

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 2.1 – Residential

Typology Results – Open Space

Sensitivity Test

(Tables 2.1a – 2.1l)

July 2026

DSP24878

Dixon Searle Partnership

Ash House, Tanshire Park,

Shackleford Road, Elstead, Surrey, GU8 6LB

www.dixonsearle.co.uk





Table 2.1a: 50 Houses Greenfield (Open Space)

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)	1.81

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	£727,219	£602,520
Value Level 2	£4,250	£1,104,734	£980,035
Value Level 3	£4,500	£1,481,123	£1,356,421
Value Level 4	£4,750	£1,858,636	£1,733,937
Value Level 5	£5,000	£2,235,021	£2,110,322
Value Level 6	£5,250	£2,611,406	£2,486,707
Value Level 7	£5,500	£2,988,922	£2,864,223
Value Level 8	£5,750	£3,365,307	£3,240,608
Value Level 9	£6,000	£3,741,693	£3,616,994
Value Level 10	£6,250	£4,119,208	£3,994,509
Value Level 11	£6,500	£4,495,594	£4,370,895
Value Level 12	£6,750	£4,871,979	£4,747,280
Value Level 13	£7,000	£5,249,495	£5,124,796
Value Level 14	£7,500	£6,002,265	£5,877,566

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	£529,690	£404,991
Value Level 2	£4,250	£868,721	£744,022
Value Level 3	£4,500	£1,206,736	£1,082,037
Value Level 4	£4,750	£1,545,767	£1,421,066
Value Level 5	£5,000	£1,883,783	£1,759,084
Value Level 6	£5,250	£2,221,798	£2,097,099
Value Level 7	£5,500	£2,560,829	£2,436,130
Value Level 8	£5,750	£2,898,845	£2,774,146
Value Level 9	£6,000	£3,236,861	£3,112,162
Value Level 10	£6,250	£3,575,891	£3,451,192
Value Level 11	£6,500	£3,913,907	£3,789,208
Value Level 12	£6,750	£4,251,923	£4,127,224
Value Level 13	£7,000	£4,590,953	£4,466,254
Value Level 14	£7,500	£5,266,984	£5,142,285

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	£4,176,907
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	£5,805,613
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	£332,161	£207,462
Value Level 2	£4,250	£632,707	£508,008
Value Level 3	£4,500	£932,353	£807,654
Value Level 4	£4,750	£1,232,898	£1,108,200
Value Level 5	£5,000	£1,532,545	£1,407,843
Value Level 6	£5,250	£1,832,191	£1,707,492
Value Level 7	£5,500	£2,132,736	£2,008,037
Value Level 8	£5,750	£2,432,382	£2,307,683
Value Level 9	£6,000	£2,732,028	£2,607,329
Value Level 10	£6,250	£3,032,574	£2,907,875
Value Level 11	£6,500	£3,332,220	£3,207,521
Value Level 12	£6,750	£3,631,866	£3,507,167
Value Level 13	£7,000	£3,932,412	£3,807,713
Value Level 14	£7,500	£4,531,703	£4,407,004

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	£134,532	£5,502
	Value Level 2	£4,250	£396,693	£271,994
	Value Level 3	£4,500	£657,969	£533,270
	Value Level 4	£4,750	£920,030	£795,331
	Value Level 5	£5,000	£1,181,305	£1,056,607
	Value Level 6	£5,250	£1,442,583	£1,317,880
	Value Level 7	£5,500	£1,704,643	£1,579,944
	Value Level 8	£5,750	£1,965,920	£1,841,221
	Value Level 9	£6,000	£2,227,196	£2,102,497
	Value Level 10	£6,250	£2,489,257	£2,364,558
	Value Level 11	£6,500	£2,750,533	£2,625,834
	Value Level 12	£6,750	£3,011,809	£2,887,110
	Value Level 13	£7,000	£3,273,870	£3,149,171
	Value Level 14	£7,500	£3,796,422	£3,671,723

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)



Table 2.1b: 50 Houses PDL (Open Space)

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)	1.56

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	£1,168,370	£1,023,687
Value Level 2	£4,250	£1,626,176	£1,481,491
Value Level 3	£4,500	£2,082,606	£1,937,929
Value Level 4	£4,750	£2,540,410	£2,395,727
Value Level 5	£5,000	£2,996,843	£2,852,160
Value Level 6	£5,250	£3,453,275	£3,308,592
Value Level 7	£5,500	£3,911,079	£3,766,396
Value Level 8	£5,750	£4,367,511	£4,222,829
Value Level 9	£6,000	£4,823,944	£4,679,261
Value Level 10	£6,250	£5,281,747	£5,137,065
Value Level 11	£6,500	£5,738,180	£5,593,497
Value Level 12	£6,750	£6,194,613	£6,049,930
Value Level 13	£7,000	£6,652,416	£6,507,733
Value Level 14	£7,500	£7,565,281	£7,420,598

