

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 2 – Residential

Typology Results

(Tables 2a - 2r)

July 2026

DSP24878

Dixon Searle Partnership

Ash House, Tanshire Park,

Shackleford Road, Elstead, Surrey, GU8 6LB

www.dixonsearle.co.uk



Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2a: 2 Houses PDL

Development Scenario	2 Houses
Typical Site Type	PDL
Typical Location	Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)	40.00
Net Land Area (ha)	0.05
Gross Land Area (ha)	0.06

0% Affordable Housing		≤106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	-£198,936
Value Level 2	£4,250	-£161,967
Value Level 3	£4,500	-£125,248
Value Level 4	£4,750	-£88,490
Value Level 5	£5,000	-£52,027
Value Level 6	£5,250	-£15,564
Value Level 7	£5,500	£19,702
Value Level 8	£5,750	£53,897
Value Level 9	£6,000	£88,092
Value Level 10	£6,250	£122,389
Value Level 11	£6,500	£156,521
Value Level 12	£6,750	£190,388
Value Level 13	£7,000	£224,357
Value Level 14	£7,500	£290,913
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£3,459,750
Value Level 2	£4,250	-£2,816,814
Value Level 3	£4,500	-£2,178,234
Value Level 4	£4,750	-£1,538,955
Value Level 5	£5,000	-£904,815
Value Level 6	£5,250	-£270,675
Value Level 7	£5,500	£342,643
Value Level 8	£5,750	£937,337
Value Level 9	£6,000	£1,532,032
Value Level 10	£6,250	£2,128,513
Value Level 11	£6,500	£2,722,109
Value Level 12	£6,750	£3,311,099
Value Level 13	£7,000	£3,901,858
Value Level 14	£7,500	£5,059,363

Key:

● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2b: 5 Houses Greenfield

Development Scenario	5 Houses
Typical Site Type	Greenfield
Typical Location	Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)	30.00
Net Land Area (ha)	0.17
Gross Land Area (ha)	0.19

0% Affordable Housing		s106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	£230,117
Value Level 2	£4,250	£314,561
Value Level 3	£4,500	£398,197
Value Level 4	£4,750	£482,085
Value Level 5	£5,000	£565,721
Value Level 6	£5,250	£649,358
Value Level 7	£5,500	£733,245
Value Level 8	£5,750	£816,882
Value Level 9	£6,000	£900,518
Value Level 10	£6,250	£984,406
Value Level 11	£6,500	£1,068,042
Value Level 12	£6,750	£1,151,678
Value Level 13	£7,000	£1,235,566
Value Level 14	£7,500	£1,402,839
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,200,612
Value Level 2	£4,250	£1,641,188
Value Level 3	£4,500	£2,077,552
Value Level 4	£4,750	£2,515,226
Value Level 5	£5,000	£2,951,590
Value Level 6	£5,250	£3,387,953
Value Level 7	£5,500	£3,825,628
Value Level 8	£5,750	£4,261,991
Value Level 9	£6,000	£4,698,355
Value Level 10	£6,250	£5,136,029
Value Level 11	£6,500	£5,572,393
Value Level 12	£6,750	£6,008,757
Value Level 13	£7,000	£6,446,431
Value Level 14	£7,500	£7,319,158

10 & 20% Affordable Housing		s106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	£146,646
Value Level 2	£4,250	£215,720
Value Level 3	£4,500	£283,588
Value Level 4	£4,750	£350,698
Value Level 5	£5,000	£417,607
Value Level 6	£5,250	£484,516
Value Level 7	£5,500	£551,626
Value Level 8	£5,750	£618,535
Value Level 9	£6,000	£685,444
Value Level 10	£6,250	£752,554
Value Level 11	£6,500	£819,463
Value Level 12	£6,750	£886,372
Value Level 13	£7,000	£953,482
Value Level 14	£7,500	£1,087,301
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	£765,110
Value Level 2	£4,250	£1,125,493
Value Level 3	£4,500	£1,479,587
Value Level 4	£4,750	£1,829,727
Value Level 5	£5,000	£2,178,818
Value Level 6	£5,250	£2,527,909
Value Level 7	£5,500	£2,878,048
Value Level 8	£5,750	£3,227,139
Value Level 9	£6,000	£3,576,230
Value Level 10	£6,250	£3,926,369
Value Level 11	£6,500	£4,275,460
Value Level 12	£6,750	£4,624,551
Value Level 13	£7,000	£4,974,690
Value Level 14	£7,500	£5,672,872

30 & 40% Affordable Housing		s106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	£62,399
Value Level 2	£4,250	£114,681
Value Level 3	£4,500	£166,646
Value Level 4	£4,750	£218,427
Value Level 5	£5,000	£269,492
Value Level 6	£5,250	£319,674
Value Level 7	£5,500	£370,006
Value Level 8	£5,750	£420,188
Value Level 9	£6,000	£470,370
Value Level 10	£6,250	£520,703
Value Level 11	£6,500	£570,884
Value Level 12	£6,750	£621,066
Value Level 13	£7,000	£671,399
Value Level 14	£7,500	£771,762
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	£325,560
Value Level 2	£4,250	£598,338
Value Level 3	£4,500	£869,458
Value Level 4	£4,750	£1,139,619
Value Level 5	£5,000	£1,406,046
Value Level 6	£5,250	£1,667,864
Value Level 7	£5,500	£1,930,468
Value Level 8	£5,750	£2,192,287
Value Level 9	£6,000	£2,454,105
Value Level 10	£6,250	£2,716,709
Value Level 11	£6,500	£2,978,527
Value Level 12	£6,750	£3,240,346
Value Level 13	£7,000	£3,502,950
Value Level 14	£7,500	£4,026,587

Key:

● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
▲ Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
■ Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
◆ Marginal viability - Smaller sites (GF)	
★ Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

BLV Notes:		Notes
EUV+ £/ha		
	£150,000	Greenfield Enhancement - reflecting larger scale development
	£250,000	
	£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2c: 5 Houses PDL

Development Scenario	5 Houses
Typical Site Type	PDL
Typical Location	Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)	40.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.14

0% Affordable Housing		s106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	£252,227
Value Level 2	£4,250	£336,115
Value Level 3	£4,500	£419,751
Value Level 4	£4,750	£503,639
Value Level 5	£5,000	£587,275
Value Level 6	£5,250	£670,912
Value Level 7	£5,500	£754,799
Value Level 8	£5,750	£838,436
Value Level 9	£6,000	£922,072
Value Level 10	£6,250	£1,005,959
Value Level 11	£6,500	£1,089,596
Value Level 12	£6,750	£1,173,232
Value Level 13	£7,000	£1,257,120
Value Level 14	£7,500	£1,424,393
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,754,625
Value Level 2	£4,250	£2,338,191
Value Level 3	£4,500	£2,920,009
Value Level 4	£4,750	£3,503,575
Value Level 5	£5,000	£4,085,393
Value Level 6	£5,250	£4,667,211
Value Level 7	£5,500	£5,250,777
Value Level 8	£5,750	£5,832,595
Value Level 9	£6,000	£6,414,413
Value Level 10	£6,250	£6,997,979
Value Level 11	£6,500	£7,579,797
Value Level 12	£6,750	£8,161,616
Value Level 13	£7,000	£8,745,181
Value Level 14	£7,500	£9,908,818

10 & 20% Affordable Housing		s106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	£168,852
Value Level 2	£4,250	£237,894
Value Level 3	£4,500	£305,141
Value Level 4	£4,750	£372,251
Value Level 5	£5,000	£439,161
Value Level 6	£5,250	£506,070
Value Level 7	£5,500	£573,180
Value Level 8	£5,750	£640,089
Value Level 9	£6,000	£706,998
Value Level 10	£6,250	£774,108
Value Level 11	£6,500	£841,017
Value Level 12	£6,750	£907,926
Value Level 13	£7,000	£975,036
Value Level 14	£7,500	£1,108,854
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,174,626
Value Level 2	£4,250	£1,654,913
Value Level 3	£4,500	£2,122,723
Value Level 4	£4,750	£2,589,576
Value Level 5	£5,000	£3,055,030
Value Level 6	£5,250	£3,520,485
Value Level 7	£5,500	£3,987,337
Value Level 8	£5,750	£4,452,792
Value Level 9	£6,000	£4,918,247
Value Level 10	£6,250	£5,385,099
Value Level 11	£6,500	£5,850,554
Value Level 12	£6,750	£6,316,008
Value Level 13	£7,000	£6,782,861
Value Level 14	£7,500	£7,713,770

30 & 40% Affordable Housing		s106: £5,000
		Residual Land Value (£)
Value Level 1	£4,000	£84,788
Value Level 2	£4,250	£137,070
Value Level 3	£4,500	£188,820
Value Level 4	£4,750	£240,601
Value Level 5	£5,000	£291,046
Value Level 6	£5,250	£341,228
Value Level 7	£5,500	£391,560
Value Level 8	£5,750	£441,742
Value Level 9	£6,000	£491,924
Value Level 10	£6,250	£542,256
Value Level 11	£6,500	£592,438
Value Level 12	£6,750	£642,620
Value Level 13	£7,000	£692,953
Value Level 14	£7,500	£793,316
		Residual Land Value (£ per hectare)
Value Level 1	£4,000	£589,829
Value Level 2	£4,250	£953,533
Value Level 3	£4,500	£1,313,532
Value Level 4	£4,750	£1,673,748
Value Level 5	£5,000	£2,024,668
Value Level 6	£5,250	£2,373,759
Value Level 7	£5,500	£2,723,898
Value Level 8	£5,750	£3,072,989
Value Level 9	£6,000	£3,422,080
Value Level 10	£6,250	£3,772,219
Value Level 11	£6,500	£4,121,310
Value Level 12	£6,750	£4,470,401
Value Level 13	£7,000	£4,820,540
Value Level 14	£7,500	£5,518,722

Key:

● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2d: 10 Houses PDL

Development Scenario	10 Houses
Typical Site Type	PDL
Typical Location	Bath City/ Keynsham/ Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£308,668	£263,517
Value Level 2	£4,250	£442,008	£396,866
Value Level 3	£4,500	£574,957	£529,816
Value Level 4	£4,750	£708,307	£663,166
Value Level 5	£5,000	£841,255	£796,115
Value Level 6	£5,250	£974,208	£929,065
Value Level 7	£5,500	£1,107,556	£1,062,415
Value Level 8	£5,750	£1,240,505	£1,195,364
Value Level 9	£6,000	£1,373,455	£1,328,314
Value Level 10	£6,250	£1,506,805	£1,461,664
Value Level 11	£6,500	£1,639,754	£1,594,613
Value Level 12	£6,750	£1,772,704	£1,727,563
Value Level 13	£7,000	£1,906,054	£1,860,912
Value Level 14	£7,500	£2,171,953	£2,126,812
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,073,594	£916,582
Value Level 2	£4,250	£1,537,418	£1,380,405
Value Level 3	£4,500	£1,999,852	£1,842,840
Value Level 4	£4,750	£2,463,675	£2,306,663
Value Level 5	£5,000	£2,926,104	£2,769,095
Value Level 6	£5,250	£3,388,548	£3,231,532
Value Level 7	£5,500	£3,852,367	£3,695,355
Value Level 8	£5,750	£4,314,802	£4,157,789
Value Level 9	£6,000	£4,777,236	£4,620,224
Value Level 10	£6,250	£5,241,059	£5,084,047
Value Level 11	£6,500	£5,703,494	£5,546,481
Value Level 12	£6,750	£6,165,928	£6,008,916
Value Level 13	£7,000	£6,629,751	£6,472,739
Value Level 14	£7,500	£7,654,620	£7,397,608

