3,029,173	2,249,173	1,849,173
350	-961,669	1,538,670	4,058,670	3,218,670	2,438,670	2,038,670

Site type 5	Description:	Area 6	£2428 psm Keynsham	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,088,672	1,741,876	778,124	61,876	841,876	1,241,876
40	993,924	1,590,278	929,722	89,722	690,278	1,090,278
60	946,550	1,514,480	1,005,520	165,520	614,480	1,014,480
80	899,176	1,438,681	1,081,319	241,319	538,681	938,681
100	851,801	1,362,882	1,157,118	317,118	462,882	862,882
120	804,427	1,287,084	1,232,916	392,916	387,084	787,084
140	757,053	1,211,285	1,308,715	468,715	311,285	711,285
160	709,679	1,135,486	1,384,514	544,514	235,486	635,486
180	662,305	1,059,688	1,460,312	620,312	159,688	559,688
200	614,931	983,889	1,536,111	696,111	83,889	483,889
220	567,556	908,090	1,611,910	771,910	8,090	408,090
240	520,182	832,291	1,687,709	847,709	67,709	332,291
260	472,808	756,493	1,763,507	923,507	143,507	256,493
280	425,434	680,694	1,839,306	999,306	219,306	180,694
300	378,060	604,895	1,915,105	1,075,105	295,105	104,895
350	259,624	415,398	2,104,602	1,264,602	484,602	84,602



Site type 5	Description:	Area 7	£2095 psm Norton Radstock	Site area:	0.63 ha	
CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	445,388	712,621	1,807,379	967,379	187,379	212,621
40	350,640	561,024	1,958,976	1,118,976	338,976	61,024
60	303,266	485,225	2,034,775	1,194,775	414,775	14,775
80	255,892	409,427	2,110,573	1,270,573	490,573	90,573
100	208,517	333,628	2,186,372	1,346,372	566,372	166,372
120	161,143	257,829	2,262,171	1,422,171	642,171	242,171
140	113,769	182,030	2,337,970	1,497,970	717,970	317,970
160	66,395	106,232	2,413,768	1,573,768	793,768	393,768
180	19,021	30,433	2,489,567	1,649,567	869,567	469,567
200	-28,354	45,366	2,565,366	1,725,366	945,366	545,366
220	-75,728	121,164	2,641,164	1,801,164	1,021,164	621,164
240	-123,102	196,963	2,716,963	1,876,963	1,096,963	696,963
260	-170,476	272,762	2,792,762	1,952,762	1,172,762	772,762
280	-217,850	348,561	2,868,561	2,028,561	1,248,561	848,561
300	-265,225	424,359	2,944,359	2,104,359	1,324,359	924,359
350	-383,660	613,856	3,133,856	2,293,856	1,513,856	1,113,856



CIL Viability Bath & North East Somerset

Benchmark Land Values (per net developable ha)

BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

SITE TYPE 6

150 UNITS

FLATS AND HOUSES

30 UPH

CSH level: 3

Aff Hsg: 35%

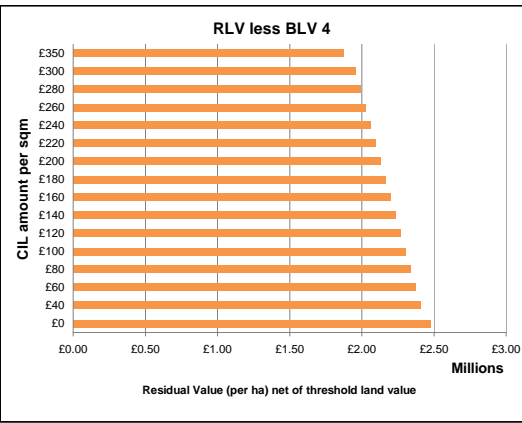
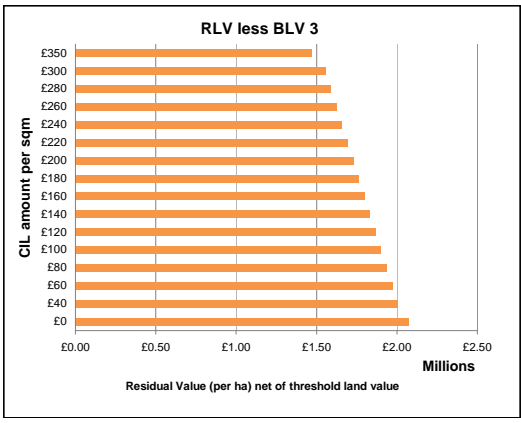
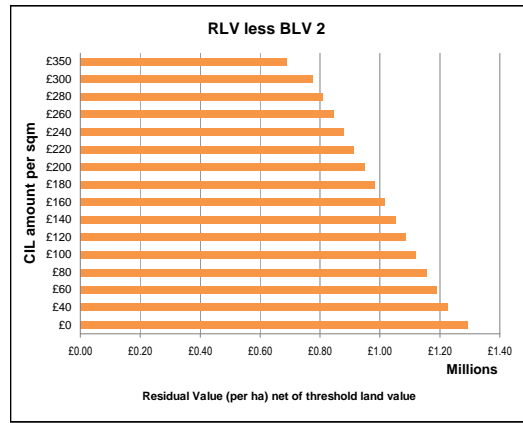
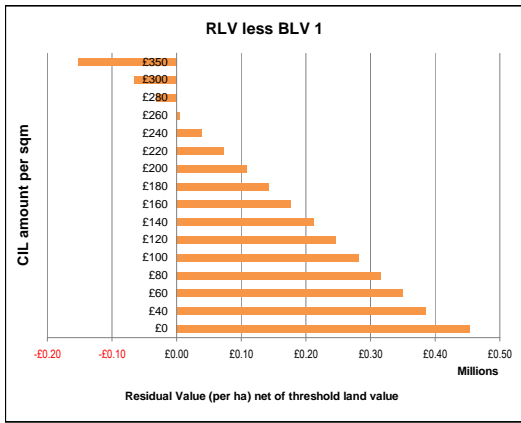
Sales value inflation

