

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 3 – Strategic Sites

Typology Results

(Tables 3a – 3m)

July 2026

DSP24878

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3



Table 3g: South Farrington Gurney

Site Area	South Farrington Gurney
Dwellings	504
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
Gross Land Area (ha)	£0/ sq.m. & £154.44/ sq.m.
	20.68

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
30% AH	-5%	£20,252,080	£26,934,454	£33,525,881	£40,073,745	£46,607,844	£14,849,157	£21,788,034	£28,445,941	£35,035,823	£41,598,628
	-2.5%	£18,108,666	£24,862,489	£31,459,041	£38,019,762	£44,559,502	£12,549,228	£19,664,192	£26,373,976	£32,969,589	£39,543,417
	0% BASE TEST	£15,906,621	£22,779,804	£29,387,105	£35,963,223	£42,509,816	£10,220,953	£17,482,657	£24,291,756	£30,898,592	£37,485,720
	2.5%	£13,627,333	£20,657,048	£27,315,140	£33,903,250	£40,458,738	£7,831,242	£15,263,800	£22,180,813	£28,826,627	£35,425,022
	5%	£11,314,737	£18,520,877	£25,243,174	£31,838,620	£38,405,753	£5,397,685	£12,965,003	£20,056,972	£26,754,661	£33,360,714
30% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£40,183	£53,441	£66,520	£79,511	£92,476	£29,463	£43,230	£56,440	£69,516	£82,537
	-2.5%	£35,930	£49,330	£62,419	£75,436	£88,412	£24,899	£39,016	£52,329	£65,416	£78,459
	0% BASE TEST	£31,561	£45,198	£58,308	£71,356	£84,345	£20,280	£34,688	£48,198	£61,307	£74,376
	2.5%	£27,038	£40,986	£54,197	£67,268	£80,275	£15,538	£30,285	£44,010	£57,196	£70,288
	5%	£22,450	£36,748	£50,086	£63,172	£76,202	£10,710	£25,724	£39,796	£53,085	£66,192

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
40% AH	-5%	£13,625,329	£19,830,948	£25,688,373	£31,446,592	£37,195,375	£8,759,882	£15,251,829	£21,338,225	£27,179,794	£32,948,388
	-2.5%	£11,359,779	£17,694,728	£23,657,995	£29,419,879	£35,181,078	£6,376,948	£12,994,453	£19,240,450	£25,151,407	£30,921,675
	0% BASE TEST	£9,021,291	£15,514,511	£21,580,540	£27,393,166	£33,161,200	£3,979,735	£10,711,111	£17,088,240	£23,087,376	£28,894,962
	2.5%	£6,636,523	£13,257,134	£19,493,597	£25,366,453	£31,135,047	£1,526,224	£8,359,641	£14,872,117	£21,009,920	£26,868,249
	5%	£4,239,428	£10,974,990	£17,346,913	£23,329,691	£29,108,334	▼ -980,004	£5,973,358	£12,614,740	£18,893,783	£24,839,144
40% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£27,034	£39,347	£50,969	£62,394	£73,800	£17,381	£30,262	£42,338	£53,928	£65,374
	-2.5%	£22,539	£35,109	£46,940	£58,373	£69,804	£12,653	£25,783	£38,175	£49,904	£61,353
	0% BASE TEST	£17,899	£30,783	£42,819	£54,352	£65,796	£7,896	£21,252	£33,905	£45,808	£57,331
	2.5%	£13,168	£26,304	£38,678	£50,330	£61,776	£3,028	£16,587	£29,508	£41,686	£53,310
	5%	£8,412	£21,776	£34,418	£46,289	£57,755	▼ -1,944	£11,852	£25,029	£37,488	£49,284