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£273,086	£227,310
Value Level 2	£4,250	£402,559	£357,418
Value Level 3	£4,500	£531,643	£486,502
Value Level 4	£4,750	£661,116	£615,975
Value Level 5	£5,000	£790,201	£745,059
Value Level 6	£5,250	£919,285	£874,144
Value Level 7	£5,500	£1,048,758	£1,003,617
Value Level 8	£5,750	£1,177,843	£1,132,701
Value Level 9	£6,000	£1,306,927	£1,261,786
Value Level 10	£6,250	£1,436,400	£1,391,259
Value Level 11	£6,500	£1,565,485	£1,520,343
Value Level 12	£6,750	£1,694,569	£1,649,428
Value Level 13	£7,000	£1,824,042	£1,778,901
Value Level 14	£7,500	£2,082,211	£2,037,070
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£949,865	£790,645
Value Level 2	£4,250	£1,400,204	£1,243,191
Value Level 3	£4,500	£1,849,194	£1,692,179
Value Level 4	£4,750	£2,299,533	£2,142,521
Value Level 5	£5,000	£2,748,524	£2,591,511
Value Level 6	£5,250	£3,197,514	£3,040,502
Value Level 7	£5,500	£3,647,853	£3,490,841
Value Level 8	£5,750	£4,096,844	£3,939,831
Value Level 9	£6,000	£4,545,834	£4,388,822
Value Level 10	£6,250	£4,996,173	£4,839,161
Value Level 11	£6,500	£5,445,163	£5,288,151
Value Level 12	£6,750	£5,894,154	£5,737,142
Value Level 13	£7,000	£6,344,493	£6,187,481
Value Level 14	£7,500	£7,242,474	£7,085,462

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£192,296	£145,816
Value Level 2	£4,250	£306,714	£261,573
Value Level 3	£4,500	£419,180	£374,039
Value Level 4	£4,750	£531,983	£486,843
Value Level 5	£5,000	£644,450	£599,309
Value Level 6	£5,250	£756,916	£711,775
Value Level 7	£5,500	£869,720	£824,579
Value Level 8	£5,750	£982,187	£937,046
Value Level 9	£6,000	£1,094,652	£1,049,511
Value Level 10	£6,250	£1,207,456	£1,162,315
Value Level 11	£6,500	£1,319,922	£1,274,781
Value Level 12	£6,750	£1,432,388	£1,387,247
Value Level 13	£7,000	£1,545,192	£1,500,051
Value Level 14	£7,500	£1,770,124	£1,724,983
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£668,857	£507,187
Value Level 2	£4,250	£1,066,832	£909,820
Value Level 3	£4,500	£1,458,018	£1,301,006
Value Level 4	£4,750	£1,850,377	£1,693,367
Value Level 5	£5,000	£2,241,566	£2,084,553
Value Level 6	£5,250	£2,632,752	£2,475,740
Value Level 7	£5,500	£3,025,114	£2,868,100
Value Level 8	£5,750	£3,416,303	£3,259,292
Value Level 9	£6,000	£3,807,485	£3,650,473
Value Level 10	£6,250	£4,199,846	£4,042,834
Value Level 11	£6,500	£4,591,032	£4,434,020
Value Level 12	£6,750	£4,982,219	£4,825,206
Value Level 13	£7,000	£5,374,580	£5,217,567
Value Level 14	£7,500	£6,156,952	£5,999,940

Key:

◆ Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:		Notes
EUV+ £/ha	£750,000	Garden / amenity land, low-grade PDL
	£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
	£2,000,000	PDL - industrial/commercial
	£3,000,000	Upper PDL/residential land values

Bath and North East Somerset Council - Local Plan
Viability Assessment - Appendix 2:



Residential Indications: Table 2e: 15 Houses Greenfield

Development Scenario	15 Houses
Typical Site Type	Greenfield
Typical Location	Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)*	35.00
Net Land Area (ha)	0.43
Gross Land Area (ha)	0.49

*based on residential net developable area

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£399,575	£331,863
Value Level 2	£4,250	£612,391	£544,679
Value Level 3	£4,500	£824,567	£756,857
Value Level 4	£4,750	£1,037,385	£969,673
Value Level 5	£5,000	£1,249,562	£1,181,851
Value Level 6	£5,250	£1,461,741	£1,394,030
Value Level 7	£5,500	£1,674,557	£1,606,845
Value Level 8	£5,750	£1,886,736	£1,819,024
Value Level 9	£6,000	£2,098,914	£2,031,203
Value Level 10	£6,250	£2,311,730	£2,244,018
Value Level 11	£6,500	£2,523,908	£2,456,197
Value Level 12	£6,750	£2,736,087	£2,668,375
Value Level 13	£7,000	£2,948,902	£2,881,191
Value Level 14	£7,500	£3,373,259	£3,305,548
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£810,732	£673,346
Value Level 2	£4,250	£1,242,532	£1,105,146
Value Level 3	£4,500	£1,673,035	£1,535,653
Value Level 4	£4,750	£2,104,838	£1,967,453
Value Level 5	£5,000	£2,535,344	£2,397,959
Value Level 6	£5,250	£2,965,851	£2,828,466
Value Level 7	£5,500	£3,397,652	£3,260,285
Value Level 8	£5,750	£3,828,159	£3,690,774
Value Level 9	£6,000	£4,258,667	£4,121,281
Value Level 10	£6,250	£4,690,466	£4,553,081
Value Level 11	£6,500	£5,120,973	£4,983,588
Value Level 12	£6,750	£5,551,480	£5,414,095
Value Level 13	£7,000	£5,983,280	£5,845,895
Value Level 14	£7,500	£6,844,294	£6,706,909

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£241,700	£172,040
Value Level 2	£4,250	£421,411	£353,699
Value Level 3	£4,500	£600,352	£532,640
Value Level 4	£4,750	£779,830	£712,118
Value Level 5	£5,000	£958,770	£891,059
Value Level 6	£5,250	£1,137,710	£1,069,999
Value Level 7	£5,500	£1,317,190	£1,249,476
Value Level 8	£5,750	£1,496,131	£1,428,420
Value Level 9	£6,000	£1,675,072	£1,607,361
Value Level 10	£6,250	£1,854,551	£1,786,839
Value Level 11	£6,500	£2,033,492	£1,965,780
Value Level 12	£6,750	£2,212,433	£2,144,721
Value Level 13	£7,000	£2,391,911	£2,324,199
Value Level 14	£7,500	£2,749,793	£2,682,081
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£490,406	£349,066
Value Level 2	£4,250	£855,036	£717,650
Value Level 3	£4,500	£1,218,105	£1,080,719
Value Level 4	£4,750	£1,582,264	£1,444,878
Value Level 5	£5,000	£1,945,330	£1,807,946
Value Level 6	£5,250	£2,308,396	£2,171,012
Value Level 7	£5,500	£2,672,560	£2,535,169
Value Level 8	£5,750	£3,035,629	£2,898,243
Value Level 9	£6,000	£3,398,697	£3,261,311
Value Level 10	£6,250	£3,762,856	£3,625,470
Value Level 11	£6,500	£4,125,925	£3,988,539
Value Level 12	£6,750	£4,488,994	£4,351,608
Value Level 13	£7,000	£4,853,153	£4,715,767
Value Level 14	£7,500	£5,579,290	£5,441,904

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£160,610	£90,378
Value Level 2	£4,250	£325,921	£258,208
Value Level 3	£4,500	£488,243	£420,531
Value Level 4	£4,750	£651,052	£583,341
Value Level 5	£5,000	£813,375	£745,663
Value Level 6	£5,250	£975,696	£907,985
Value Level 7	£5,500	£1,138,507	£1,070,793
Value Level 8	£5,750	£1,300,829	£1,233,117
Value Level 9	£6,000	£1,463,151	£1,395,440
Value Level 10	£6,250	£1,625,961	£1,558,249
Value Level 11	£6,500	£1,788,283	£1,720,572
Value Level 12	£6,750	£1,950,605	£1,882,894
Value Level 13	£7,000	£2,113,415	£2,045,704
Value Level 14	£7,500	£2,438,060	£2,370,348
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£661,288	£523,900
Value Level 2	£4,250	£990,637	£853,252
Value Level 3	£4,500	£1,320,976	£1,183,590
Value Level 4	£4,750	£1,650,326	£1,512,940
Value Level 5	£5,000	£1,979,673	£1,842,289
Value Level 6	£5,250	£2,310,014	£2,172,624
Value Level 7	£5,500	£2,639,363	£2,501,977
Value Level 8	£5,750	£2,968,713	£2,831,327
Value Level 9	£6,000	£3,299,051	£3,161,665
Value Level 10	£6,250	£3,628,401	£3,491,015
Value Level 11	£6,500	£3,957,750	£3,820,364
Value Level 12	£6,750	£4,288,089	£4,150,703
Value Level 13	£7,000	£4,946,788	£4,809,402
Value Level 14	£7,500		

50% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£42,256	£145,816
Value Level 2	£4,250	£189,648	£261,573
Value Level 3	£4,500	£333,174	£374,039
Value Level 4	£4,750	£475,439	£486,843
Value Level 5	£5,000	£617,277	£599,309
Value Level 6	£5,250	£759,115	£711,775
Value Level 7	£5,500	£901,380	£824,579
Value Level 8	£5,750	£1,043,218	£937,046
Value Level 9	£6,000	£1,185,056	£1,049,511
Value Level 10	£6,250	£1,327,321	£1,162,315
Value Level 11	£6,500	£1,469,159	£1,274,781
Value Level 12	£6,750	£1,610,998	£1,387,247
Value Level 13	£7,000	£1,753,262	£1,500,051
Value Level 14	£7,500	£2,036,939	£1,724,983
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£85,736	£295,859
Value Level 2	£4,250	£384,792	£530,728
Value Level 3	£4,500	£676,006	£758,920
Value Level 4	£4,750	£964,658	£987,797
Value Level 5	£5,000	£1,252,446	£1,215,989
Value Level 6	£5,250	£1,540,234	£1,444,181
Value Level 7	£5,500	£1,828,886	£1,673,059
Value Level 8	£5,750	£2,116,674	£1,901,254
Value Level 9	£6,000	£2,404,462	£2,129,443
Value Level 10	£6,250	£2,693,115	£2,358,320
Value Level 11	£6,500	£2,980,903	£2,586,512
Value Level 12	£6,750	£3,268,691	£2,814,704
Value Level 13	£7,000	£3,557,343	£3,043,581
Value Level 14	£7,500	£4,132,919	£3,499,965

Key:	
• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
▲ Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
■ Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
◆ Marginal viability - Smaller sites (GF)	
★ Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

BLV Notes:	
EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2f: 25 Flat PDL

Development Scenario	25 Flats
Typical Site Type	PDL
Typical Location	Bath City/Keynsham
Indexed CIL Rate	£154.44
Site Density (dph)	100.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

20% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£711,141	-£1,481,186
Value Level 2	£4,250	-£499,623	-£1,266,433
Value Level 3	£4,500	-£290,673	-£1,053,396
Value Level 4	£4,750	-£81,619	-£840,469
Value Level 5	£5,000	£118,921	-£629,158
Value Level 6	£5,250	£311,050	-£419,105
Value Level 7	£5,500	£499,788	-£210,005
Value Level 8	£5,750	£687,961	-£1,578
Value Level 9	£6,000	£876,134	£193,561
Value Level 10	£6,250	£1,064,873	£363,878
Value Level 11	£6,500	£1,253,046	£572,051
Value Level 12	£6,750	£1,441,217	£760,224
Value Level 13	£7,000	£1,629,955	£948,962
Value Level 14	£7,500	£2,006,301	£1,325,311
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£2,473,535	-£5,151,950
Value Level 2	£4,250	-£1,737,821	-£4,404,983
Value Level 3	£4,500	-£1,011,035	-£3,663,988
Value Level 4	£4,750	-£283,892	-£2,923,370
Value Level 5	£5,000	£413,637	-£2,188,376
Value Level 6	£5,250	£1,081,913	-£1,457,755
Value Level 7	£5,500	£1,738,393	-£730,454
Value Level 8	£5,750	£2,392,907	-£5,488
Value Level 9	£6,000	£3,047,421	£673,257
Value Level 10	£6,250	£3,703,905	£1,335,228
Value Level 11	£6,500	£4,358,421	£1,989,742
Value Level 12	£6,750	£5,012,929	£2,644,256
Value Level 13	£7,000	£5,669,409	£3,300,736
Value Level 14	£7,500	£6,978,437	£4,609,777

30% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£827,325	-£1,595,640
Value Level 2	£4,250	-£637,559	-£1,403,520
Value Level 3	£4,500	-£449,491	-£1,212,296
Value Level 4	£4,750	-£262,338	-£1,021,507
Value Level 5	£5,000	-£76,165	-£831,823
Value Level 6	£5,250	£103,165	-£642,881
Value Level 7	£5,500	£276,294	-£454,396
Value Level 8	£5,750	£444,375	-£267,822
Value Level 9	£6,000	£612,455	-£81,649
Value Level 10	£6,250	£781,040	£98,546
Value Level 11	£6,500	£949,121	£271,343
Value Level 12	£6,750	£1,117,202	£439,424
Value Level 13	£7,000	£1,285,787	£608,009
Value Level 14	£7,500	£1,621,948	£944,167
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£2,877,652	-£5,550,052
Value Level 2	£4,250	-£2,217,595	-£4,881,810
Value Level 3	£4,500	-£1,563,446	-£4,216,680
Value Level 4	£4,750	-£912,480	-£3,553,068
Value Level 5	£5,000	-£264,923	-£2,893,298
Value Level 6	£5,250	£358,833	-£2,236,109
Value Level 7	£5,500	£961,022	-£1,580,508
Value Level 8	£5,750	£1,545,651	-£931,555
Value Level 9	£6,000	£2,130,279	-£283,997
Value Level 10	£6,250	£2,716,663	£342,769
Value Level 11	£6,500	£3,301,291	£943,802
Value Level 12	£6,750	£3,885,919	£1,528,430
Value Level 13	£7,000	£4,472,303	£2,114,814
Value Level 14	£7,500	£5,641,569	£3,284,060

40% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£924,743	-£1,691,966
Value Level 2	£4,250	-£754,829	-£1,519,895
Value Level 3	£4,500	-£586,154	-£1,349,230
Value Level 4	£4,750	-£417,938	-£1,178,158
Value Level 5	£5,000	-£251,462	-£1,008,436
Value Level 6	£5,250	-£85,349	-£839,087
Value Level 7	£5,500	£76,209	-£669,767
Value Level 8	£5,750	£231,203	-£501,850
Value Level 9	£6,000	£381,699	-£334,869
Value Level 10	£6,250	£532,120	-£168,257
Value Level 11	£6,500	£682,089	-£2,144
Value Level 12	£6,750	£832,061	£153,734
Value Level 13	£7,000	£982,482	£306,848
Value Level 14	£7,500	£1,282,423	£606,789
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£3,216,498	-£5,885,101
Value Level 2	£4,250	-£2,625,493	-£5,286,591
Value Level 3	£4,500	-£2,038,798	-£4,692,973
Value Level 4	£4,750	-£1,453,699	-£4,097,940
Value Level 5	£5,000	-£874,651	-£3,507,602
Value Level 6	£5,250	-£296,866	-£2,918,564
Value Level 7	£5,500	£265,073	-£2,329,626
Value Level 8	£5,750	£804,183	-£1,745,566
Value Level 9	£6,000	£1,327,649	-£1,164,763
Value Level 10	£6,250	£1,850,852	-£585,243
Value Level 11	£6,500	£2,372,484	-£7,457
Value Level 12	£6,750	£2,894,126	£534,727
Value Level 13	£7,000	£3,417,329	£1,067,296
Value Level 14	£7,500	£4,460,603	£2,110,570

Key:		
● Indicative non-viability		RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL		Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL		Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viable indications - Medium to higher value PDL		Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viable indications - higher value PDL		Viability Test 5 (RLV >£3,000,000/ha)
BLV Notes:		
EUV+ £/ha	Notes	
£750,000	Garden / amenity land, low-grade PDL	
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)	
£2,000,000	PDL - industrial/commercial	
£3,000,000	Upper PDL/residential land values	

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2g: 50 Houses Greenfield

Development Scenario	50 Houses
Typical Site Type	Greenfield
Typical Location	Keynsham/ Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.44

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,316,266	£1,090,561
Value Level 2	£4,250	£1,999,569	£1,773,864
Value Level 3	£4,500	£2,680,833	£2,455,121
Value Level 4	£4,750	£3,364,130	£3,138,425
Value Level 5	£5,000	£4,045,388	£3,819,683
Value Level 6	£5,250	£4,726,646	£4,500,940
Value Level 7	£5,500	£5,409,949	£5,184,244
Value Level 8	£5,750	£6,091,206	£5,865,501
Value Level 9	£6,000	£6,772,464	£6,546,759
Value Level 10	£6,250	£7,455,767	£7,230,062
Value Level 11	£6,500	£8,137,025	£7,911,320
Value Level 12	£6,750	£8,818,282	£8,592,577
Value Level 13	£7,000	£9,501,585	£9,275,880
Value Level 14	£7,500	£10,864,100	£10,638,395
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£915,663	£758,651
Value Level 2	£4,250	£1,391,005	£1,233,993
Value Level 3	£4,500	£1,864,927	£1,707,910
Value Level 4	£4,750	£2,340,265	£2,183,252
Value Level 5	£5,000	£2,814,183	£2,657,171
Value Level 6	£5,250	£3,288,101	£3,131,089
Value Level 7	£5,500	£3,763,443	£3,606,430
Value Level 8	£5,750	£4,237,361	£4,080,349
Value Level 9	£6,000	£4,711,279	£4,554,267
Value Level 10	£6,250	£5,186,621	£5,029,608
Value Level 11	£6,500	£5,660,539	£5,503,527
Value Level 12	£6,750	£6,134,457	£5,977,445
Value Level 13	£7,000	£6,609,799	£6,452,786
Value Level 14	£7,500	£7,557,635	£7,400,623

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£958,739	£733,034
Value Level 2	£4,250	£1,572,385	£1,346,679
Value Level 3	£4,500	£2,184,193	£1,958,488
Value Level 4	£4,750	£2,797,838	£2,572,130
Value Level 5	£5,000	£3,409,647	£3,183,942
Value Level 6	£5,250	£4,021,455	£3,795,750
Value Level 7	£5,500	£4,635,101	£4,409,396
Value Level 8	£5,750	£5,246,909	£5,021,204
Value Level 9	£6,000	£5,858,718	£5,633,012
Value Level 10	£6,250	£6,472,363	£6,246,658
Value Level 11	£6,500	£7,084,172	£6,858,466
Value Level 12	£6,750	£7,695,980	£7,470,275
Value Level 13	£7,000	£8,309,625	£8,083,920
Value Level 14	£7,500	£9,533,241	£9,307,536
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£666,949	£509,936
Value Level 2	£4,250	£1,093,833	£936,820
Value Level 3	£4,500	£1,519,439	£1,362,426
Value Level 4	£4,750	£1,946,322	£1,789,308
Value Level 5	£5,000	£2,371,929	£2,214,916
Value Level 6	£5,250	£2,797,534	£2,640,522
Value Level 7	£5,500	£3,224,418	£3,067,406
Value Level 8	£5,750	£3,650,024	£3,493,011
Value Level 9	£6,000	£4,075,630	£3,918,617
Value Level 10	£6,250	£4,502,514	£4,345,501
Value Level 11	£6,500	£4,928,119	£4,771,107
Value Level 12	£6,750	£5,353,725	£5,196,713
Value Level 13	£7,000	£5,780,609	£5,623,597
Value Level 14	£7,500	£6,631,820	£6,474,808

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£601,212	£375,507
Value Level 2	£4,250	£1,145,200	£919,494
Value Level 3	£4,500	£1,687,559	£1,461,854
Value Level 4	£4,750	£2,231,546	£2,005,841
Value Level 5	£5,000	£2,773,906	£2,548,195
Value Level 6	£5,250	£3,316,265	£3,090,560
Value Level 7	£5,500	£3,860,253	£3,634,548
Value Level 8	£5,750	£4,402,612	£4,178,907
Value Level 9	£6,000	£4,944,971	£4,719,266
Value Level 10	£6,250	£5,488,959	£5,263,254
Value Level 11	£6,500	£6,031,318	£5,806,613
Value Level 12	£6,750	£6,573,677	£6,347,972
Value Level 13	£7,000	£7,117,665	£6,891,960
Value Level 14	£7,500	£8,202,383	£7,976,678
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£418,234	£261,222
Value Level 2	£4,250	£796,661	£639,648
Value Level 3	£4,500	£1,173,954	£1,016,942
Value Level 4	£4,750	£1,552,380	£1,395,368
Value Level 5	£5,000	£1,929,674	£1,772,658
Value Level 6	£5,250	£2,306,967	£2,149,955
Value Level 7	£5,500	£2,685,393	£2,528,381
Value Level 8	£5,750	£3,062,687	£2,905,674
Value Level 9	£6,000	£3,439,980	£3,282,968
Value Level 10	£6,250	£3,818,406	£3,661,394
Value Level 11	£6,500	£4,195,700	£4,038,687
Value Level 12	£6,750	£4,572,993	£4,415,981
Value Level 13	£7,000	£4,951,419	£4,794,407
Value Level 14	£7,500	£5,706,006	£5,548,993

50% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£243,503	£9,959
Value Level 2	£4,250	£718,015	£492,309
Value Level 3	£4,500	£1,190,925	£965,219
Value Level 4	£4,750	£1,665,255	£1,439,550
Value Level 5	£5,000	£2,138,163	£1,912,459
Value Level 6	£5,250	£2,611,075	£2,385,363
Value Level 7	£5,500	£3,085,405	£2,859,699
Value Level 8	£5,750	£3,558,315	£3,332,609
Value Level 9	£6,000	£4,031,225	£3,805,519
Value Level 10	£6,250	£4,505,555	£4,279,849
Value Level 11	£6,500	£4,978,465	£4,752,759
Value Level 12	£6,750	£5,451,375	£5,225,669
Value Level 13	£7,000	£5,925,705	£5,699,999
Value Level 14	£7,500	£6,871,525	£6,645,819
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£169,393	£6,928
Value Level 2	£4,250	£499,488	£342,476
Value Level 3	£4,500	£828,469	£671,457
Value Level 4	£4,750	£1,158,438	£1,001,426
Value Level 5	£5,000	£1,487,417	£1,330,407
Value Level 6	£5,250	£1,816,400	£1,659,383
Value Level 7	£5,500	£2,146,368	£1,989,356
Value Level 8	£5,750	£2,475,349	£2,318,337
Value Level 9	£6,000	£2,804,330	£2,647,318
Value Level 10	£6,250	£3,134,299	£2,977,287
Value Level 11	£6,500	£3,463,280	£3,306,267
Value Level 12	£6,750	£3,792,261	£3,635,248
Value Level 13	£7,000	£4,122,229	£3,965,217
Value Level 14	£7,500	£4,780,191	£4,623,179

Key:	
• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
▲ Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
■ Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
◆ Marginal viability - Smaller sites (GF)	
★ Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)
BLV Notes:	
EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2h: 50 Houses PDL

Development Scenario	50 Houses
Typical Site Type	PDL
Typical Location	Bath City/ Keynsham
Indexed CIL Rate	£154.44
Site Density (dph)	50.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.15