Build cost inflation

Profit

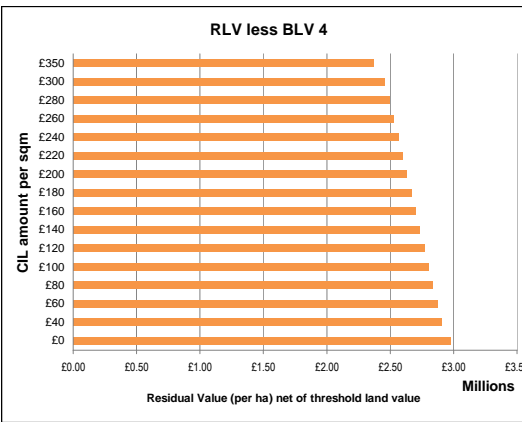
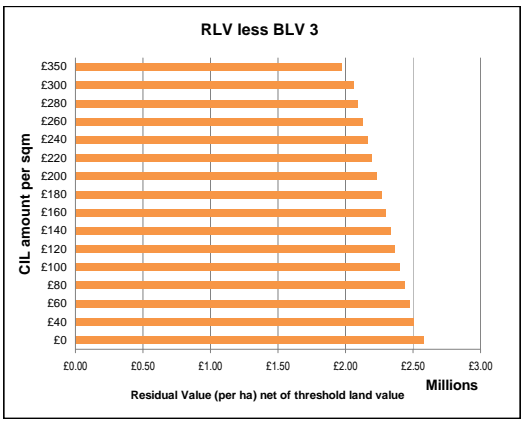
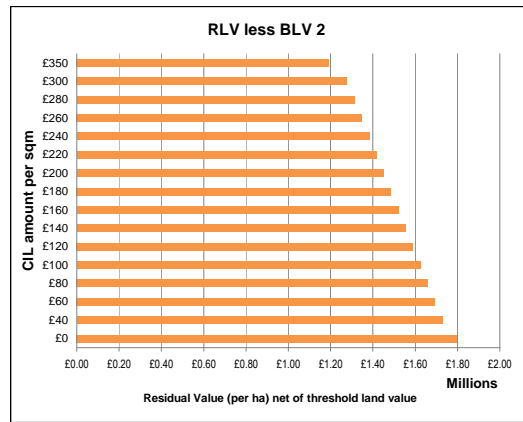
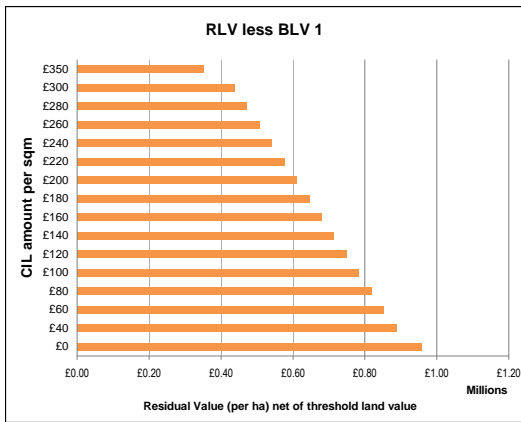
Site type 6 Description: **Area 1** £554 psm Bath CC Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,868,330	2,973,666	453,666	1,293,666	2,073,666	2,473,666
40	14,522,300	2,904,460	384,460	1,224,460	2,004,460	2,404,460
60	14,349,285	2,869,857	349,857	1,189,857	1,969,857	2,369,857
80	14,176,270	2,835,254	315,254	1,155,254	1,935,254	2,335,254
100	14,003,255	2,800,651	280,651	1,120,651	1,900,651	2,300,651
120	13,830,240	2,766,048	246,048	1,086,048	1,866,048	2,266,048
140	13,657,224	2,731,445	211,445	1,051,445	1,831,445	2,231,445
160	13,484,209	2,696,842	176,842	1,016,842	1,796,842	2,196,842
180	13,311,194	2,662,239	142,239	982,239	1,762,239	2,162,239
200	13,138,179	2,627,636	107,636	947,636	1,727,636	2,127,636
220	12,965,164	2,593,033	73,033	913,033	1,693,033	2,093,033
240	12,792,149	2,558,430	38,430	878,430	1,658,430	2,058,430
260	12,619,134	2,523,827	3,827	843,827	1,623,827	2,023,827
280	12,446,119	2,489,224	-30,776	809,224	1,589,224	1,989,224
300	12,273,104	2,454,621	-166,179	774,621	1,554,621	1,954,621
350	11,840,566	2,368,113	-151,887	688,113	1,468,113	1,868,113



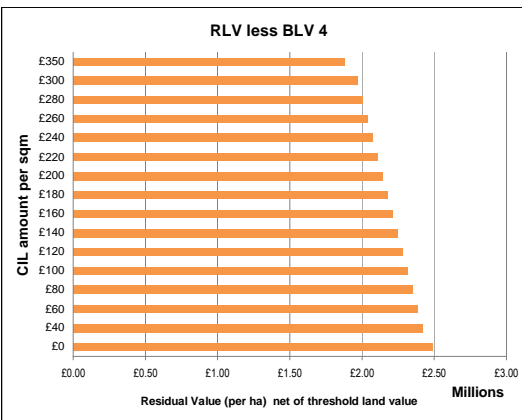
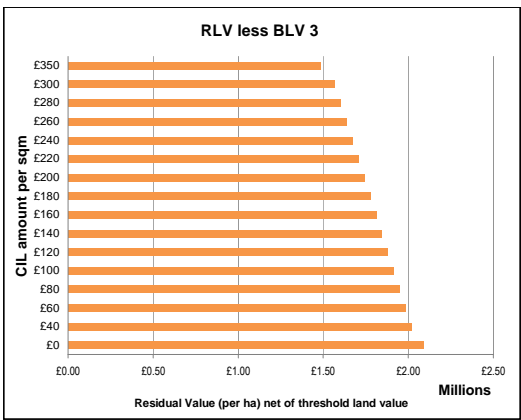
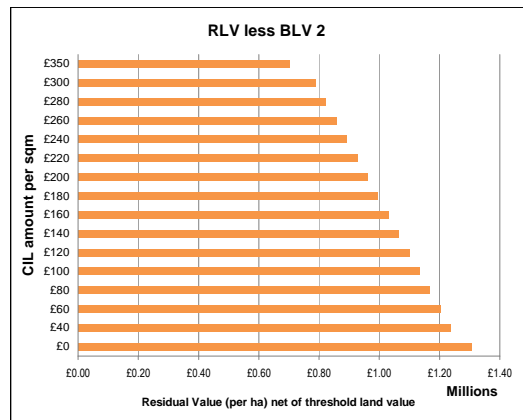
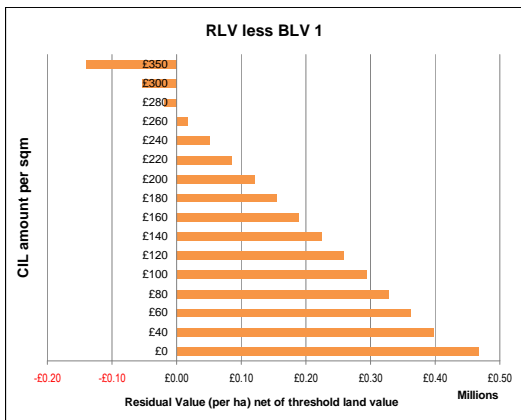
Site type 6 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,379,752	3,475,950	955,950	1,795,950	2,575,950	2,975,950
40	17,033,722	3,406,744	886,744	1,726,744	2,506,744	2,906,744
60	16,860,707	3,372,141	852,141	1,692,141	2,472,141	2,872,141
80	16,687,692	3,337,538	817,538	1,657,538	2,437,538	2,837,538
100	16,514,677	3,302,935	782,935	1,622,935	2,402,935	2,802,935
120	16,341,662	3,268,332	748,332	1,588,332	2,368,332	2,768,332
140	16,168,647	3,233,729	713,729	1,553,729	2,333,729	2,733,729
160	15,995,631	3,199,126	679,126	1,519,126	2,299,126	2,699,126
180	15,822,616	3,164,523	644,523	1,484,523	2,264,523	2,664,523
200	15,649,601	3,129,920	609,920	1,449,920	2,229,920	2,629,920
220	15,476,586	3,095,317	575,317	1,415,317	2,195,317	2,595,317
240	15,303,571	3,060,714	540,714	1,380,714	2,160,714	2,560,714
260	15,130,556	3,026,111	506,111	1,346,111	2,126,111	2,526,111
280	14,957,541	2,991,508	471,508	1,311,508	2,091,508	2,491,508
300	14,784,526	2,956,905	436,905	1,276,905	2,056,905	2,456,905
350	14,351,989	2,870,398	350,398	1,190,398	1,970,398	2,370,398