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	£929,413	£784,730
Value Level 2	£4,250	£1,339,478	£1,194,795
Value Level 3	£4,500	£1,748,320	£1,603,631
Value Level 4	£4,750	£2,158,380	£2,013,697
Value Level 5	£5,000	£2,567,217	£2,422,535
Value Level 6	£5,250	£2,976,055	£2,831,372
Value Level 7	£5,500	£3,386,120	£3,241,437
Value Level 8	£5,750	£3,794,957	£3,650,274
Value Level 9	£6,000	£4,203,794	£4,059,111
Value Level 10	£6,250	£4,613,859	£4,469,176
Value Level 11	£6,500	£5,022,696	£4,878,014
Value Level 12	£6,750	£5,431,534	£5,286,851
Value Level 13	£7,000	£5,841,598	£5,696,916
Value Level 14	£7,500	£6,659,273	£6,514,590

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		£690,456	£545,773
Value Level 2	£4,250		£1,052,782	£908,099
Value Level 3	£4,500		£1,414,024	£1,269,341
Value Level 4	£4,750		£1,776,351	£1,631,665
Value Level 5	£5,000		£2,137,592	£1,992,910
Value Level 6	£5,250		£2,498,834	£2,354,151
Value Level 7	£5,500		£2,861,161	£2,716,478
Value Level 8	£5,750		£3,222,403	£3,077,720
Value Level 9	£6,000		£3,583,644	£3,438,962
Value Level 10	£6,250		£3,945,971	£3,801,288
Value Level 11	£6,500		£4,307,213	£4,162,530
Value Level 12	£6,750		£4,668,455	£4,523,772
Value Level 13	£7,000		£5,030,781	£4,886,098
Value Level 14	£7,500		£5,753,264	£5,608,582

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)



Table 2.1c: 50 Mixed PDL (Open Space)

Development Scenario	50
Typical Site Type	Mixed (Houses/ Flats)
Typical Location	PDL
Indexed CIL Rate	Bath City/ Keynsham
Site Density (dph)	£154.44
Net Land Area (ha)	70.00
Gross Land Area (ha)	0.71
	1.28

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	£1,753,037	£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	£6,241,082	£6,015,377	£4,695,312	£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	£6,826,482	£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	£939,840	£763,508	-£248,554	-£443,866
Value Level 2	£4,250	£1,545,892	£1,369,560	£338,259	£160,966
Value Level 3	£4,500	£2,100,333	£1,923,997	£892,696	£716,364
Value Level 4	£4,750	£2,656,432	£2,480,099	£1,448,798	£1,272,466
Value Level 5	£5,000	£3,210,869	£3,034,537	£2,003,236	£1,826,903
Value Level 6	£5,250	£3,765,306	£3,588,974	£2,557,673	£2,381,347
Value Level 7	£5,500	£4,321,408	£4,145,076	£3,113,775	£2,937,443
Value Level 8	£5,750	£4,875,846	£4,699,513	£3,668,212	£3,491,880
Value Level 9	£6,000	£5,430,283	£5,253,951	£4,222,650	£4,046,317
Value Level 10	£6,250	£5,986,385	£5,810,053	£4,778,752	£4,602,420
Value Level 11	£6,500	£6,540,822	£6,364,490	£5,333,189	£5,156,857
Value Level 12	£6,750	£7,095,260	£6,918,928	£5,887,627	£5,711,294
Value Level 13	£7,000	£7,651,362	£7,475,030	£6,443,729	£6,267,397
Value Level 14	£7,500	£8,760,236	£8,583,904	£7,552,603	£7,376,271