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,822,658	£1,596,952
Value Level 2	£4,250	£2,536,835	£2,311,126
Value Level 3	£4,500	£3,248,866	£3,023,169
Value Level 4	£4,750	£3,963,039	£3,737,334
Value Level 5	£5,000	£4,675,074	£4,449,369
Value Level 6	£5,250	£5,387,109	£5,161,404
Value Level 7	£5,500	£6,101,283	£5,875,577
Value Level 8	£5,750	£6,813,318	£6,587,613
Value Level 9	£6,000	£7,525,353	£7,299,648
Value Level 10	£6,250	£8,239,526	£8,013,821
Value Level 11	£6,500	£8,951,561	£8,725,856
Value Level 12	£6,750	£9,663,596	£9,437,891
Value Level 13	£7,000	£10,377,769	£10,152,064
Value Level 14	£7,500	£11,801,838	£11,576,133
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,584,920	£1,388,654
Value Level 2	£4,250	£2,205,943	£2,009,675
Value Level 3	£4,500	£2,825,101	£2,628,842
Value Level 4	£4,750	£3,446,121	£3,249,856
Value Level 5	£5,000	£4,065,282	£3,869,017
Value Level 6	£5,250	£4,684,443	£4,488,178
Value Level 7	£5,500	£5,305,463	£5,109,198
Value Level 8	£5,750	£5,924,624	£5,728,359
Value Level 9	£6,000	£6,543,785	£6,347,520
Value Level 10	£6,250	£7,164,805	£6,968,540
Value Level 11	£6,500	£7,783,966	£7,587,701
Value Level 12	£6,750	£8,403,127	£8,206,861
Value Level 13	£7,000	£9,024,147	£8,827,881
Value Level 14	£7,500	£10,262,468	£10,066,203

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,449,884	£1,224,179
Value Level 2	£4,250	£2,089,586	£1,863,880
Value Level 3	£4,500	£2,727,379	£2,501,664
Value Level 4	£4,750	£3,367,073	£3,141,368
Value Level 5	£5,000	£4,004,859	£3,779,154
Value Level 6	£5,250	£4,642,645	£4,416,940
Value Level 7	£5,500	£5,282,347	£5,056,642
Value Level 8	£5,750	£5,920,133	£5,694,428
Value Level 9	£6,000	£6,557,919	£6,332,214
Value Level 10	£6,250	£7,197,620	£6,971,915
Value Level 11	£6,500	£7,835,407	£7,609,701
Value Level 12	£6,750	£8,473,192	£8,247,487
Value Level 13	£7,000	£9,112,894	£8,887,189
Value Level 14	£7,500	£10,388,465	£10,162,760
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,260,769	£1,064,503
Value Level 2	£4,250	£1,817,031	£1,620,766
Value Level 3	£4,500	£2,371,634	£2,175,360
Value Level 4	£4,750	£2,927,890	£2,731,624
Value Level 5	£5,000	£3,482,486	£3,286,221
Value Level 6	£5,250	£4,037,083	£3,840,818
Value Level 7	£5,500	£4,593,345	£4,397,080
Value Level 8	£5,750	£5,147,942	£4,951,676
Value Level 9	£6,000	£5,702,538	£5,506,273
Value Level 10	£6,250	£6,258,800	£6,062,535
Value Level 11	£6,500	£6,813,397	£6,617,132
Value Level 12	£6,750	£7,367,993	£7,171,728
Value Level 13	£7,000	£7,924,255	£7,727,990
Value Level 14	£7,500	£9,033,448	£8,837,183

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,077,111	£851,405
Value Level 2	£4,250	£1,642,340	£1,416,635
Value Level 3	£4,500	£2,205,877	£1,980,172
Value Level 4	£4,750	£2,771,107	£2,545,397
Value Level 5	£5,000	£3,334,644	£3,108,939
Value Level 6	£5,250	£3,898,181	£3,672,476
Value Level 7	£5,500	£4,463,411	£4,237,706
Value Level 8	£5,750	£5,026,948	£4,801,243
Value Level 9	£6,000	£5,590,485	£5,364,780
Value Level 10	£6,250	£6,155,715	£5,930,010
Value Level 11	£6,500	£6,719,252	£6,493,547
Value Level 12	£6,750	£7,282,789	£7,057,084
Value Level 13	£7,000	£7,848,018	£7,622,314
Value Level 14	£7,500	£8,975,092	£8,749,387
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£936,618	£740,353
Value Level 2	£4,250	£1,428,122	£1,231,857
Value Level 3	£4,500	£1,918,154	£1,721,889
Value Level 4	£4,750	£2,409,658	£2,213,389
Value Level 5	£5,000	£2,899,691	£2,703,425
Value Level 6	£5,250	£3,389,723	£3,193,458
Value Level 7	£5,500	£3,881,227	£3,684,962
Value Level 8	£5,750	£4,371,259	£4,174,994
Value Level 9	£6,000	£4,861,292	£4,665,026
Value Level 10	£6,250	£5,352,796	£5,156,530
Value Level 11	£6,500	£5,842,828	£5,646,563
Value Level 12	£6,750	£6,332,860	£6,136,595
Value Level 13	£7,000	£6,824,364	£6,628,099
Value Level 14	£7,500	£7,804,428	£7,608,163

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:		Notes
EUV+ £/ha		
£750,000		Garden / amenity land, low-grade PDL
£1,500,000		(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000		PDL - industrial/commercial
£3,000,000		Upper PDL/residential land values

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 21: 50 Mixed PDL

Development Scenario	50 Mixed (Houses/ Flats)
Typical Site Type	PDL
Typical Location	Bath City/ Keynsham
Indexed CIL Rate	£154.44
Site Density (dph)	70.00
Net Land Area (ha)	0.71
Gross Land Area (ha)	0.82

20% Affordable Housing		Base Result s106: £5,000	Base Result s106: £10,000	UQ Sensitivity Test s106: £5,000	UQ Sensitivity Test s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,202,996	£977,291	£318,149	£568,149
Value Level 2	£4,250	£1,978,742	£1,763,037	£432,971	£206,036
Value Level 3	£4,500	£2,688,427	£2,462,716	£1,142,651	£916,946
Value Level 4	£4,750	£3,400,232	£3,174,527	£1,854,462	£1,628,757
Value Level 5	£5,000	£4,109,912	£3,884,207	£2,564,142	£2,338,436
Value Level 6	£5,250	£4,819,592	£4,593,887	£3,273,821	£3,048,124
Value Level 7	£5,500	£5,531,403	£5,305,697	£3,985,632	£3,759,927
Value Level 8	£5,750	£6,241,882	£6,015,377	£4,696,312	£4,469,607
Value Level 9	£6,000	£6,950,762	£6,725,057	£5,404,992	£5,179,286
Value Level 10	£6,250	£7,662,573	£7,436,868	£6,116,803	£5,891,097
Value Level 11	£6,500	£8,372,253	£8,146,548	£6,826,462	£6,600,777
Value Level 12	£6,750	£9,081,932	£8,856,227	£7,536,162	£7,310,457
Value Level 13	£7,000	£9,793,743	£9,568,038	£8,247,973	£8,022,268
Value Level 14	£7,500	£11,213,102	£10,987,397	£9,667,332	£9,441,627
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,464,517	£1,189,745	£387,311	£691,659
Value Level 2	£4,250	£2,408,903	£2,134,131	£627,095	£280,827
Value Level 3	£4,500	£3,272,867	£2,998,089	£1,391,053	£1,116,282
Value Level 4	£4,750	£4,139,415	£3,914,412	£2,297,606	£1,982,834
Value Level 5	£5,000	£5,003,371	£4,728,600	£3,121,564	£2,846,732
Value Level 6	£5,250	£5,867,329	£5,592,558	£3,985,522	£3,710,760
Value Level 7	£5,500	£6,733,882	£6,459,110	£4,852,074	£4,577,302
Value Level 8	£5,750	£7,597,839	£7,323,068	£5,716,032	£5,441,260
Value Level 9	£6,000	£8,461,797	£8,187,026	£6,579,990	£6,305,218
Value Level 10	£6,250	£9,325,350	£9,051,578	£7,446,542	£7,171,771
Value Level 11	£6,500	£10,192,308	£9,917,536	£8,310,500	£8,035,729
Value Level 12	£6,750	£11,058,265	£10,781,494	£9,174,458	£8,899,686
Value Level 13	£7,000	£11,922,817	£11,648,046	£10,041,010	£9,766,239
Value Level 14	£7,500	£13,650,732	£13,375,961	£11,768,926	£11,494,155

30% Affordable Housing		Base Result s106: £5,000	Base Result s106: £10,000	UQ Sensitivity Test s106: £5,000	UQ Sensitivity Test s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£877,996	£652,291	£710,107	£960,107
Value Level 2	£4,250	£1,614,154	£1,288,449	£5,474	£255,474
Value Level 3	£4,500	£2,148,407	£1,922,702	£637,703	£411,998
Value Level 4	£4,750	£2,784,572	£2,558,857	£1,273,861	£1,048,156
Value Level 5	£5,000	£3,418,918	£3,193,113	£1,908,114	£1,682,409
Value Level 6	£5,250	£4,053,071	£3,827,366	£2,542,367	£2,316,662
Value Level 7	£5,500	£4,689,229	£4,463,524	£3,178,526	£2,952,816
Value Level 8	£5,750	£5,323,482	£5,097,777	£3,812,778	£3,587,073
Value Level 9	£6,000	£5,957,735	£5,732,030	£4,447,031	£4,221,326
Value Level 10	£6,250	£6,593,893	£6,368,188	£5,083,189	£4,857,484
Value Level 11	£6,500	£7,229,146	£7,002,441	£5,717,442	£5,491,731
Value Level 12	£6,750	£7,862,399	£7,636,694	£6,351,695	£6,125,990
Value Level 13	£7,000	£8,496,557	£8,272,852	£6,987,853	£6,762,148
Value Level 14	£7,500	£9,767,063	£9,541,358	£8,256,359	£8,030,654
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,068,865	£794,993	£454,476	£1,168,626
Value Level 2	£4,250	£1,843,318	£1,568,546	£6,664	£311,011
Value Level 3	£4,500	£2,615,452	£2,340,680	£776,334	£501,563
Value Level 4	£4,750	£3,389,914	£3,115,130	£1,550,787	£1,276,016
Value Level 5	£5,000	£4,162,039	£3,887,268	£2,322,921	£2,048,150
Value Level 6	£5,250	£4,934,173	£4,659,402	£3,095,056	£2,820,264
Value Level 7	£5,500	£5,706,307	£5,431,635	£3,869,509	£3,594,732
Value Level 8	£5,750	£6,478,441	£6,203,888	£4,641,643	£4,366,871
Value Level 9	£6,000	£7,250,575	£6,975,123	£5,413,777	£5,139,006
Value Level 10	£6,250	£8,022,348	£7,752,576	£6,188,230	£5,913,458
Value Level 11	£6,500	£8,799,482	£8,524,711	£6,960,364	£6,685,593
Value Level 12	£6,750	£9,571,616	£9,296,845	£7,732,499	£7,457,727
Value Level 13	£7,000	£10,343,069	£10,071,298	£8,504,952	£8,229,180
Value Level 14	£7,500	£11,890,337	£11,615,566	£10,051,220	£9,776,448