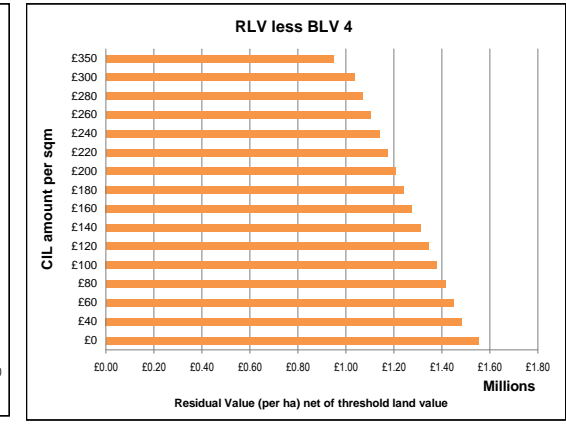
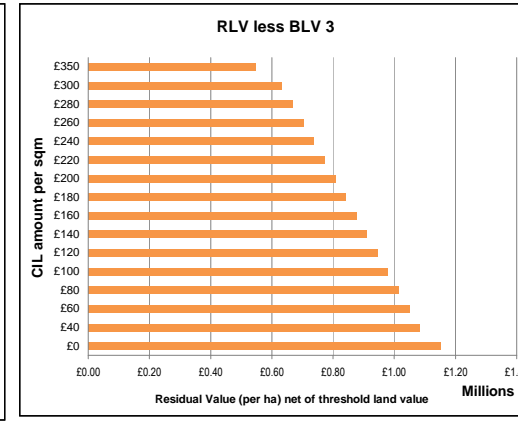
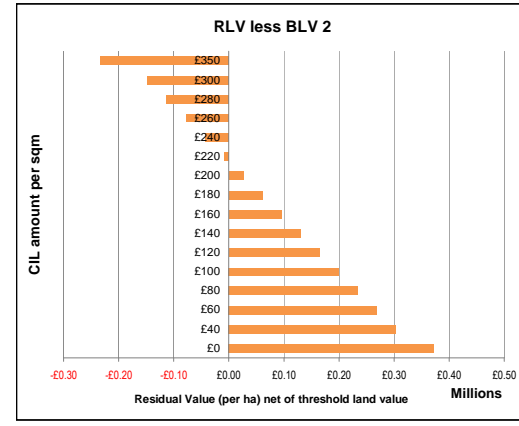
Site type 6 Description: **Area 3** £4414 psm Bath N & E Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,930,482	2,986,096	466,096	1,306,096	2,086,096	2,486,096
40	14,584,452	2,916,890	396,890	1,236,890	2,016,890	2,416,890
60	14,411,437	2,882,287	362,287	1,202,287	1,982,287	2,382,287
80	14,238,422	2,847,684	327,684	1,167,684	1,947,684	2,347,684
100	14,065,407	2,813,081	293,081	1,133,081	1,913,081	2,313,081
120	13,892,391	2,778,478	258,478	1,098,478	1,878,478	2,278,478
140	13,719,376	2,743,875	223,875	1,063,875	1,843,875	2,243,875
160	13,546,361	2,709,272	189,272	1,029,272	1,809,272	2,209,272
180	13,373,346	2,674,669	154,669	994,669	1,774,669	2,174,669
200	13,200,331	2,640,066	120,066	960,066	1,740,066	2,140,066
220	13,027,316	2,605,463	85,463	925,463	1,705,463	2,105,463
240	12,854,301	2,570,860	50,860	890,860	1,670,860	2,070,860
260	12,681,286	2,536,257	16,257	856,257	1,636,257	2,036,257
280	12,508,271	2,501,654	-18,346	821,654	1,601,654	2,001,654
300	12,335,256	2,467,051	-52,949	787,051	1,567,051	1,967,051
350	11,902,718	2,380,544	-139,456	700,544	1,480,544	1,880,544



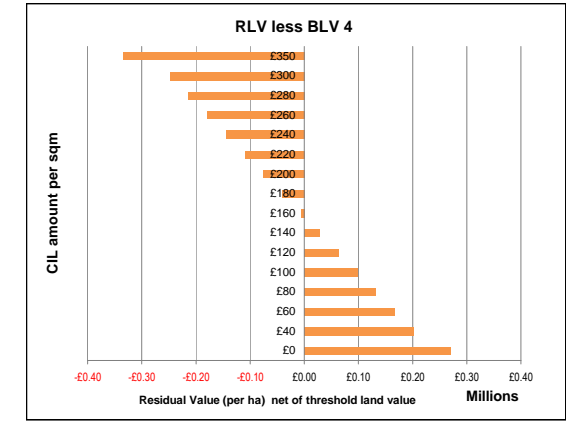
Site type 6 Description: **Area 4** £3721 psm Chew Valley (West) Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,260,504	2,052,101	-	467,899	372,101	1,152,101
40	9,914,474	1,982,895	-	537,105	302,895	1,482,895
60	9,741,458	1,948,292	-	571,708	268,292	1,048,292
80	9,568,443	1,913,689	-	606,311	233,689	1,013,689
100	9,395,428	1,879,086	-	640,914	199,086	1,379,086
120	9,222,413	1,844,483	-	675,517	164,483	1,344,483
140	9,049,398	1,809,880	-	710,120	129,880	1,309,880
160	8,876,383	1,775,277	-	744,723	95,277	1,275,277
180	8,703,368	1,740,674	-	779,326	60,674	1,240,674
200	8,530,353	1,706,071	-	813,929	26,071	1,206,071
220	8,357,338	1,671,468	-	848,532	8,532	1,171,468
240	8,184,323	1,636,865	-	883,135	43,135	1,136,865
260	8,011,308	1,602,262	-	917,738	77,738	1,102,262
280	7,838,293	1,567,659	-	952,341	112,341	1,067,659
300	7,665,278	1,533,056	-	986,944	146,944	1,033,056
350	7,232,740	1,446,548	-	1,073,452	233,452	946,548