30% Affordable Housing		Base Result	Base Result	UQ Sensitivity Test	UQ Sensitivity Test
		s106: £5,000	s106: £10,000	s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
		£877,996	£652,291	-£710,107	-£960,107
Value Level 1	£4,000	£1,514,154	£1,288,449	-£5,474	-£255,474
Value Level 2	£4,250	£2,148,407	£1,922,702	£637,703	£411,998
Value Level 3	£4,500	£2,784,572	£2,558,857	£1,273,861	£1,048,156
Value Level 4	£4,750	£3,418,818	£3,193,113	£1,908,114	£1,682,409
Value Level 5	£5,000	£4,053,071	£3,827,366	£2,542,367	£2,316,662
Value Level 6	£5,250	£4,689,229	£4,463,524	£3,178,525	£2,952,816
Value Level 7	£5,500	£5,323,482	£5,097,777	£3,812,778	£3,587,073
Value Level 8	£5,750	£5,957,735	£5,732,030	£4,447,031	£4,221,326
Value Level 9	£6,000	£6,593,893	£6,368,188	£5,083,189	£4,857,484
Value Level 10	£6,250	£7,228,146	£7,002,441	£5,717,442	£5,491,737
Value Level 11	£6,500	£7,862,399	£7,636,694	£6,351,695	£6,125,990
Value Level 12	£6,750	£8,498,557	£8,272,852	£6,987,853	£6,762,148
Value Level 13	£7,000	£9,767,063	£9,541,358	£8,256,359	£8,030,654
Value Level 14	£7,500				
		Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
		£685,934	£509,602	-£554,771	-£750,084
Value Level 1	£4,000	£1,182,933	£1,006,601	-£4,276	-£199,589
Value Level 2	£4,250	£1,678,443	£1,502,111	£498,205	£321,873
Value Level 3	£4,500	£2,175,447	£1,999,107	£995,204	£818,872
Value Level 4	£4,750	£2,670,952	£2,494,619	£1,490,714	£1,314,382
Value Level 5	£5,000	£3,166,462	£2,990,130	£1,986,224	£1,809,892
Value Level 6	£5,250	£3,663,460	£3,487,128	£2,483,223	£2,306,887
Value Level 7	£5,500	£4,158,970	£3,982,638	£2,978,733	£2,802,401
Value Level 8	£5,750	£4,654,481	£4,478,148	£3,474,243	£3,297,911
Value Level 9	£6,000	£5,151,479	£4,975,147	£3,971,241	£3,794,909
Value Level 10	£6,250	£5,646,989	£5,470,657	£4,466,752	£4,290,419
Value Level 11	£6,500	£6,142,499	£5,966,167	£4,962,262	£4,785,930
Value Level 12	£6,750	£6,639,498	£6,463,165	£5,459,260	£5,282,928
Value Level 13	£7,000	£7,630,518	£7,454,186	£6,450,281	£6,273,949
Value Level 14	£7,500				

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	-£1,102,066	-£1,352,066
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	£4,049,575	£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	£382,079	£205,747	-£860,989	-£1,056,301
Value Level 2	£4,250	£819,973	£643,641	-£375,960	-£571,272
Value Level 3	£4,500	£1,256,557	£1,080,224	£100,923	-£87,695
Value Level 4	£4,750	£1,694,451	£1,518,119	£541,609	£365,277
Value Level 5	£5,000	£2,131,029	£1,954,699	£978,192	£801,860
Value Level 6	£5,250	£2,567,617	£2,391,285	£1,414,776	£1,238,443
Value Level 7	£5,500	£3,005,512	£2,829,180	£1,852,670	£1,676,338
Value Level 8	£5,750	£3,442,095	£3,265,763	£2,289,248	£2,112,918
Value Level 9	£6,000	£3,878,678	£3,702,346	£2,725,836	£2,549,504
Value Level 10	£6,250	£4,316,573	£4,140,240	£3,163,731	£2,987,399
Value Level 11	£6,500	£4,753,156	£4,576,824	£3,600,314	£3,423,982
Value Level 12	£6,750	£5,189,739	£5,013,407	£4,036,897	£3,860,565
Value Level 13	£7,000	£5,627,633	£5,451,301	£4,474,792	£4,298,459
Value Level 14	£7,500	£6,500,800	£6,324,468	£5,347,958	£5,171,626

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)



Table 2.1d: 50 Mixed Greenfield (Open Space)

Development Scenario	50
Typical Site Type	Mixed (Houses/ Flats)
	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)	1.56