40% Affordable Housing		Base Result s106: £5,000	Base Result s106: £10,000	UQ Sensitivity Test s106: £5,000	UQ Sensitivity Test s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£489,061	£263,356	£1,102,068	£1,352,068
Value Level 2	£4,250	£1,049,566	£823,861	£481,229	£731,229
Value Level 3	£4,500	£1,608,393	£1,382,687	£129,181	£112,250
Value Level 4	£4,750	£2,168,897	£1,943,192	£693,260	£467,555
Value Level 5	£5,000	£2,727,717	£2,502,015	£1,252,086	£1,026,381
Value Level 6	£5,250	£3,286,550	£3,060,845	£1,810,913	£1,585,208
Value Level 7	£5,500	£3,847,055	£3,621,350	£2,371,417	£2,145,712
Value Level 8	£5,750	£4,405,882	£4,180,176	£2,930,237	£2,704,535
Value Level 9	£6,000	£4,964,708	£4,739,003	£3,489,071	£3,263,365
Value Level 10	£6,250	£5,525,213	£5,299,508	£4,049,576	£3,823,870
Value Level 11	£6,500	£6,084,039	£5,858,334	£4,608,402	£4,382,697
Value Level 12	£6,750	£6,642,866	£6,417,161	£5,167,229	£4,941,523
Value Level 13	£7,000	£7,203,371	£6,977,665	£5,727,733	£5,502,028
Value Level 14	£7,500	£8,321,024	£8,095,319	£6,845,386	£6,619,681
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£695,379	£320,607	£1,341,645	£1,645,993
Value Level 2	£4,250	£1,277,732	£1,002,961	£685,843	£890,191
Value Level 3	£4,500	£1,958,043	£1,683,271	£157,264	£136,652
Value Level 4	£4,750	£2,649,397	£2,368,635	£843,968	£569,197
Value Level 5	£5,000	£3,330,698	£3,045,931	£1,524,279	£1,249,507
Value Level 6	£5,250	£4,011,018	£3,726,246	£2,204,590	£1,929,818
Value Level 7	£5,500	£4,683,371	£4,408,600	£2,886,942	£2,612,172
Value Level 8	£5,750	£5,363,682	£5,088,910	£3,567,246	£3,292,477
Value Level 9	£6,000	£6,043,993	£5,769,221	£4,247,564	£3,972,793
Value Level 10	£6,250	£6,725,246	£6,451,576	£4,929,918	£4,655,146
Value Level 11	£6,500	£7,406,557	£7,131,888	£5,610,228	£5,335,457
Value Level 12	£6,750	£8,086,967	£7,812,196	£6,290,539	£6,015,768
Value Level 13	£7,000	£8,769,321	£8,494,549	£6,972,893	£6,698,121
Value Level 14	£7,500	£10,129,942	£9,855,170	£8,333,514	£8,058,742

Key:	
■ Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
■ Viable indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viable indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUR+ €/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

Bath and North East Somerset Council - Local Plan
Viability Assessment - Appendix 2:



Residential Indications: Table 2j: 50 Mixed Greenfield

Development Scenario		50 Mixed (Houses/ Flats)	
Typical Site Type		Greenfield	
Typical Location		Suburban and Market Towns/ Rural Area	
Indexed CIL Rate		£154.44	
Site Density (dph)		50.00	
Net Land Area (ha)		1.00	
Gross Land Area (ha)		1.15	

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£998,543	£672,838
Value Level 2	£4,250	£1,550,437	£1,324,731
Value Level 3	£4,500	£2,200,378	£1,974,673
Value Level 4	£4,750	£2,852,279	£2,626,572
Value Level 5	£5,000	£3,502,213	£3,276,508
Value Level 6	£5,250	£4,152,155	£3,926,450
Value Level 7	£5,500	£4,804,049	£4,578,343
Value Level 8	£5,750	£5,453,990	£5,228,285
Value Level 9	£6,000	£6,103,932	£5,878,227
Value Level 10	£6,250	£6,755,825	£6,530,120
Value Level 11	£6,500	£7,405,767	£7,180,062
Value Level 12	£6,750	£8,055,709	£7,830,003
Value Level 13	£7,000	£8,707,602	£8,481,897
Value Level 14	£7,500	£10,007,485	£9,781,780
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£781,342	£585,076
Value Level 2	£4,250	£1,348,206	£1,151,940
Value Level 3	£4,500	£1,913,372	£1,717,107
Value Level 4	£4,750	£2,480,242	£2,283,976
Value Level 5	£5,000	£3,045,403	£2,849,138
Value Level 6	£5,250	£3,610,570	£3,414,304
Value Level 7	£5,500	£4,177,433	£3,981,168
Value Level 8	£5,750	£4,742,600	£4,546,335
Value Level 9	£6,000	£5,307,767	£5,111,501
Value Level 10	£6,250	£5,874,631	£5,678,365
Value Level 11	£6,500	£6,439,797	£6,243,532
Value Level 12	£6,750	£7,004,964	£6,808,699
Value Level 13	£7,000	£7,571,828	£7,375,563
Value Level 14	£7,500	£8,702,161	£8,505,895

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£544,075	£318,370
Value Level 2	£4,250	£1,127,058	£901,353
Value Level 3	£4,500	£1,708,296	£1,482,591
Value Level 4	£4,750	£2,291,278	£2,065,574
Value Level 5	£5,000	£2,872,517	£2,646,819
Value Level 6	£5,250	£3,453,754	£3,228,049
Value Level 7	£5,500	£4,036,737	£3,811,032
Value Level 8	£5,750	£4,617,975	£4,392,270
Value Level 9	£6,000	£5,199,213	£4,973,508
Value Level 10	£6,250	£5,782,196	£5,556,491
Value Level 11	£6,500	£6,363,434	£6,137,728
Value Level 12	£6,750	£6,944,671	£6,718,966
Value Level 13	£7,000	£7,527,654	£7,301,949
Value Level 14	£7,500	£8,690,129	£8,464,424
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£473,109	£276,843
Value Level 2	£4,250	£980,051	£783,785
Value Level 3	£4,500	£1,485,475	£1,289,209
Value Level 4	£4,750	£1,992,415	£1,796,151
Value Level 5	£5,000	£2,497,841	£2,301,581
Value Level 6	£5,250	£3,003,265	£2,806,999
Value Level 7	£5,500	£3,510,206	£3,313,941
Value Level 8	£5,750	£4,015,631	£3,819,365
Value Level 9	£6,000	£4,521,055	£4,324,789
Value Level 10	£6,250	£5,027,996	£4,831,731
Value Level 11	£6,500	£5,533,420	£5,337,155
Value Level 12	£6,750	£6,038,845	£5,842,579
Value Level 13	£7,000	£6,545,786	£6,349,521
Value Level 14	£7,500	£7,556,634	£7,360,369

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£187,869	£49,278
Value Level 2	£4,250	£703,680	£477,975
Value Level 3	£4,500	£1,216,214	£990,508
Value Level 4	£4,750	£1,730,286	£1,504,581
Value Level 5	£5,000	£2,242,817	£2,017,115
Value Level 6	£5,250	£2,755,354	£2,529,642
Value Level 7	£5,500	£3,269,426	£3,043,721
Value Level 8	£5,750	£3,781,960	£3,556,255
Value Level 9	£6,000	£4,294,494	£4,068,788
Value Level 10	£6,250	£4,808,566	£4,582,861
Value Level 11	£6,500	£5,321,100	£5,095,395
Value Level 12	£6,750	£5,833,634	£5,607,928
Value Level 13	£7,000	£6,347,706	£6,122,001
Value Level 14	£7,500	£7,372,774	£7,147,068
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£163,365	£42,851
Value Level 2	£4,250	£611,896	£415,630
Value Level 3	£4,500	£1,057,577	£861,312
Value Level 4	£4,750	£1,504,587	£1,308,331
Value Level 5	£5,000	£1,950,276	£1,754,013
Value Level 6	£5,250	£2,395,960	£2,199,689
Value Level 7	£5,500	£2,842,979	£2,646,714
Value Level 8	£5,750	£3,288,661	£3,092,385
Value Level 9	£6,000	£3,734,342	£3,538,077
Value Level 10	£6,250	£4,181,362	£3,985,097
Value Level 11	£6,500	£4,627,044	£4,430,778
Value Level 12	£6,750	£5,072,725	£4,876,460
Value Level 13	£7,000	£5,519,745	£5,323,479
Value Level 14	£7,500	£6,411,108	£6,214,842

50% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£191,901	£441,901
Value Level 2	£4,250	£280,302	£47,995
Value Level 3	£4,500	£724,131	£498,426
Value Level 4	£4,750	£1,169,294	£943,589
Value Level 5	£5,000	£1,613,123	£1,387,418
Value Level 6	£5,250	£2,056,950	£1,831,248
Value Level 7	£5,500	£2,502,115	£2,276,404
Value Level 8	£5,750	£2,945,945	£2,720,240
Value Level 9	£6,000	£3,389,775	£3,164,069
Value Level 10	£6,250	£3,834,937	£3,609,232
Value Level 11	£6,500	£4,278,767	£4,053,061
Value Level 12	£6,750	£4,722,596	£4,496,891
Value Level 13	£7,000	£5,167,759	£4,942,053
Value Level 14	£7,500	£6,055,418	£5,829,713
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£166,871	£384,262
Value Level 2	£4,250	£243,741	£41,735
Value Level 3	£4,500	£629,679	£433,414
Value Level 4	£4,750	£1,016,777	£820,512
Value Level 5	£5,000	£1,402,716	£1,206,451
Value Level 6	£5,250	£1,788,652	£1,592,389
Value Level 7	£5,500	£2,175,752	£1,979,482
Value Level 8	£5,750	£2,561,691	£2,365,426
Value Level 9	£6,000	£2,947,630	£2,751,365
Value Level 10	£6,250	£3,334,728	£3,138,462
Value Level 11	£6,500	£3,720,667	£3,524,401
Value Level 12	£6,750	£4,106,605	£3,910,340
Value Level 13	£7,000	£4,493,703	£4,297,438
Value Level 14	£7,500	£5,265,581	£5,069,315

Key:

● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
▲ Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
■ Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
◆ Marginal viability - Smaller sites (GF)	
★ Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

BLV Notes:		Notes
EUV+ £/ha		
£150,000		Greenfield Enhancement - reflecting larger scale development
£250,000		
£500,000		Greenfield Enhancement (Upper) - reflecting smaller scale development

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2k: 75 Flat PDL

Development Scenario	75 Flats
Typical Site Type	PDL
Typical Location	Bath City
Indexed CIL Rate	£154.44
Site Density (dph)	150.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

20% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£1,984,190	-£4,294,101
Value Level 2	£4,250	-£1,349,881	-£3,649,843
Value Level 3	£4,500	-£723,156	-£3,010,842
Value Level 4	£4,750	-£95,995	-£2,372,173
Value Level 5	£5,000	£486,244	-£1,738,360
Value Level 6	£5,250	£1,050,762	-£1,108,324
Value Level 7	£5,500	£1,616,976	-£481,154
Value Level 8	£5,750	£2,181,495	£135,164
Value Level 9	£6,000	£2,746,016	£703,033
Value Level 10	£6,250	£3,312,227	£1,269,247
Value Level 11	£6,500	£3,876,746	£1,833,765
Value Level 12	£6,750	£4,441,264	£2,398,284
Value Level 13	£7,000	£5,007,478	£2,964,500
Value Level 14	£7,500	£6,136,515	£4,093,535
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£3,450,765	-£7,468,002
Value Level 2	£4,250	-£2,347,619	-£6,347,553
Value Level 3	£4,500	-£1,257,662	-£5,236,246
Value Level 4	£4,750	-£166,948	-£4,125,519
Value Level 5	£5,000	£845,642	-£3,023,235
Value Level 6	£5,250	£1,827,413	-£1,927,521
Value Level 7	£5,500	£2,812,133	-£836,790
Value Level 8	£5,750	£3,793,904	£235,067
Value Level 9	£6,000	£4,775,679	£1,222,666
Value Level 10	£6,250	£5,760,395	£2,207,386
Value Level 11	£6,500	£6,742,167	£3,189,157
Value Level 12	£6,750	£7,723,938	£4,170,928
Value Level 13	£7,000	£8,708,657	£5,155,651
Value Level 14	£7,500	£10,672,200	£7,119,191

30% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£2,264,969	-£4,570,566
Value Level 2	£4,250	-£1,683,804	-£3,982,194
Value Level 3	£4,500	-£1,108,040	-£3,396,687
Value Level 4	£4,750	-£535,052	-£2,811,792
Value Level 5	£5,000	£33,472	-£2,231,106
Value Level 6	£5,250	£555,894	-£1,652,770
Value Level 7	£5,500	£1,072,720	-£1,075,908
Value Level 8	£5,750	£1,587,999	-£504,940
Value Level 9	£6,000	£2,103,278	£61,710
Value Level 10	£6,250	£2,620,105	£584,627
Value Level 11	£6,500	£3,135,384	£1,099,906
Value Level 12	£6,750	£3,650,663	£1,615,185
Value Level 13	£7,000	£4,167,489	£2,132,011
Value Level 14	£7,500	£5,198,048	£3,162,570
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£3,939,077	-£7,948,810
Value Level 2	£4,250	-£2,928,355	-£6,925,555
Value Level 3	£4,500	-£1,927,026	-£5,907,282
Value Level 4	£4,750	-£930,525	-£4,890,073
Value Level 5	£5,000	£58,211	-£3,880,184
Value Level 6	£5,250	£966,772	-£2,874,383
Value Level 7	£5,500	£1,865,601	-£1,871,145
Value Level 8	£5,750	£2,761,738	-£878,156
Value Level 9	£6,000	£3,657,874	£107,322
Value Level 10	£6,250	£4,556,704	£1,016,742
Value Level 11	£6,500	£5,452,842	£1,912,880
Value Level 12	£6,750	£6,348,979	£2,809,017
Value Level 13	£7,000	£7,247,808	£3,707,846
Value Level 14	£7,500	£9,040,083	£5,500,121

40% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£2,624,882	-£4,926,346
Value Level 2	£4,250	-£2,115,254	-£4,410,158
Value Level 3	£4,500	-£1,609,349	-£3,898,234
Value Level 4	£4,750	-£1,104,826	-£3,385,125
Value Level 5	£5,000	-£605,524	-£2,875,959
Value Level 6	£5,250	-£107,184	-£2,368,028
Value Level 7	£5,500	£362,886	-£1,860,173
Value Level 8	£5,750	£812,798	-£1,356,437
Value Level 9	£6,000	£1,262,710	-£855,746
Value Level 10	£6,250	£1,713,973	-£355,910
Value Level 11	£6,500	£2,163,882	£133,571
Value Level 12	£6,750	£2,613,791	£586,893
Value Level 13	£7,000	£3,065,059	£1,038,155
Value Level 14	£7,500	£3,964,883	£1,937,979
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£4,565,011	-£8,567,557
Value Level 2	£4,250	-£3,678,703	-£7,669,840
Value Level 3	£4,500	-£2,798,868	-£6,779,537
Value Level 4	£4,750	-£1,921,436	-£5,887,175
Value Level 5	£5,000	-£1,053,086	-£5,001,668
Value Level 6	£5,250	-£186,407	-£4,118,309
Value Level 7	£5,500	£631,107	-£3,235,084
Value Level 8	£5,750	£1,413,562	-£2,359,020
Value Level 9	£6,000	£2,196,017	-£1,488,254
Value Level 10	£6,250	£2,980,822	-£618,973
Value Level 11	£6,500	£3,763,274	£232,297
Value Level 12	£6,750	£4,545,723	£1,020,683
Value Level 13	£7,000	£5,330,538	£1,805,488
Value Level 14	£7,500	£6,895,448	£3,370,398

Key:		
• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)	
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)	
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)	
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)	
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)	

BLV Notes:		
EUV+ £/ha		Notes
£750,000		Garden / amenity land, low-grade PDL
£1,500,000		(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000		PDL - industrial/commercial
£3,000,000		Upper PDL/residential land values

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan
Viability Assessment - Appendix 2:



Residential Indications: Table 21: 100 Mixed Greenfield

Development Scenario	100 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Typical Location	Keynsham/ Smaller Settlements/ Rural Area
Indexed CIL Rate	£154.44
Site Density (dph)	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£2,009,614	£1,558,203
Value Level 2	£4,250	£3,218,544	£2,767,133
Value Level 3	£4,500	£4,423,854	£3,972,443
Value Level 4	£4,750	£5,632,784	£5,181,373
Value Level 5	£5,000	£6,838,094	£6,386,684
Value Level 6	£5,250	£8,043,404	£7,591,994
Value Level 7	£5,500	£9,252,334	£8,800,924
Value Level 8	£5,750	£10,457,643	£10,006,233
Value Level 9	£6,000	£11,662,953	£11,211,543
Value Level 10	£6,250	£12,871,882	£12,420,472
Value Level 11	£6,500	£14,077,191	£13,625,781
Value Level 12	£6,750	£15,282,500	£14,831,090
Value Level 13	£7,000	£16,491,429	£16,040,019
Value Level 14	£7,500	£18,902,047	£18,450,637
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£618,343	£479,447
Value Level 2	£4,250	£990,321	£851,426
Value Level 3	£4,500	£1,361,186	£1,222,290
Value Level 4	£4,750	£1,733,164	£1,594,269
Value Level 5	£5,000	£2,104,029	£1,965,133
Value Level 6	£5,250	£2,474,894	£2,335,998
Value Level 7	£5,500	£2,846,872	£2,707,977
Value Level 8	£5,750	£3,217,736	£3,078,841
Value Level 9	£6,000	£3,588,601	£3,449,706
Value Level 10	£6,250	£3,960,579	£3,821,684
Value Level 11	£6,500	£4,331,443	£4,192,548
Value Level 12	£6,750	£4,702,308	£4,563,412
Value Level 13	£7,000	£5,074,286	£4,935,391
Value Level 14	£7,500	£5,816,015	£5,677,119

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,324,361	£872,950
Value Level 2	£4,250	£2,397,216	£1,945,805
Value Level 3	£4,500	£3,466,859	£3,015,448
Value Level 4	£4,750	£4,539,714	£4,088,304
Value Level 5	£5,000	£5,609,357	£5,157,947
Value Level 6	£5,250	£6,679,000	£6,227,590
Value Level 7	£5,500	£7,751,855	£7,300,445
Value Level 8	£5,750	£8,821,497	£8,370,088
Value Level 9	£6,000	£9,891,140	£9,439,730
Value Level 10	£6,250	£10,963,994	£10,512,584
Value Level 11	£6,500	£12,033,636	£11,582,226
Value Level 12	£6,750	£13,103,278	£12,651,869
Value Level 13	£7,000	£14,176,132	£13,724,723
Value Level 14	£7,500	£16,315,416	£15,864,007
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£407,496	£268,600
Value Level 2	£4,250	£737,605	£598,709
Value Level 3	£4,500	£1,066,726	£927,830
Value Level 4	£4,750	£1,396,835	£1,257,940
Value Level 5	£5,000	£1,725,956	£1,587,060
Value Level 6	£5,250	£2,055,077	£1,916,181
Value Level 7	£5,500	£2,385,186	£2,246,291
Value Level 8	£5,750	£2,714,307	£2,575,412
Value Level 9	£6,000	£3,043,428	£2,904,532
Value Level 10	£6,250	£3,373,537	£3,234,641
Value Level 11	£6,500	£3,702,657	£3,563,762
Value Level 12	£6,750	£4,031,778	£3,892,883
Value Level 13	£7,000	£4,361,887	£4,222,992
Value Level 14	£7,500	£5,020,128	£4,881,233

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£639,108	£185,905
Value Level 2	£4,250	£1,575,888	£1,124,478
Value Level 3	£4,500	£2,509,864	£2,058,453
Value Level 4	£4,750	£3,446,644	£2,995,234
Value Level 5	£5,000	£4,380,620	£3,929,210
Value Level 6	£5,250	£5,314,596	£4,863,185
Value Level 7	£5,500	£6,251,376	£5,799,966
Value Level 8	£5,750	£7,185,352	£6,733,941
Value Level 9	£6,000	£8,119,327	£7,667,917
Value Level 10	£6,250	£9,056,107	£8,604,697
Value Level 11	£6,500	£9,990,082	£9,538,672
Value Level 12	£6,750	£10,924,056	£10,472,647
Value Level 13	£7,000	£11,860,836	£11,409,426
Value Level 14	£7,500	£13,728,786	£13,277,376
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£196,649	£57,201
Value Level 2	£4,250	£484,889	£345,993
Value Level 3	£4,500	£772,266	£633,370
Value Level 4	£4,750	£1,060,506	£921,610
Value Level 5	£5,000	£1,347,883	£1,208,988
Value Level 6	£5,250	£1,635,260	£1,496,365
Value Level 7	£5,500	£1,923,500	£1,784,605
Value Level 8	£5,750	£2,210,877	£2,071,982
Value Level 9	£6,000	£2,498,254	£2,359,359
Value Level 10	£6,250	£2,786,494	£2,647,599
Value Level 11	£6,500	£3,073,871	£2,934,976
Value Level 12	£6,750	£3,361,248	£3,222,353
Value Level 13	£7,000	£3,649,488	£3,510,593
Value Level 14	£7,500	£4,224,242	£4,085,346

50% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£22,851	-£522,851
Value Level 2	£4,250	£798,381	£346,971
Value Level 3	£4,500	£1,606,574	£1,155,164
Value Level 4	£4,750	£2,417,194	£1,965,783
Value Level 5	£5,000	£3,225,387	£2,773,976
Value Level 6	£5,250	£4,033,579	£3,582,169
Value Level 7	£5,500	£4,844,199	£4,392,789
Value Level 8	£5,750	£5,652,392	£5,200,982
Value Level 9	£6,000	£6,460,585	£6,009,174
Value Level 10	£6,250	£7,271,205	£6,819,794
Value Level 11	£6,500	£8,079,397	£7,627,987
Value Level 12	£6,750	£8,887,589	£8,436,180
Value Level 13	£7,000	£9,696,209	£9,246,799
Value Level 14	£7,500	£11,314,593	£10,863,184
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£7,031	-£160,877
Value Level 2	£4,250	£245,656	£106,760
Value Level 3	£4,500	£494,330	£355,435
Value Level 4	£4,750	£743,752	£604,856
Value Level 5	£5,000	£992,427	£853,531
Value Level 6	£5,250	£1,241,101	£1,102,206
Value Level 7	£5,500	£1,490,523	£1,351,627
Value Level 8	£5,750	£1,739,198	£1,600,302
Value Level 9	£6,000	£1,987,872	£1,848,977
Value Level 10	£6,250	£2,237,294	£2,098,398
Value Level 11	£6,500	£2,485,968	£2,347,073
Value Level 12	£6,750	£2,734,643	£2,595,748
Value Level 13	£7,000	£2,984,064	£2,845,169
Value Level 14	£7,500	£3,481,413	£3,342,518

Key:

● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
▲ Potential/marginal viability - Large sites (GF)	Viability Test 2 (RLV £150,000 to £250,000/ha)
■ Positive viability - Larger sites (GF)	Viability Test 3 (RLV £250,000 to £500,000/ha)
◆ Marginal viability - Smaller sites (GF)	
★ Positive viability on all GF (Smaller to medium)	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2m: 100 Mixed PDL

Development Scenario	100 Mixed (Houses/ Flats)
Typical Site Type	PDL
Typical Location	Bath City/ Keynsham/ Smaller Settlements
Indexed CIL Rate	£154.44
Site Density (dph)	50.00
Net Land Area (ha)	2.00
Gross Land Area (ha)	2.60