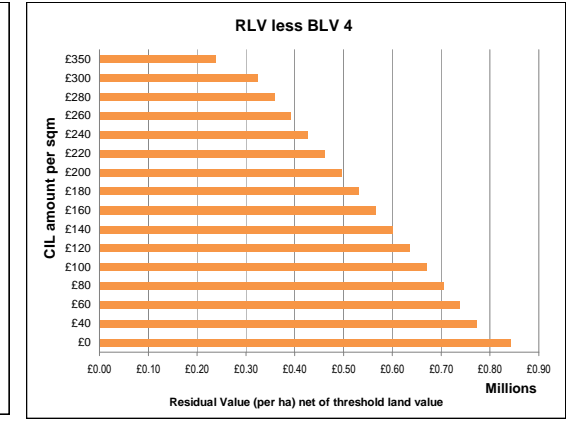
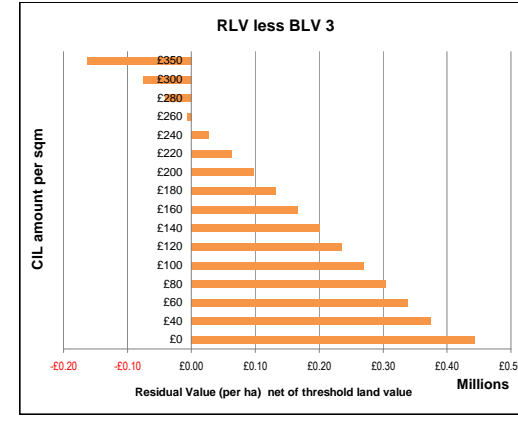
Site type 6 Description: **Area 5** £2769 psm Bath N/W/S & CV [E] Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,853,476	770,695	-	1,749,305	909,305	270,695
40	3,507,445	701,489	-	1,818,511	978,511	201,489
60	3,334,430	666,886	-	1,853,114	1,013,114	166,886
80	3,161,415	632,283	-	1,887,717	1,047,717	132,283
100	2,988,400	597,680	-	1,922,320	1,082,320	97,680
120	2,815,385	563,077	-	1,956,923	1,116,923	63,077
140	2,642,370	528,474	-	1,991,526	1,151,526	28,474
160	2,469,355	493,871	-	2,026,129	1,186,129	6,129
180	2,296,340	459,268	-	2,060,732	1,220,732	40,732
200	2,123,325	424,665	-	2,095,335	1,255,335	75,335
220	1,950,310	390,062	-	2,129,938	1,289,938	109,938
240	1,777,295	355,459	-	2,164,541	1,324,541	144,541
260	1,604,280	320,856	-	2,199,144	1,359,144	179,144
280	1,431,265	286,253	-	2,233,747	1,393,747	213,747
300	1,258,250	251,650	-	2,268,350	1,428,350	248,350
350	825,712	165,142	-	2,354,858	1,514,858	334,858



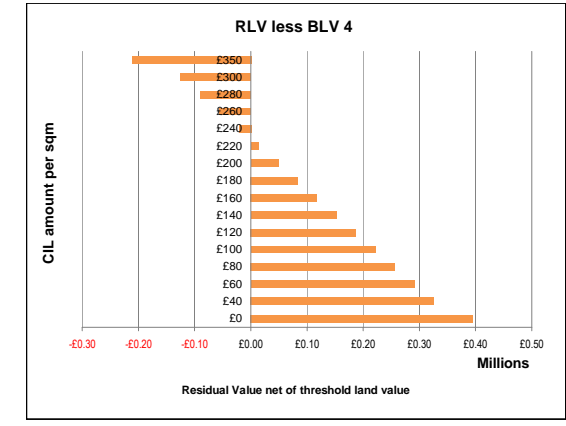
Site type 6 Description: **Area 6** £2428 psm Keynsham Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,714,020	1,342,804	-	1,177,196	337,196	442,804
40	6,367,990	1,273,598	-	1,246,402	406,402	773,598
60	6,194,975	1,238,995	-	1,281,005	441,005	738,995
80	6,021,960	1,204,392	-	1,315,608	475,608	704,392
100	5,848,945	1,169,789	-	1,350,211	510,211	669,789
120	5,675,930	1,135,186	-	1,384,814	544,814	635,186
140	5,502,915	1,100,583	-	1,419,417	579,417	600,583
160	5,329,900	1,065,980	-	1,454,020	614,020	565,980
180	5,156,885	1,031,377	-	1,488,623	648,623	531,377
200	4,983,870	996,774	-	1,523,226	683,226	496,774
220	4,810,855	962,171	-	1,557,829	717,829	462,171
240	4,637,840	927,568	-	1,592,432	752,432	427,568
260	4,464,825	892,965	-	1,627,035	787,035	392,965
280	4,291,810	858,362	-	1,661,638	821,638	358,362
300	4,118,795	823,759	-	1,696,241	856,241	323,759
350	3,686,257	737,251	-	1,782,749	942,749	237,251



Site type 6 Description: **Area 7** £2095 psm Norton Radstock Site area: 5.00 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,472,249	894,450	-	1,625,550	785,550	394,450
40	4,126,219	825,244	-	1,694,756	854,756	325,244
60	3,953,204	790,641	-	1,729,359	889,359	290,641
80	3,780,189	756,038	-	1,763,962	923,962	256,038
100	3,607,174	721,435	-	1,798,565	958,565	221,435
120	3,434,159	686,832	-	1,833,168	993,168	186,832
140	3,261,144	652,229	-	1,867,771	1,027,771	152,229
160	3,088,128	617,626	-	1,902,374	1,062,374	117,626
180	2,915,113	583,023	-	1,936,977	1,096,977	83,023
200	2,742,098	548,420	-	1,971,580	1,131,580	48,420
220	2,569,083	513,817	-	2,006,183	1,166,183	13,817
240	2,396,068	479,214	-	2,040,786	1,200,786	20,786
260	2,223,053	444,611	-	2,075,389	1,235,389	55,389
280	2,050,038	410,008	-	2,109,992	1,269,992	89,992
300	1,877,023	375,405	-	2,144,595	1,304,595	124,595
350	1,444,486	288,897	-	2,231,103	1,391,103	211,103