20% Affordable Housing		s106: £5,000	s106: £10,000
		Residual Land Value (£)	Residual Land Value (£)
Value Level 1	£4,000	£898,543	£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	£575,989	£431,306
Value Level 2	£4,250	£993,870	£849,187
Value Level 3	£4,500	£1,410,499	£1,265,816
Value Level 4	£4,750	£1,828,384	£1,683,700
Value Level 5	£5,000	£2,245,009	£2,100,326
Value Level 6	£5,250	£2,661,638	£2,516,955
Value Level 7	£5,500	£3,079,518	£2,934,835
Value Level 8	£5,750	£3,496,148	£3,351,465
Value Level 9	£6,000	£3,912,777	£3,768,094
Value Level 10	£6,250	£4,330,657	£4,185,974
Value Level 11	£6,500	£4,747,287	£4,602,604
Value Level 12	£6,750	£5,163,916	£5,019,233
Value Level 13	£7,000	£5,581,796	£5,437,113
Value Level 14	£7,500	£6,415,054	£6,270,372

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	£348,766	£204,083
Value Level 2	£4,250	£722,473	£577,790
Value Level 3	£4,500	£1,095,062	£950,379
Value Level 4	£4,750	£1,468,768	£1,324,086
Value Level 5	£5,000	£1,841,357	£1,696,679
Value Level 6	£5,250	£2,213,945	£2,069,262
Value Level 7	£5,500	£2,587,652	£2,442,969
Value Level 8	£5,750	£2,960,240	£2,815,558
Value Level 9	£6,000	£3,332,829	£3,188,146
Value Level 10	£6,250	£3,706,536	£3,561,853
Value Level 11	£6,500	£4,079,124	£3,934,441
Value Level 12	£6,750	£4,451,712	£4,307,029
Value Level 13	£7,000	£4,825,419	£4,680,737
Value Level 14	£7,500	£5,570,596	£5,425,913

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	£120,429	-£31,589
Value Level 2	£4,250	£451,077	£306,394
Value Level 3	£4,500	£779,624	£634,941
Value Level 4	£4,750	£1,109,158	£964,475
Value Level 5	£5,000	£1,437,703	£1,293,022
Value Level 6	£5,250	£1,766,252	£1,621,565
Value Level 7	£5,500	£2,095,786	£1,951,103
Value Level 8	£5,750	£2,424,333	£2,279,651
Value Level 9	£6,000	£2,752,881	£2,608,198
Value Level 10	£6,250	£3,082,414	£2,937,732
Value Level 11	£6,500	£3,410,962	£3,266,279
Value Level 12	£6,750	£3,739,509	£3,594,826
Value Level 13	£7,000	£4,069,043	£3,924,360
Value Level 14	£7,500	£4,726,137	£4,581,454

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	-£123,014	-£283,270
	Value Level 2	£4,250	£179,681	£30,766
	Value Level 3	£4,500	£464,187	£319,504
	Value Level 4	£4,750	£749,547	£604,864
	Value Level 5	£5,000	£1,034,053	£889,371
	Value Level 6	£5,250	£1,318,558	£1,173,877
	Value Level 7	£5,500	£1,603,920	£1,459,233
	Value Level 8	£5,750	£1,888,426	£1,743,743
	Value Level 9	£6,000	£2,172,932	£2,028,250
	Value Level 10	£6,250	£2,458,293	£2,313,610
	Value Level 11	£6,500	£2,742,799	£2,598,116
	Value Level 12	£6,750	£3,027,305	£2,882,622
	Value Level 13	£7,000	£3,312,666	£3,167,983
	Value Level 14	£7,500	£3,881,678	£3,736,995

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)



Table 2.1e: 75 Flats PDL (Open Space)

Development Scenario	75
Typical Site Type	Flats
Typical Location	PDL
Indexed CIL Rate	Bath City
Site Density (dph)	£154.44
Net Land Area (ha)	150.00
Gross Land Area (ha)	0.50
	1.35

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	-£1,469,770	-£3,180,816
Value Level 2	£4,250	-£999,912	-£2,703,587
Value Level 3	£4,500	-£535,671	-£2,230,253
Value Level 4	£4,750	-£71,107	-£1,757,165
Value Level 5	£5,000	£360,181	-£1,287,674
Value Level 6	£5,250	£778,343	-£820,981
Value Level 7	£5,500	£1,197,760	-£356,410
Value Level 8	£5,750	£1,615,922	£100,121
Value Level 9	£6,000	£2,034,086	£520,765
Value Level 10	£6,250	£2,453,502	£940,183
Value Level 11	£6,500	£2,871,664	£1,358,345
Value Level 12	£6,750	£3,289,825	£1,776,507
Value Level 13	£7,000	£3,709,243	£2,195,926
Value Level 14	£7,500	£4,545,566	£3,032,248