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£3,443,995	£2,992,584
Value Level 2	£4,250	£4,763,962	£4,312,552
Value Level 3	£4,500	£6,079,978	£5,628,568
Value Level 4	£4,750	£7,399,946	£6,948,535
Value Level 5	£5,000	£8,715,961	£8,264,551
Value Level 6	£5,250	£10,031,976	£9,580,566
Value Level 7	£5,500	£11,351,942	£10,900,533
Value Level 8	£5,750	£12,667,957	£12,216,547
Value Level 9	£6,000	£13,983,972	£13,532,562
Value Level 10	£6,250	£15,303,938	£14,852,528
Value Level 11	£6,500	£16,619,952	£16,168,542
Value Level 12	£6,750	£17,935,967	£17,484,557
Value Level 13	£7,000	£19,255,932	£18,804,523
Value Level 14	£7,500	£21,887,961	£21,436,551
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,324,613	£1,150,994
Value Level 2	£4,250	£1,832,293	£1,658,674
Value Level 3	£4,500	£2,338,453	£2,164,834
Value Level 4	£4,750	£2,846,133	£2,672,514
Value Level 5	£5,000	£3,352,293	£3,178,673
Value Level 6	£5,250	£3,858,452	£3,684,833
Value Level 7	£5,500	£4,366,132	£4,192,513
Value Level 8	£5,750	£4,872,291	£4,698,672
Value Level 9	£6,000	£5,378,451	£5,204,831
Value Level 10	£6,250	£5,886,130	£5,712,511
Value Level 11	£6,500	£6,392,289	£6,218,670
Value Level 12	£6,750	£6,898,449	£6,724,830
Value Level 13	£7,000	£7,406,128	£7,232,509
Value Level 14	£7,500	£8,418,447	£8,244,827

30% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£2,673,506	£2,222,095
Value Level 2	£4,250	£3,844,085	£3,392,675
Value Level 3	£4,500	£5,011,160	£4,559,749
Value Level 4	£4,750	£6,181,739	£5,730,329
Value Level 5	£5,000	£7,348,814	£6,897,404
Value Level 6	£5,250	£8,515,889	£8,064,479
Value Level 7	£5,500	£9,686,467	£9,235,057
Value Level 8	£5,750	£10,853,541	£10,402,131
Value Level 9	£6,000	£12,020,615	£11,569,205
Value Level 10	£6,250	£13,191,193	£12,739,784
Value Level 11	£6,500	£14,358,267	£13,906,857
Value Level 12	£6,750	£15,525,341	£15,073,931
Value Level 13	£7,000	£16,695,919	£16,244,510
Value Level 14	£7,500	£19,030,067	£18,578,657
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£1,028,271	£854,652
Value Level 2	£4,250	£1,478,494	£1,304,875
Value Level 3	£4,500	£1,927,369	£1,753,750
Value Level 4	£4,750	£2,377,592	£2,203,973
Value Level 5	£5,000	£2,826,467	£2,652,848
Value Level 6	£5,250	£3,275,342	£3,101,723
Value Level 7	£5,500	£3,725,564	£3,551,945
Value Level 8	£5,750	£4,174,439	£4,000,820
Value Level 9	£6,000	£4,623,313	£4,449,694
Value Level 10	£6,250	£5,073,536	£4,899,917
Value Level 11	£6,500	£5,522,410	£5,348,791
Value Level 12	£6,750	£5,971,285	£5,797,666
Value Level 13	£7,000	£6,421,507	£6,247,888
Value Level 14	£7,500	£7,319,256	£7,145,637

40% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£1,903,016	£1,451,606
Value Level 2	£4,250	£2,924,208	£2,472,797
Value Level 3	£4,500	£3,942,342	£3,490,931
Value Level 4	£4,750	£4,963,533	£4,512,123
Value Level 5	£5,000	£5,981,667	£5,530,257
Value Level 6	£5,250	£6,999,801	£6,548,391
Value Level 7	£5,500	£8,020,992	£7,569,582
Value Level 8	£5,750	£9,039,125	£8,587,715
Value Level 9	£6,000	£10,057,258	£9,605,849
Value Level 10	£6,250	£11,078,449	£10,627,039
Value Level 11	£6,500	£12,096,582	£11,645,172
Value Level 12	£6,750	£13,114,715	£12,663,306
Value Level 13	£7,000	£14,135,906	£13,684,496
Value Level 14	£7,500	£16,172,172	£15,720,762
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	£731,929	£558,310
Value Level 2	£4,250	£1,124,695	£951,076
Value Level 3	£4,500	£1,516,285	£1,342,666
Value Level 4	£4,750	£1,909,051	£1,735,432
Value Level 5	£5,000	£2,300,641	£2,127,022
Value Level 6	£5,250	£2,692,231	£2,518,612
Value Level 7	£5,500	£3,084,997	£2,911,378
Value Level 8	£5,750	£3,476,587	£3,302,967
Value Level 9	£6,000	£3,868,176	£3,694,557
Value Level 10	£6,250	£4,260,942	£4,087,323
Value Level 11	£6,500	£4,652,532	£4,478,912
Value Level 12	£6,750	£5,044,121	£4,870,502
Value Level 13	£7,000	£5,436,887	£5,263,268
Value Level 14	£7,500	£6,220,066	£6,046,447

Key:

• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:

Residential Indications: Table 2m: 200 Flat PDL



Development Scenario	200 Flats
Typical Site Type	PDL
Typical Location	Bath City
Indexed CIL Rate	£154.44
Site Density (dph)	150.00
Net Land Area (ha)	1.33
Gross Land Area (ha)	1.73

20% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£10,646,774	-£16,576,789
Value Level 2	£4,250	-£8,919,585	-£14,831,050
Value Level 3	£4,500	-£7,205,905	-£13,096,471
Value Level 4	£4,750	-£5,496,949	-£11,362,758
Value Level 5	£5,000	-£3,805,582	-£9,641,133
Value Level 6	£5,250	-£2,130,891	-£7,928,427
Value Level 7	£5,500	-£458,636	-£6,218,841
Value Level 8	£5,750	£1,099,551	-£4,524,225
Value Level 9	£6,000	£2,604,778	-£2,842,801
Value Level 10	£6,250	£4,114,524	-£1,170,546
Value Level 11	£6,500	£5,619,750	£456,825
Value Level 12	£6,750	£7,124,977	£1,962,051
Value Level 13	£7,000	£8,634,723	£3,471,797
Value Level 14	£7,500	£11,645,176	£6,482,250
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£6,142,369	-£9,563,532
Value Level 2	£4,250	-£5,145,915	-£8,556,375
Value Level 3	£4,500	-£4,157,253	-£7,555,656
Value Level 4	£4,750	-£3,171,317	-£6,555,438
Value Level 5	£5,000	-£2,195,528	-£5,562,192
Value Level 6	£5,250	-£1,229,360	-£4,574,093
Value Level 7	£5,500	-£264,598	-£3,587,793
Value Level 8	£5,750	£634,357	-£2,610,130
Value Level 9	£6,000	£1,502,756	-£1,640,077
Value Level 10	£6,250	£2,373,764	-£675,315
Value Level 11	£6,500	£3,242,164	£263,553
Value Level 12	£6,750	£4,110,563	£1,131,952
Value Level 13	£7,000	£4,981,571	£2,002,960
Value Level 14	£7,500	£6,718,371	£3,739,760

30% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£11,530,384	-£17,448,554
Value Level 2	£4,250	-£9,965,281	-£15,867,303
Value Level 3	£4,500	-£8,411,524	-£14,296,182
Value Level 4	£4,750	-£6,860,875	-£12,726,939
Value Level 5	£5,000	-£5,323,254	-£11,166,682
Value Level 6	£5,250	-£3,795,718	-£9,612,390
Value Level 7	£5,500	-£2,276,652	-£8,060,912
Value Level 8	£5,750	-£771,679	-£6,520,309
Value Level 9	£6,000	£670,426	-£4,987,170
Value Level 10	£6,250	£2,033,227	-£3,458,356
Value Level 11	£6,500	£3,391,949	-£1,948,398
Value Level 12	£6,750	£4,750,671	-£443,424
Value Level 13	£7,000	£6,113,472	£970,861
Value Level 14	£7,500	£8,830,916	£3,688,304
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£6,652,145	-£10,066,474
Value Level 2	£4,250	-£5,749,200	-£9,154,213
Value Level 3	£4,500	-£4,852,802	-£8,247,797
Value Level 4	£4,750	-£3,958,197	-£7,342,465
Value Level 5	£5,000	-£3,071,108	-£6,442,317
Value Level 6	£5,250	-£2,189,837	-£5,545,609
Value Level 7	£5,500	-£1,313,453	-£4,650,526
Value Level 8	£5,750	-£445,199	-£3,761,717
Value Level 9	£6,000	£386,784	-£2,877,214
Value Level 10	£6,250	£1,173,016	-£1,995,205
Value Level 11	£6,500	£1,956,894	-£1,124,076
Value Level 12	£6,750	£2,740,772	-£255,822
Value Level 13	£7,000	£3,527,003	£560,112
Value Level 14	£7,500	£5,094,759	£2,127,868

40% Affordable Housing		Base Result s106: £1,000	UQ Sensitivity Test s106: £1,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	-£12,453,933	-£18,359,703
Value Level 2	£4,250	-£11,061,190	-£16,953,496
Value Level 3	£4,500	-£9,677,119	-£15,555,240
Value Level 4	£4,750	-£8,294,209	-£14,157,357
Value Level 5	£5,000	-£6,922,736	-£12,768,681
Value Level 6	£5,250	-£5,556,993	-£11,382,504
Value Level 7	£5,500	-£4,194,006	-£9,999,517
Value Level 8	£5,750	-£2,844,025	-£8,623,967
Value Level 9	£6,000	-£1,506,537	-£7,252,755
Value Level 10	£6,250	-£167,507	-£5,884,634
Value Level 11	£6,500	£1,062,448	-£4,526,446
Value Level 12	£6,750	£2,267,732	-£3,175,307
Value Level 13	£7,000	£3,476,637	-£1,832,094
Value Level 14	£7,500	£5,887,206	£764,892
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1	£4,000	-£7,184,961	-£10,592,136
Value Level 2	£4,250	-£6,381,456	-£9,780,863
Value Level 3	£4,500	-£5,582,953	-£8,974,177
Value Level 4	£4,750	-£4,785,120	-£8,167,706
Value Level 5	£5,000	-£3,993,886	-£7,366,547
Value Level 6	£5,250	-£3,205,958	-£6,566,829
Value Level 7	£5,500	-£2,419,619	-£5,768,952
Value Level 8	£5,750	-£1,640,784	-£4,975,366
Value Level 9	£6,000	-£869,156	-£4,184,282
Value Level 10	£6,250	-£96,638	-£3,394,981
Value Level 11	£6,500	£612,951	-£2,611,411
Value Level 12	£6,750	£1,308,307	-£1,831,908
Value Level 13	£7,000	£2,005,752	-£1,056,977
Value Level 14	£7,500	£3,396,465	£441,284

Key:	
• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:		Notes
EUV+ £/ha		
£750,000		Garden / amenity land, low-grade PDL
£1,500,000		(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000		PDL - industrial/commercial
£3,000,000		Upper PDL/residential land values

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2a: 45 Flat PDL (Sheltered) - 17.5% Profit

Development Scenario	45 Flats (Sheltered)
Typical Site Type	PDL
Typical Location	Rest of the District
Indexed CIL Rate	£0.00
Site Density (dph)	150.00
Net Land Area (ha)	0.30
Gross Land Area (ha)	0.35

20% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£266,438
Value Level 6	£5,250	£104,734
Value Level 7	£5,500	£488,145
Value Level 8	£5,750	£868,208
Value Level 9	£6,000	£1,247,133
Value Level 10	£6,250	£1,626,059
Value Level 11	£6,500	£2,006,122
Value Level 12	£6,750	£2,385,047
Value Level 13	£7,000	£2,763,972
Value Level 14	£7,500	£3,522,961
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£772,285
Value Level 6	£5,250	£303,577
Value Level 7	£5,500	£1,414,913
Value Level 8	£5,750	£2,515,545
Value Level 9	£6,000	£3,614,879
Value Level 10	£6,250	£4,713,213
Value Level 11	£6,500	£5,814,846
Value Level 12	£6,750	£6,913,180
Value Level 13	£7,000	£8,011,514
Value Level 14	£7,500	£10,211,481

30% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£545,047
Value Level 6	£5,250	-£196,992
Value Level 7	£5,500	£175,853
Value Level 8	£5,750	£526,354
Value Level 9	£6,000	£873,738
Value Level 10	£6,250	£1,221,122
Value Level 11	£6,500	£1,569,551
Value Level 12	£6,750	£1,916,936
Value Level 13	£7,000	£2,264,318
Value Level 14	£7,500	£2,960,129
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£1,579,845
Value Level 6	£5,250	-£570,993
Value Level 7	£5,500	£509,718
Value Level 8	£5,750	£1,525,664
Value Level 9	£6,000	£2,532,575
Value Level 10	£6,250	£3,539,485
Value Level 11	£6,500	£4,549,423
Value Level 12	£6,750	£5,556,336
Value Level 13	£7,000	£6,563,240
Value Level 14	£7,500	£8,580,084

40% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£817,779
Value Level 6	£5,250	-£497,238
Value Level 7	£5,500	-£144,218
Value Level 8	£5,750	£195,154
Value Level 9	£6,000	£514,081
Value Level 10	£6,250	£831,303
Value Level 11	£6,500	£1,149,435
Value Level 12	£6,750	£1,466,614
Value Level 13	£7,000	£1,783,792
Value Level 14	£7,500	£2,419,103
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£2,370,375
Value Level 6	£5,250	-£1,441,270
Value Level 7	£5,500	-£418,022
Value Level 8	£5,750	£565,663
Value Level 9	£6,000	£1,490,089
Value Level 10	£6,250	£2,409,574
Value Level 11	£6,500	£3,331,695
Value Level 12	£6,750	£4,251,054
Value Level 13	£7,000	£5,170,413
Value Level 14	£7,500	£7,011,892

Key:		
• Indicative non-viability		RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL		Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL		Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL		Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL		Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:		
EUV+ £/ha	Notes	
£750,000	Garden / amenity land, low-grade PDL	
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)	
£2,000,000	PDL - industrial/commercial	
£3,000,000	Upper PDL/residential land values	

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2p: 75 Flat PDL (Extra Care)
- 17.6% Profit

Development Scenario	75 Flats (Extra Care)
Typical Site Type	PDL
Typical Location	Rest of the District
Indexed CIL Rate	£0.00
Site Density (dph)	150.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

20% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£3,992,215
Value Level 6	£5,250	-£3,239,159
Value Level 7	£5,500	-£2,406,482
Value Level 8	£5,750	-£1,574,539
Value Level 9	£6,000	-£749,552
Value Level 10	£6,250	£65,219
Value Level 11	£6,500	£811,922
Value Level 12	£6,750	£1,550,416
Value Level 13	£7,000	£2,288,909
Value Level 14	£7,500	£3,768,117
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£6,942,982
Value Level 6	£5,250	-£5,633,320
Value Level 7	£5,500	-£4,185,186
Value Level 8	£5,750	-£2,738,329
Value Level 9	£6,000	-£1,303,568
Value Level 10	£6,250	£113,425
Value Level 11	£6,500	£1,412,039
Value Level 12	£6,750	£2,696,376
Value Level 13	£7,000	£3,980,711
Value Level 14	£7,500	£6,553,247

30% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£4,873,021
Value Level 6	£5,250	-£4,180,736
Value Level 7	£5,500	-£3,415,834
Value Level 8	£5,750	-£2,650,591
Value Level 9	£6,000	-£1,890,097
Value Level 10	£6,250	-£1,133,346
Value Level 11	£6,500	-£379,357
Value Level 12	£6,750	£341,788
Value Level 13	£7,000	£1,017,676
Value Level 14	£7,500	£2,371,482
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£8,474,818
Value Level 6	£5,250	-£7,270,846
Value Level 7	£5,500	-£5,940,581
Value Level 8	£5,750	-£4,609,723
Value Level 9	£6,000	-£3,287,125
Value Level 10	£6,250	-£1,971,037
Value Level 11	£6,500	-£659,752
Value Level 12	£6,750	£594,414
Value Level 13	£7,000	£1,769,871
Value Level 14	£7,500	£4,124,316

40% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£5,622,938
Value Level 6	£5,250	-£4,981,943
Value Level 7	£5,500	-£4,270,967
Value Level 8	£5,750	-£3,562,012
Value Level 9	£6,000	-£2,856,320
Value Level 10	£6,250	-£2,153,496
Value Level 11	£6,500	-£1,451,278
Value Level 12	£6,750	-£754,212
Value Level 13	£7,000	-£61,640
Value Level 14	£7,500	£1,203,356
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£9,779,023
Value Level 6	£5,250	-£8,664,249
Value Level 7	£5,500	-£7,427,769
Value Level 8	£5,750	-£6,194,803
Value Level 9	£6,000	-£4,967,513
Value Level 10	£6,250	-£3,745,210
Value Level 11	£6,500	-£2,523,962
Value Level 12	£6,750	-£1,311,673
Value Level 13	£7,000	-£107,200
Value Level 14	£7,500	£2,092,793

Key:		RLV beneath Viability Test 1 (RLV <£750,000/ha)
• Indicative non-viability		
▲ Potential viability on lower PDL		Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL		Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL		Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL		Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:		Notes
EUV+ £/ha		
	£750,000	Garden / amenity land, low-grade PDL
	£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
	£2,000,000	PDL - industrial/commercial
	£3,000,000	Upper PDL/residential land values

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2q: 45 Flat PDL (Sheltered) - 20% Profit

Development Scenario	45 Flats (Sheltered)
Typical Site Type	PDL
Typical Location	Rest of the District
Indexed CIL Rate	£0.00
Site Density (dph)	150.00
Net Land Area (ha)	0.30
Gross Land Area (ha)	0.35

20% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£496,593
Value Level 6	£5,250	-£127,738
Value Level 7	£5,500	£261,641
Value Level 8	£5,750	£631,323
Value Level 9	£6,000	£999,897
Value Level 10	£6,250	£1,368,472
Value Level 11	£6,500	£1,738,153
Value Level 12	£6,750	£2,106,730
Value Level 13	£7,000	£2,475,303
Value Level 14	£7,500	£3,213,558
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£1,439,399
Value Level 6	£5,250	-£370,256
Value Level 7	£5,500	£758,381
Value Level 8	£5,750	£1,829,921
Value Level 9	£6,000	£2,898,253
Value Level 10	£6,250	£3,966,585
Value Level 11	£6,500	£5,038,126
Value Level 12	£6,750	£6,106,463
Value Level 13	£7,000	£7,174,790
Value Level 14	£7,500	£9,314,662

30% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£742,852
Value Level 6	£5,250	-£402,002
Value Level 7	£5,500	-£26,389
Value Level 8	£5,750	£324,187
Value Level 9	£6,000	£662,791
Value Level 10	£6,250	£1,001,394
Value Level 11	£6,500	£1,341,014
Value Level 12	£6,750	£1,679,527
Value Level 13	£7,000	£2,018,042
Value Level 14	£7,500	£2,696,084
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£2,153,195
Value Level 6	£5,250	-£1,165,223
Value Level 7	£5,500	-£76,490
Value Level 8	£5,750	£939,673
Value Level 9	£6,000	£1,921,132
Value Level 10	£6,250	£2,902,591
Value Level 11	£6,500	£3,886,998
Value Level 12	£6,750	£4,868,194
Value Level 13	£7,000	£5,849,397
Value Level 14	£7,500	£7,814,736

40% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£987,649
Value Level 6	£5,250	-£674,777
Value Level 7	£5,500	-£329,240
Value Level 8	£5,750	£13,936
Value Level 9	£6,000	£331,380
Value Level 10	£6,250	£640,952
Value Level 11	£6,500	£951,454
Value Level 12	£6,750	£1,261,027
Value Level 13	£7,000	£1,570,599
Value Level 14	£7,500	£2,190,673
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£2,862,752
Value Level 6	£5,250	-£1,955,875
Value Level 7	£5,500	-£954,320
Value Level 8	£5,750	£40,395
Value Level 9	£6,000	£960,522
Value Level 10	£6,250	£1,857,833
Value Level 11	£6,500	£2,757,839
Value Level 12	£6,750	£3,655,149
Value Level 13	£7,000	£4,552,460
Value Level 14	£7,500	£6,349,776

Key:		RLV beneath Viability Test 1 (RLV <£750,000/ha)
• Indicative non-viability		
▲ Potential viability on lower PDL		Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL		Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL		Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL		Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:		Notes
EUV+ £/ha		
£750,000		Garden / amenity land, low-grade PDL
£1,500,000		(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000		PDL - industrial/commercial
£3,000,000		Upper PDL/residential land values

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment - Appendix 2:



Residential Indications: Table 2r: 75 Flat PDL (Extra Care) - 20% Profit

Development Scenario	75 Flats (Extra Care)
Typical Site Type	PDL
Typical Location	Rest of the District
Indexed CIL Rate	£0.00
Site Density (dph)	150.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

20% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£4,455,425
Value Level 6	£5,250	-£3,722,186
Value Level 7	£5,500	-£2,909,932
Value Level 8	£5,750	-£2,099,108
Value Level 9	£6,000	-£1,294,179
Value Level 10	£6,250	-£493,860
Value Level 11	£6,500	£282,847
Value Level 12	£6,750	£1,001,014
Value Level 13	£7,000	£1,719,180
Value Level 14	£7,500	£3,157,669
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£7,748,565
Value Level 6	£5,250	-£6,473,367
Value Level 7	£5,500	-£5,060,751
Value Level 8	£5,750	-£3,650,623
Value Level 9	£6,000	-£2,250,745
Value Level 10	£6,250	-£858,887
Value Level 11	£6,500	£491,908
Value Level 12	£6,750	£1,740,893
Value Level 13	£7,000	£2,989,878
Value Level 14	£7,500	£5,491,599

30% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£5,272,039
Value Level 6	£5,250	-£4,597,132
Value Level 7	£5,500	-£3,850,511
Value Level 8	£5,750	-£3,103,345
Value Level 9	£6,000	-£2,361,944
Value Level 10	£6,250	-£1,622,759
Value Level 11	£6,500	-£884,842
Value Level 12	£6,750	-£154,059
Value Level 13	£7,000	£527,535
Value Level 14	£7,500	£1,845,974
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£9,168,764
Value Level 6	£5,250	-£7,995,013
Value Level 7	£5,500	-£6,696,540
Value Level 8	£5,750	-£5,397,122
Value Level 9	£6,000	-£4,107,729
Value Level 10	£6,250	-£2,822,190
Value Level 11	£6,500	-£1,538,856
Value Level 12	£6,750	-£267,928
Value Level 13	£7,000	£917,452
Value Level 14	£7,500	£3,210,389

40% Affordable Housing		Base Result s106: £1,000
		Residual Land Value (£)
Value Level 5	£5,000	-£5,965,712
Value Level 6	£5,250	-£5,339,847
Value Level 7	£5,500	-£4,646,490
Value Level 8	£5,750	-£3,952,916
Value Level 9	£6,000	-£3,263,288
Value Level 10	£6,250	-£2,576,086
Value Level 11	£6,500	-£1,888,454
Value Level 12	£6,750	-£1,206,182
Value Level 13	£7,000	-£527,364
Value Level 14	£7,500	£752,825
		Residual Land Value (£ per hectare)
Value Level 5	£5,000	-£10,375,152
Value Level 6	£5,250	-£9,286,691
Value Level 7	£5,500	-£8,080,852
Value Level 8	£5,750	-£6,874,636
Value Level 9	£6,000	-£5,675,284
Value Level 10	£6,250	-£4,480,150
Value Level 11	£6,500	-£3,284,268
Value Level 12	£6,750	-£2,097,708
Value Level 13	£7,000	-£917,155
Value Level 14	£7,500	£1,309,261

Key:	
• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL
£1,500,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL – industrial/commercial
£3,000,000	Upper PDL/residential land values

Dixon Searle Partnership (2026)