SITE TYPE 7
250 UNITS
HOUSES
40 UPH

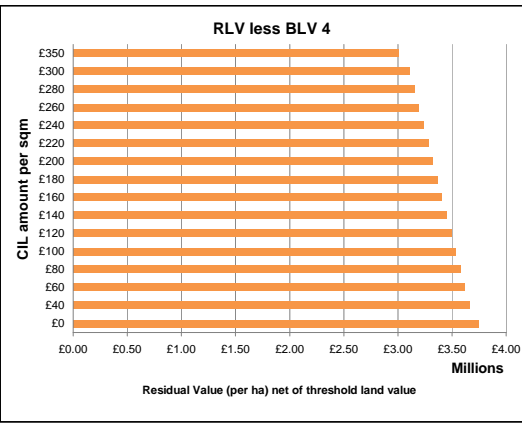
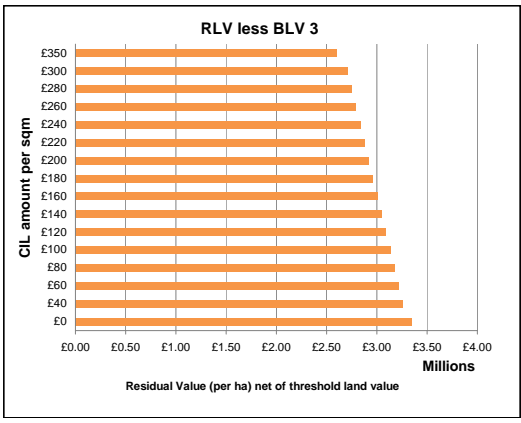
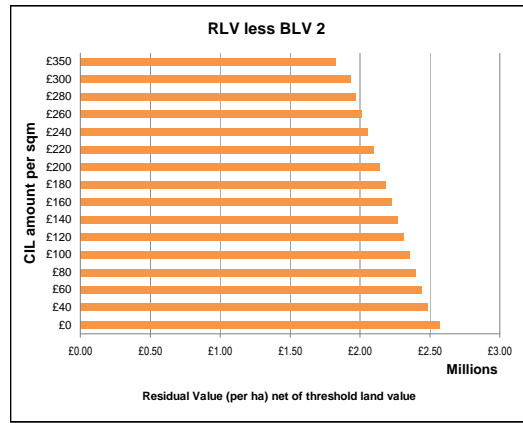
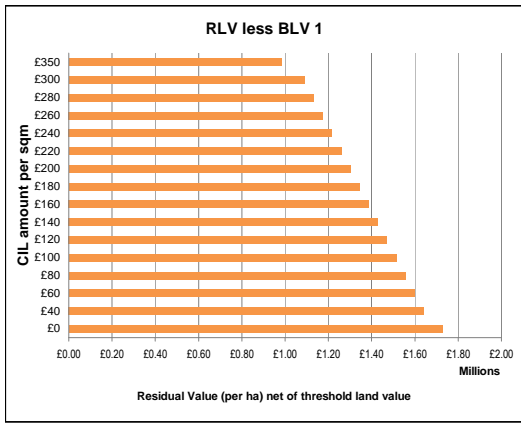
BLV1	BLV2	BLV3	BLV4
Resi land (high)	Resi land (low)	Greenfield, no svc	Vacant, serviced
£2,520,000	£1,680,000	£900,000	£500,000

BLV3 includes servicing cost of £0.5 million per ha

CSH level:	3	Sales value inflation
Aff Hsg:	35%	Build cost inflation
		Profit

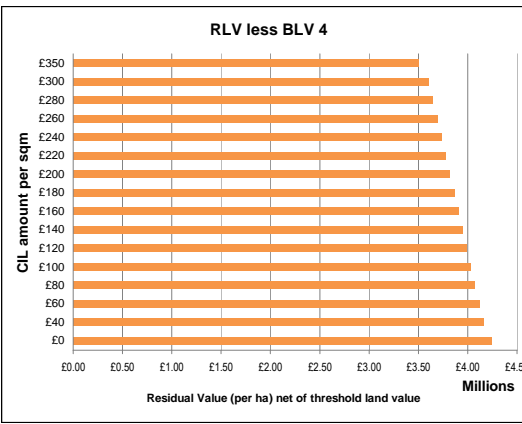
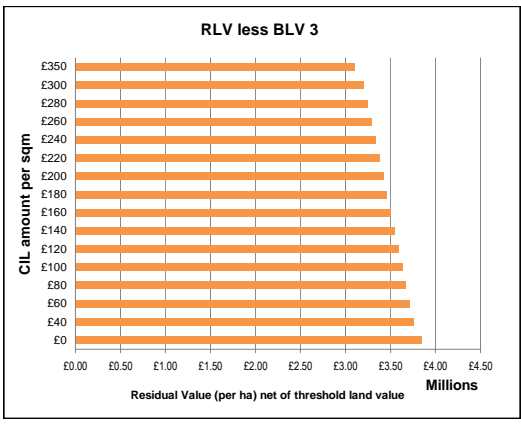
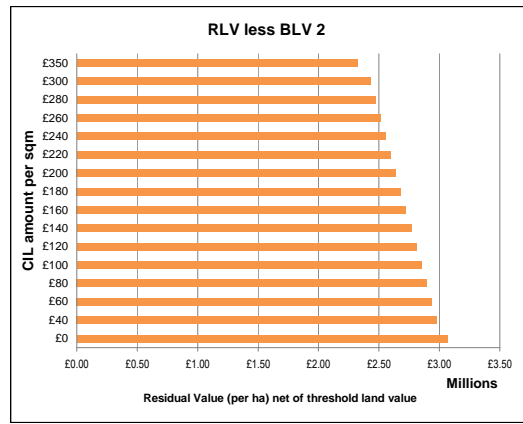
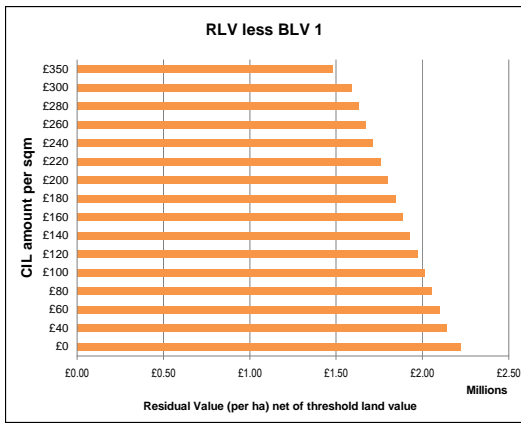
Site type 7 Description: **Area 1** £554 psm Bath CC Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,533,899	4,245,424	1,725,424	2,565,424	3,345,424	3,745,424
40	26,003,204	4,160,513	1,640,513	2,480,513	3,260,513	3,660,513
60	25,737,857	4,116,057	1,598,057	2,438,057	3,218,057	3,618,057
80	25,472,510	4,075,602	1,556,602	2,395,602	3,175,602	3,575,602
100	25,207,162	4,033,146	1,513,146	2,353,146	3,133,146	3,533,146
120	24,941,815	3,990,690	1,470,690	2,310,690	3,090,690	3,490,690
140	24,676,468	3,948,235	1,428,235	2,268,235	3,048,235	3,448,235
160	24,411,121	3,905,779	1,385,779	2,225,779	3,005,779	3,405,779
180	24,145,773	3,863,324	1,343,324	2,183,324	2,963,324	3,363,324
200	23,880,426	3,820,868	1,300,868	2,140,868	2,920,868	3,320,868
220	23,615,079	3,778,413	1,258,413	2,098,413	2,878,413	3,278,413
240	23,349,732	3,735,957	1,215,957	2,055,957	2,835,957	3,235,957
260	23,084,384	3,693,501	1,173,501	2,013,501	2,793,501	3,193,501
280	22,819,037	3,651,046	1,131,046	1,971,046	2,751,046	3,151,046
300	22,553,690	3,608,590	1,088,590	1,928,590	2,708,590	3,108,590
350	21,890,322	3,502,451	982,451	1,822,451	2,602,451	3,002,451