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	-£1,677,755	-£3,385,604
Value Level 2	£4,250	-£1,247,262	-£2,949,773
Value Level 3	£4,500	-£820,770	-£2,516,064
Value Level 4	£4,750	-£396,335	-£2,082,809
Value Level 5	£5,000	£24,794	-£1,652,671
Value Level 6	£5,250	£411,773	-£1,224,274
Value Level 7	£5,500	£794,608	-£796,969
Value Level 8	£5,750	£1,176,296	-£374,030
Value Level 9	£6,000	£1,557,984	£45,711
Value Level 10	£6,250	£1,940,818	£433,057
Value Level 11	£6,500	£2,322,507	£814,745
Value Level 12	£6,750	£2,704,195	£1,196,433
Value Level 13	£7,000	£3,087,029	£1,579,268
Value Level 14	£7,500	£3,850,406	£2,342,644

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	-£1,944,357	-£3,649,145
Value Level 2	£4,250	-£1,566,855	-£3,266,784
Value Level 3	£4,500	-£1,192,110	-£2,887,581
Value Level 4	£4,750	-£818,390	-£2,507,500
Value Level 5	£5,000	-£448,537	-£2,130,340
Value Level 6	£5,250	-£79,396	-£1,754,095
Value Level 7	£5,500	£268,805	-£1,377,906
Value Level 8	£5,750	£602,073	-£1,004,768
Value Level 9	£6,000	£935,341	-£633,886
Value Level 10	£6,250	£1,269,609	-£263,637
Value Level 11	£6,500	£1,602,876	£98,941
Value Level 12	£6,750	£1,936,141	£434,735
Value Level 13	£7,000	£2,270,414	£769,004
Value Level 14	£7,500	£2,936,950	£1,435,540

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

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)



Table 2.1f: 100 Mixed Greenfield (Open Space)

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)	3.63

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	£553,613	£429,257
Value Level 2	£4,250	£886,651	£762,296
Value Level 3	£4,500	£1,218,693	£1,094,337
Value Level 4	£4,750	£1,551,731	£1,427,376
Value Level 5	£5,000	£1,883,772	£1,759,417
Value Level 6	£5,250	£2,215,814	£2,091,458
Value Level 7	£5,500	£2,548,852	£2,424,497
Value Level 8	£5,750	£2,880,893	£2,756,538
Value Level 9	£6,000	£3,212,935	£3,088,579
Value Level 10	£6,250	£3,545,973	£3,421,618
Value Level 11	£6,500	£3,878,014	£3,753,659
Value Level 12	£6,750	£4,210,055	£4,085,700
Value Level 13	£7,000	£4,543,093	£4,418,738
Value Level 14	£7,500	£5,207,176	£5,082,820

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	£364,838	£240,482
Value Level 2	£4,250	£660,390	£536,035
Value Level 3	£4,500	£955,058	£830,702
Value Level 4	£4,750	£1,250,610	£1,126,254
Value Level 5	£5,000	£1,545,277	£1,420,922
Value Level 6	£5,250	£1,839,945	£1,715,589
Value Level 7	£5,500	£2,135,497	£2,011,142
Value Level 8	£5,750	£2,430,165	£2,305,809
Value Level 9	£6,000	£2,724,832	£2,600,477
Value Level 10	£6,250	£3,020,384	£2,896,029
Value Level 11	£6,500	£3,315,051	£3,190,696
Value Level 12	£6,750	£3,609,718	£3,485,363
Value Level 13	£7,000	£3,905,271	£3,780,915
Value Level 14	£7,500	£4,494,605	£4,370,250

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	£176,063	£51,213
Value Level 2	£4,250	£434,129	£309,774
Value Level 3	£4,500	£691,423	£567,067
Value Level 4	£4,750	£949,489	£825,133
Value Level 5	£5,000	£1,206,782	£1,082,427
Value Level 6	£5,250	£1,464,076	£1,339,720
Value Level 7	£5,500	£1,722,142	£1,597,787
Value Level 8	£5,750	£1,979,436	£1,855,080
Value Level 9	£6,000	£2,236,729	£2,112,374
Value Level 10	£6,250	£2,494,795	£2,370,440
Value Level 11	£6,500	£2,752,089	£2,627,733
Value Level 12	£6,750	£3,009,382	£2,885,027
Value Level 13	£7,000	£3,267,448	£3,143,093
Value Level 14	£7,500	£3,782,035	£3,657,679

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	£9,698,209	£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	-£6,295	-£144,036
	Value Level 2	£4,250	£219,940	£95,584
	Value Level 3	£4,500	£442,582	£318,227
	Value Level 4	£4,750	£665,894	£541,538
	Value Level 5	£5,000	£888,536	£764,181
	Value Level 6	£5,250	£1,111,179	£986,823
	Value Level 7	£5,500	£1,334,490	£1,210,135
	Value Level 8	£5,750	£1,557,133	£1,432,777
	Value Level 9	£6,000	£1,779,775	£1,655,420
	Value Level 10	£6,250	£2,003,087	£1,878,731
	Value Level 11	£6,500	£2,225,729	£2,101,374
	Value Level 12	£6,750	£2,448,372	£2,324,016
	Value Level 13	£7,000	£2,671,683	£2,547,328
	Value Level 14	£7,500	£3,116,968	£2,992,613

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)



Table 2.1g: 100 Mixed PDL (Open Space)

Development Scenario	100
Typical Site Type	Mixed (Houses/ Flats)
	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)	3.13

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	£1,100,318	£956,097
Value Level 2	£4,250	£1,522,033	£1,377,812
Value Level 3	£4,500	£1,942,485	£1,798,264
Value Level 4	£4,750	£2,364,200	£2,219,979
Value Level 5	£5,000	£2,784,652	£2,640,432
Value Level 6	£5,250	£3,205,104	£3,060,884
Value Level 7	£5,500	£3,626,819	£3,482,598
Value Level 8	£5,750	£4,047,271	£3,903,050
Value Level 9	£6,000	£4,467,723	£4,323,502
Value Level 10	£6,250	£4,889,437	£4,745,217
Value Level 11	£6,500	£5,309,889	£5,165,668
Value Level 12	£6,750	£5,730,341	£5,586,120
Value Level 13	£7,000	£6,152,055	£6,007,835
Value Level 14	£7,500	£6,992,959	£6,848,738

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	£854,155	£709,935
Value Level 2	£4,250	£1,228,142	£1,083,922
Value Level 3	£4,500	£1,601,010	£1,456,789
Value Level 4	£4,750	£1,974,997	£1,830,776
Value Level 5	£5,000	£2,347,864	£2,203,643
Value Level 6	£5,250	£2,720,731	£2,576,511
Value Level 7	£5,500	£3,094,718	£2,950,498
Value Level 8	£5,750	£3,467,585	£3,323,365
Value Level 9	£6,000	£3,840,452	£3,696,232
Value Level 10	£6,250	£4,214,439	£4,070,218
Value Level 11	£6,500	£4,587,306	£4,443,085
Value Level 12	£6,750	£4,960,173	£4,815,952
Value Level 13	£7,000	£5,334,159	£5,189,939
Value Level 14	£7,500	£6,079,894	£5,935,673

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	£607,992	£463,772
Value Level 2	£4,250	£934,252	£790,031
Value Level 3	£4,500	£1,259,534	£1,115,314
Value Level 4	£4,750	£1,585,793	£1,441,573
Value Level 5	£5,000	£1,911,076	£1,766,855
Value Level 6	£5,250	£2,236,358	£2,092,138
Value Level 7	£5,500	£2,562,617	£2,418,397
Value Level 8	£5,750	£2,887,899	£2,743,679
Value Level 9	£6,000	£3,213,182	£3,068,961
Value Level 10	£6,250	£3,539,441	£3,395,220
Value Level 11	£6,500	£3,864,723	£3,720,502
Value Level 12	£6,750	£4,190,005	£4,045,785
Value Level 13	£7,000	£4,516,264	£4,372,044
Value Level 14	£7,500	£5,166,828	£5,022,608

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)

Table 2.1h: 200 Flats PDL (Open Space)

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)	3.59

20% Affordable Housing		Base Result	UQ Sensitivity Test
		s106: £1,000	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	-£2,965,675	-£4,617,490
Value Level 2	£4,250	-£2,484,564	-£4,131,212
Value Level 3	£4,500	-£2,007,216	-£3,648,042
Value Level 4	£4,750	-£1,531,184	-£3,165,114
Value Level 5	£5,000	-£1,060,051	-£2,685,552
Value Level 6	£5,250	-£593,563	-£2,208,476
Value Level 7	£5,500	-£127,754	-£1,732,268
Value Level 8	£5,750	£306,282	-£1,260,230
Value Level 9	£6,000	£725,565	-£791,867
Value Level 10	£6,250	£1,146,107	-£326,057
Value Level 11	£6,500	£1,565,390	£127,249
Value Level 12	£6,750	£1,984,673	£546,532
Value Level 13	£7,000	£2,405,215	£967,074
Value Level 14	£7,500	£3,243,782	£1,805,641