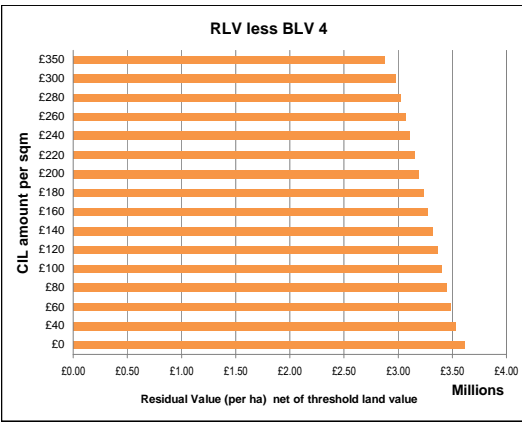
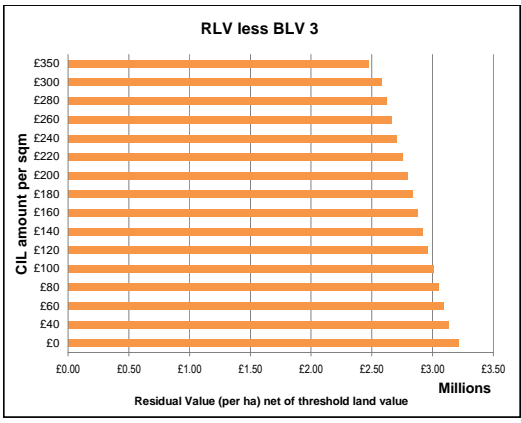
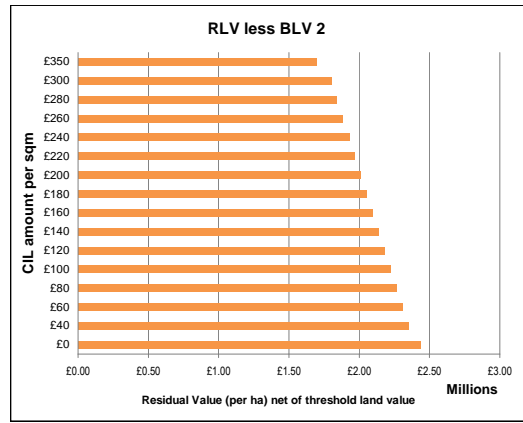
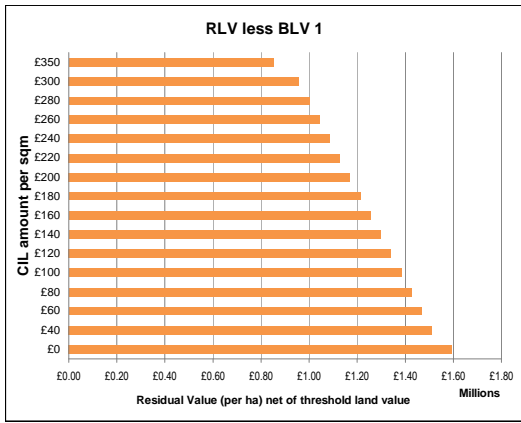
Site type 7 Description: **Area 2** £4991 psm Bath rural/Bathavor Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,640,723	4,742,516	2,222,516	3,062,516	3,842,516	4,242,516
40	29,110,028	4,657,605	2,137,605	2,977,605	3,757,605	4,157,605
60	28,844,681	4,615,149	2,095,149	2,935,149	3,715,149	4,115,149
80	28,579,334	4,572,693	2,052,693	2,892,693	3,672,693	4,072,693
100	28,313,987	4,530,238	2,010,238	2,850,238	3,630,238	4,030,238
120	28,048,639	4,487,782	1,967,782	2,807,782	3,587,782	3,987,782
140	27,783,292	4,445,327	1,925,327	2,765,327	3,545,327	3,945,327
160	27,517,945	4,402,871	1,882,871	2,722,871	3,502,871	3,902,871
180	27,252,598	4,360,416	1,840,416	2,680,416	3,460,416	3,860,416
200	26,987,250	4,317,960	1,797,960	2,637,960	3,417,960	3,817,960
220	26,721,903	4,275,504	1,755,504	2,595,504	3,375,504	3,775,504
240	26,456,556	4,233,049	1,713,049	2,553,049	3,333,049	3,733,049
260	26,191,208	4,190,593	1,670,593	2,510,593	3,290,593	3,690,593
280	25,925,861	4,148,138	1,628,138	2,468,138	3,248,138	3,648,138
300	25,660,514	4,105,682	1,585,682	2,425,682	3,205,682	3,605,682
350	24,997,146	3,999,543	1,479,543	2,319,543	3,099,543	3,499,543



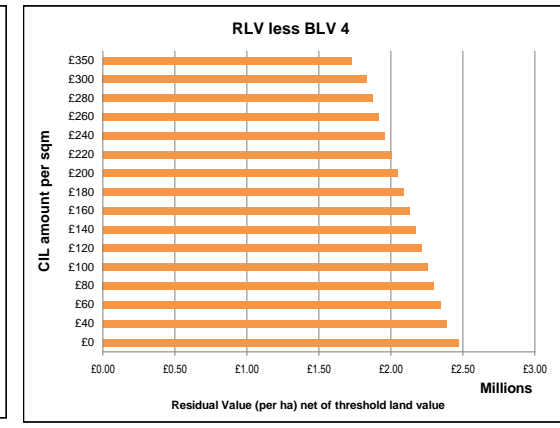
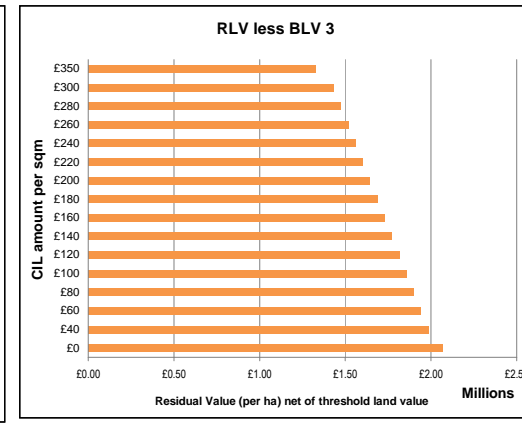
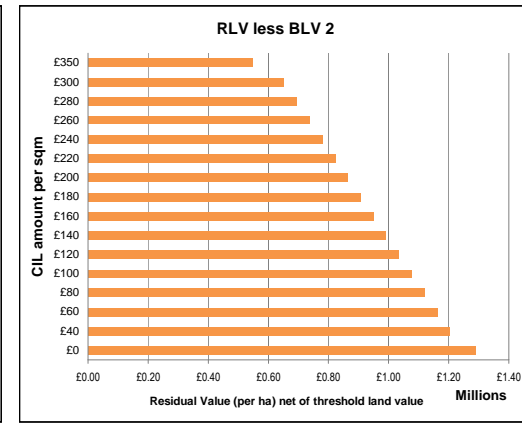
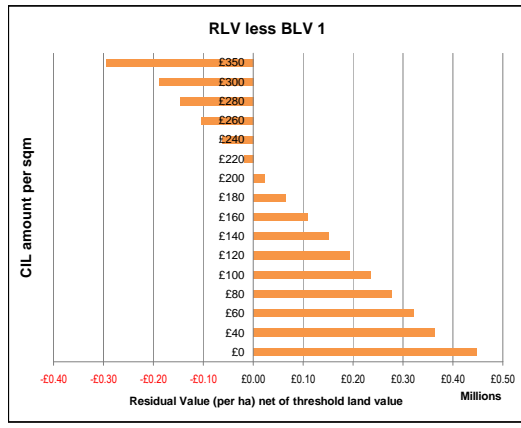
Site type 7 Description: **Area 3** £4414 psm Bath N & E Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,713,217	4,114,115	1,594,115	2,434,115	3,214,115	3,614,115
40	25,182,523	4,029,204	1,509,204	2,349,204	3,129,204	3,529,204
60	24,917,176	3,986,748	1,466,748	2,306,748	3,086,748	3,486,748
80	24,651,828	3,944,293	1,424,293	2,264,293	3,044,293	3,444,293
100	24,386,481	3,901,837	1,381,837	2,221,837	3,001,837	3,401,837
120	24,121,134	3,859,381	1,339,381	2,179,381	2,959,381	3,359,381
140	23,855,787	3,816,926	1,296,926	2,136,926	2,916,926	3,316,926
160	23,590,439	3,774,470	1,254,470	2,094,470	2,874,470	3,274,470
180	23,325,092	3,732,015	1,212,015	2,052,015	2,832,015	3,232,015
200	23,059,745	3,689,559	1,169,559	2,009,559	2,789,559	3,189,559
220	22,794,397	3,647,104	1,127,104	1,967,104	2,747,104	3,147,104
240	22,529,050	3,604,648	1,084,648	1,924,648	2,704,648	3,104,648
260	22,263,703	3,562,192	1,042,192	1,882,192	2,662,192	3,062,192
280	21,998,356	3,519,737	999,737	1,839,737	2,619,737	3,019,737
300	21,733,008	3,477,281	957,281	1,797,281	2,577,281	2,977,281
350	21,069,640	3,371,142	851,142	1,691,142	2,471,142	2,871,142



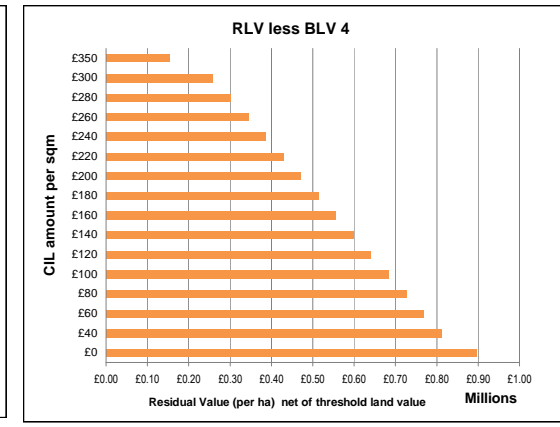
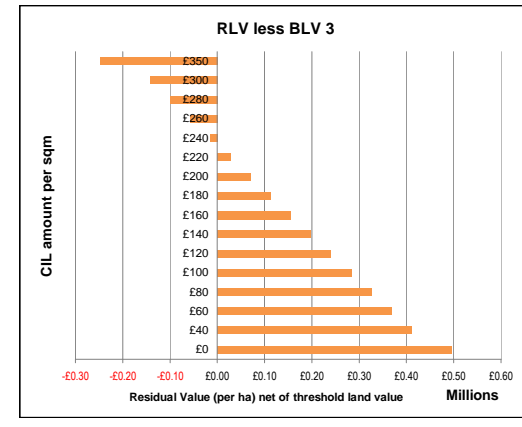
Site type 7 Description: **Area 4** £3721 psm Chew Valley (West) Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,548,159	2,967,705	447,705	1,287,705	2,067,705	2,467,705
40	18,017,464	2,882,794	362,794	1,202,794	1,982,794	2,382,794
60	17,752,117	2,840,339	320,339	1,160,339	1,940,339	2,340,339
80	17,486,770	2,797,883	277,883	1,117,883	1,897,883	2,297,883
100	17,221,422	2,755,428	235,428	1,075,428	1,855,428	2,255,428
120	16,956,075	2,712,972	192,972	1,032,972	1,812,972	2,212,972
140	16,690,728	2,670,516	150,516	990,516	1,770,516	2,170,516
160	16,425,381	2,628,061	108,061	948,061	1,728,061	2,128,061
180	16,160,033	2,585,605	65,605	905,605	1,685,605	2,085,605
200	15,894,686	2,543,150	23,150	863,150	1,643,150	2,043,150
220	15,629,339	2,500,694	-	820,694	1,600,694	2,000,694
240	15,363,992	2,458,239	-	778,239	1,558,239	1,958,239
260	15,098,644	2,415,783	-	735,783	1,515,783	1,915,783
280	14,833,297	2,373,328	-	693,328	1,473,328	1,873,328
300	14,567,950	2,330,872	-	650,872	1,430,872	1,830,872
350	13,904,582	2,224,733	-	544,733	1,324,733	1,724,733