30% Affordable Housing		Base Result	UQ Sensitivity Test
		s106: £1,000	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	-£3,211,806	-£4,860,321
Value Level 2	£4,250	-£2,775,844	-£4,419,862
Value Level 3	£4,500	-£2,343,043	-£3,982,223
Value Level 4	£4,750	-£1,911,107	-£3,545,108
Value Level 5	£5,000	-£1,482,800	-£3,110,496
Value Level 6	£5,250	-£1,057,303	-£2,677,546
Value Level 7	£5,500	-£634,165	-£2,245,379
Value Level 8	£5,750	-£214,952	-£1,816,242
Value Level 9	£6,000	£186,748	-£1,389,184
Value Level 10	£6,250	£566,359	-£963,330
Value Level 11	£6,500	£944,833	-£542,729
Value Level 12	£6,750	£1,323,307	-£123,517
Value Level 13	£7,000	£1,702,917	£270,435
Value Level 14	£7,500	£2,459,865	£1,027,383

40% Affordable Housing		Base Result	UQ Sensitivity Test
		s106: £1,000	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	-£3,469,062	-£5,114,123
Value Level 2	£4,250	-£3,081,111	-£4,722,422
Value Level 3	£4,500	-£2,695,576	-£4,332,936
Value Level 4	£4,750	-£2,310,365	-£3,943,553
Value Level 5	£5,000	-£1,928,339	-£3,556,736
Value Level 6	£5,250	-£1,547,909	-£3,170,614
Value Level 7	£5,500	-£1,168,247	-£2,785,381
Value Level 8	£5,750	-£792,208	-£2,402,219
Value Level 9	£6,000	-£419,648	-£2,020,266
Value Level 10	£6,250	-£46,659	-£1,639,174
Value Level 11	£6,500	£295,946	-£1,260,849
Value Level 12	£6,750	£631,680	-£884,487
Value Level 13	£7,000	£968,422	-£510,333
Value Level 14	£7,500	£1,639,890	£213,062

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)
■ Viability 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)



Table 2.1i: 45 Flats PDL (Sheltered) 17.5% Affordable Housing (Open Space)

Development Scenario	45
Typical Site Type	Flats
Typical Location	PDL
Indexed CIL Rate	Rest of the District
Site Density (dph)	£0.00
Net Land Area (ha)	150.00
Gross Land Area (ha)	0.30
	0.81

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	-£328,936
Value Level 6	£5,250	£129,301
Value Level 7	£5,500	£602,648
Value Level 8	£5,750	£1,071,862
Value Level 9	£6,000	£1,539,671
Value Level 10	£6,250	£2,007,480
Value Level 11	£6,500	£2,476,694
Value Level 12	£6,750	£2,944,503
Value Level 13	£7,000	£3,412,312
Value Level 14	£7,500	£4,349,334

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	£1,569,561
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	-£672,897
Value Level 6	£5,250	-£243,201
Value Level 7	£5,500	£217,102
Value Level 8	£5,750	£649,820
Value Level 9	£6,000	£1,078,689
Value Level 10	£6,250	£1,507,558
Value Level 11	£6,500	£1,937,717
Value Level 12	£6,750	£2,366,588
Value Level 13	£7,000	£2,795,454
Value Level 14	£7,500	£3,654,480

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	-£1,009,604
Value Level 6	£5,250	-£613,874
Value Level 7	£5,500	-£178,046
Value Level 8	£5,750	£240,930
Value Level 9	£6,000	£634,668
Value Level 10	£6,250	£1,026,300
Value Level 11	£6,500	£1,419,055
Value Level 12	£6,750	£1,810,634
Value Level 13	£7,000	£2,202,213
Value Level 14	£7,500	£2,986,547

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:		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)



Table 2.1j: 75 Flats PDL (Extra Care) 17.5% Affordable Housing (Open Space)

Development Scenario	75
Typical Site Type	Flats
Typical Location	PDL
Indexed CIL Rate	Rest of the District
Site Density (dph)	£0.00
Net Land Area (ha)	150.00
Gross Land Area (ha)	0.50
	1.35

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	-£2,957,196
Value Level 6	£5,250	-£2,399,377
Value Level 7	£5,500	-£1,782,579
Value Level 8	£5,750	-£1,166,325
Value Level 9	£6,000	-£555,223
Value Level 10	£6,250	£48,311
Value Level 11	£6,500	£601,424
Value Level 12	£6,750	£1,148,457
Value Level 13	£7,000	£1,695,488
Value Level 14	£7,500	£2,791,198