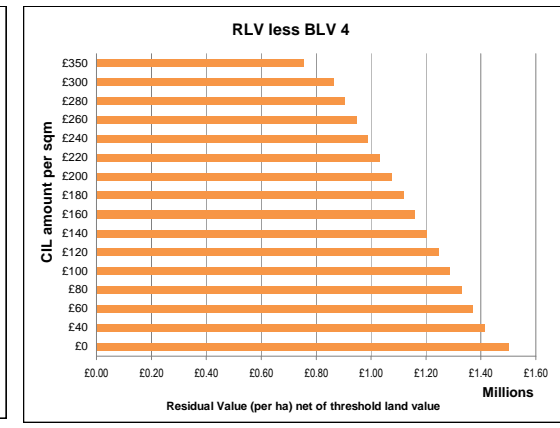
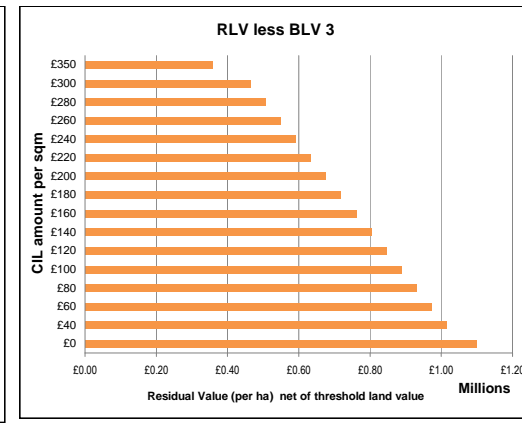
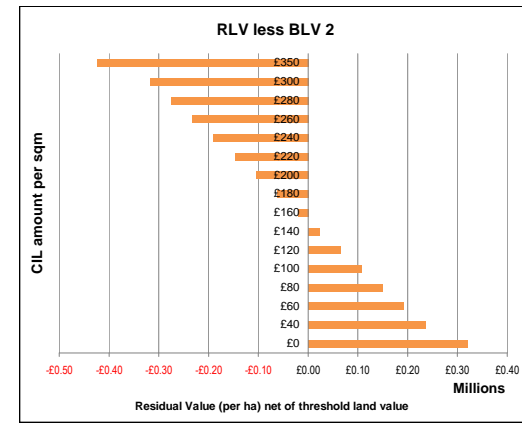
Site type 7 Description: **Area 5** £2769 psm Bath N/W/S & CV [E] Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	8,717,976	1,394,876	-	1,125,124	-	285,124	494,876	894,876
40	8,187,283	1,309,965	-	1,210,035	-	370,035	409,965	809,965
60	7,921,936	1,267,510	-	1,252,490	-	412,490	367,510	767,510
80	7,656,588	1,225,054	-	1,294,946	-	454,946	325,054	725,054
100	7,391,241	1,182,599	-	1,337,401	-	497,401	282,599	682,599
120	7,125,894	1,140,143	-	1,379,857	-	539,857	240,143	640,143
140	6,860,547	1,097,687	-	1,422,313	-	582,313	197,687	597,687
160	6,595,199	1,055,232	-	1,464,768	-	624,768	155,232	555,232
180	6,329,852	1,012,776	-	1,507,224	-	667,224	112,776	512,776
200	6,064,505	970,321	-	1,549,679	-	709,679	70,321	470,321
220	5,799,158	927,865	-	1,592,135	-	752,135	27,865	427,865
240	5,533,810	885,410	-	1,634,590	-	794,590	-	385,410
260	5,268,463	842,954	-	1,677,046	-	837,046	-	342,954
280	5,003,116	800,499	-	1,719,501	-	879,501	-	300,499
300	4,737,769	758,043	-	1,761,957	-	921,957	-	258,043
350	4,074,400	651,904	-	1,868,096	-	1,028,096	-	151,904



Site type 7 Description: **Area 6** £2428 psm Keynsham Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	12,496,164	1,999,386	-	520,614	319,386	1,099,386	1,499,386
40	11,965,469	1,914,475	-	605,525	234,475	1,014,475	1,414,475
60	11,700,122	1,872,019	-	647,981	192,019	972,019	1,372,019
80	11,434,775	1,829,564	-	690,436	149,564	929,564	1,329,564
100	11,169,427	1,787,108	-	732,892	107,108	887,108	1,287,108
120	10,904,080	1,744,653	-	775,347	64,653	844,653	1,244,653
140	10,638,733	1,702,197	-	817,803	22,197	802,197	1,202,197
160	10,373,385	1,659,742	-	860,258	-	759,742	1,159,742
180	10,108,038	1,617,286	-	902,714	-	717,286	1,117,286
200	9,842,691	1,574,831	-	945,169	-	674,831	1,074,831
220	9,577,344	1,532,375	-	987,625	-	632,375	1,032,375
240	9,311,996	1,489,919	-	1,030,081	-	589,919	989,919
260	9,046,649	1,447,464	-	1,072,536	-	547,464	947,464
280	8,781,302	1,405,008	-	1,114,992	-	505,008	905,008
300	8,515,955	1,362,553	-	1,157,447	-	462,553	862,553
350	7,852,586	1,256,414	-	1,263,586	-	423,586	756,414



Site type 7 Description: **Area 7** £2095 psm Norton Radstock Site area: 6.25 ha

CIL amount	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4		
0	9,056,656	1,449,065	-	1,070,935	-	230,935	549,065	949,065
40	8,525,962	1,364,154	-	1,155,846	-	315,846	464,154	864,154
60	8,260,615	1,321,698	-	1,198,302	-	358,302	421,698	821,698
80	7,995,267	1,279,243	-	1,240,757	-	400,757	379,243	779,243
100	7,729,920	1,236,787	-	1,283,213	-	443,213	336,787	736,787
120	7,464,573	1,194,332	-	1,325,668	-	485,668	294,332	694,332
140	7,199,225	1,151,876	-	1,368,124	-	528,124	251,876	651,876
160	6,933,878	1,109,421	-	1,410,579	-	570,579	209,421	609,421
180	6,668,531	1,066,965	-	1,453,035	-	613,035	166,965	566,965
200	6,403,184	1,024,509	-	1,495,491	-	655,491	124,509	524,509
220	6,137,836	982,054	-	1,537,946	-	697,946	82,054	482,054
240	5,872,489	939,598	-	1,580,402	-	740,402	39,598	439,598
260	5,607,142	897,143	-	1,622,857	-	782,857	-	397,143
280	5,341,795	854,687	-	1,665,313	-	825,313	-	354,687
300	5,076,447	812,232	-	1,707,768	-	867,768	-	312,232
350	4,413,079	706,093	-	1,813,907	-	973,907	-	206,093