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	-£3,609,645
Value Level 6	£5,250	-£3,096,842
Value Level 7	£5,500	-£2,530,247
Value Level 8	£5,750	-£1,963,401
Value Level 9	£6,000	-£1,400,072
Value Level 10	£6,250	-£839,516
Value Level 11	£6,500	-£281,006
Value Level 12	£6,750	£253,176
Value Level 13	£7,000	£753,834
Value Level 14	£7,500	£1,756,653

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	-£4,165,139
Value Level 6	£5,250	-£3,690,328
Value Level 7	£5,500	-£3,163,680
Value Level 8	£5,750	-£2,638,527
Value Level 9	£6,000	-£2,115,792
Value Level 10	£6,250	-£1,595,182
Value Level 11	£6,500	-£1,075,021
Value Level 12	£6,750	-£558,675
Value Level 13	£7,000	-£45,659
Value Level 14	£7,500	£891,375

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)
■ Viability 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)



Table 2.1k: 45 Flats PDL (Sheltered) 20% Affordable Housing (Open Space)

Development Scenario	45
Typical Site Type	Flats
Typical Location	PDL
Indexed CIL Rate	Rest of the District
Site Density (dph)	£0.00
Net Land Area (ha)	150.00
Gross Land Area (ha)	0.30
	0.81

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	-£613,077
Value Level 6	£5,250	-£157,702
Value Level 7	£5,500	£323,014
Value Level 8	£5,750	£779,411
Value Level 9	£6,000	£1,234,441
Value Level 10	£6,250	£1,689,472
Value Level 11	£6,500	£2,145,868
Value Level 12	£6,750	£2,600,901
Value Level 13	£7,000	£3,055,929
Value Level 14	£7,500	£3,967,366

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	-£917,102
Value Level 6	£5,250	-£496,299
Value Level 7	£5,500	-£32,579
Value Level 8	£5,750	£400,231
Value Level 9	£6,000	£818,260
Value Level 10	£6,250	£1,236,289
Value Level 11	£6,500	£1,655,573
Value Level 12	£6,750	£2,073,490
Value Level 13	£7,000	£2,491,410
Value Level 14	£7,500	£3,328,499

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	-£1,219,320
Value Level 6	£5,250	-£833,058
Value Level 7	£5,500	-£406,470
Value Level 8	£5,750	£17,205
Value Level 9	£6,000	£409,111
Value Level 10	£6,250	£791,299
Value Level 11	£6,500	£1,174,635
Value Level 12	£6,750	£1,556,823
Value Level 13	£7,000	£1,939,011
Value Level 14	£7,500	£2,704,534

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)
■ Viability 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)



Table 2.11: 75 Flats PDL (Extra Care) 20% Affordable Housing (Open Space)

Development Scenario	75
Typical Site Type	Flats
Typical Location	PDL
Indexed CIL Rate	Rest of the District
Site Density (dph)	£0.00
Net Land Area (ha)	150.00
Gross Land Area (ha)	0.50
	1.35

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	-£3,300,315
Value Level 6	£5,250	-£2,757,175
Value Level 7	£5,500	-£2,155,505
Value Level 8	£5,750	-£1,554,895
Value Level 9	£6,000	-£958,651
Value Level 10	£6,250	-£365,822
Value Level 11	£6,500	£209,517
Value Level 12	£6,750	£741,492
Value Level 13	£7,000	£1,273,467
Value Level 14	£7,500	£2,339,014

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	-£3,905,214
Value Level 6	£5,250	-£3,405,283
Value Level 7	£5,500	-£2,852,230
Value Level 8	£5,750	-£2,298,774
Value Level 9	£6,000	-£1,749,588
Value Level 10	£6,250	-£1,202,044
Value Level 11	£6,500	-£655,439
Value Level 12	£6,750	-£114,118
Value Level 13	£7,000	£390,767
Value Level 14	£7,500	£1,367,388

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	-£4,419,046
Value Level 6	£5,250	-£3,955,442
Value Level 7	£5,500	-£3,441,844
Value Level 8	£5,750	-£2,928,086
Value Level 9	£6,000	-£2,417,251
Value Level 10	£6,250	-£1,908,212
Value Level 11	£6,500	-£1,398,855
Value Level 12	£6,750	-£893,468
Value Level 13	£7,000	-£390,640
Value Level 14	£7,500	£557,648

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)
■ Viability 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)