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
50% AH	-5%	£6,536,238	£12,267,337	£17,693,442	£22,827,731	£27,804,050	£2,328,840	£8,188,765	£13,821,377	£19,179,735	£24,284,615
	-2.5%	£4,176,478	£9,978,580	£15,528,497	£20,791,611	£25,821,702	▼ -138,342	£5,854,507	£11,593,788	£17,073,768	£22,252,636
	0% BASE TEST	£1,747,484	£7,644,415	£13,320,535	£18,709,569	£23,823,518	▼ -2,620,732	£3,477,488	£9,286,553	£14,872,583	£20,201,410
	2.5%	▼ -731,170	£5,304,346	£11,067,999	£16,579,272	£21,792,180	▼ -5,145,394	£1,037,714	£6,952,295	£12,662,608	£18,100,350
	5%	▼ -3,216,198	£2,906,091	£8,742,203	£14,371,741	£19,730,261	▼ -7,729,172	▼ -1,442,723	£4,601,749	£10,381,324	£15,933,641
50% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£12,969	£24,340	£35,106	£45,293	£55,167	£4,621	£16,248	£27,423	£38,055	£48,184
	-2.5%	£8,287	£19,799	£30,811	£41,253	£51,234	▼ -274	£11,616	£23,004	£33,877	£44,152
	0% BASE TEST	£3,467	£15,167	£26,430	£37,122	£47,269	▼ -5,200	£6,900	£18,426	£29,509	£40,082
	2.5%	▼ -1,451	£10,524	£21,960	£32,895	£43,238	▼ -10,209	£2,059	£13,794	£25,124	£35,913
	5%	▼ -6,381	£5,766	£17,346	£28,515	£39,147	▼ -15,336	▼ -2,863	£9,130	£20,598	£31,614

Dixon Searle Partnership (2026)

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3



Table 3h: Eckweek Lane Peasedown / South of A367

Site Area	Eckweek Lane Peasedown/ South of A367
Dwellings	568
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
Gross Land Area (ha)	£0/ sq.m. & £154.44/ sq.m.
	28.59

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
30% AH	-5%	£20,691,839	£28,376,433	£35,819,460	£43,229,008	£50,609,028	£14,441,832	£22,492,264	£30,111,241	£37,553,768	£44,975,352
	-2.5%	£18,203,776	£25,988,240	£33,485,682	£40,902,390	£48,293,937	£11,810,004	£20,015,690	£27,733,787	£35,219,990	£42,649,141
	0% BASE TEST	£15,619,798	£23,597,567	£31,150,969	£38,570,140	£45,976,209	£9,112,807	£17,491,525	£25,343,114	£32,884,977	£40,317,814
	2.5%	£13,012,794	£21,145,737	£28,802,968	£36,236,362	£43,655,354	£6,375,490	£14,899,997	£22,931,527	£30,536,139	£37,984,036
	5%	£10,333,933	£18,660,354	£26,419,444	£33,902,584	£41,330,470	£3,604,270	£12,271,000	£20,455,408	£28,164,990	£35,650,258
30% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£36,429	£49,959	£63,062	£76,107	£89,100	£25,426	£39,599	£53,013	£66,116	£79,182
	-2.5%	£32,049	£45,754	£58,954	£72,011	£85,025	£20,792	£35,239	£48,827	£62,007	£75,087
	0% BASE TEST	£27,500	£41,545	£54,843	£67,905	£80,944	£16,044	£30,795	£44,618	£57,896	£70,982
	2.5%	£22,910	£37,228	£50,709	£63,796	£76,858	£11,224	£26,232	£40,372	£53,761	£66,873
	5%	£18,194	£32,853	£46,513	£59,688	£72,765	£6,346	£21,604	£36,013	£49,586	£62,765

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
40% AH	-5%	£13,064,424	£20,218,102	£26,967,606	£33,516,106	£40,005,950	£7,436,479	£14,892,876	£21,945,343	£28,653,885	£35,200,027
	-2.5%	£10,425,258	£17,737,022	£24,628,712	£31,232,875	£37,722,719	£4,734,320	£12,310,995	£19,518,717	£26,314,991	£32,916,721
	0% BASE TEST	£7,745,580	£15,200,087	£22,242,979	£28,928,929	£35,439,488	£1,964,408	£9,656,470	£16,997,017	£23,968,121	£30,620,074
	2.5%	£5,045,867	£12,622,483	£19,820,008	£26,590,035	£33,156,257	▼ -865,304	£6,976,792	£14,457,678	£21,547,250	£28,288,276
	5%	£2,278,289	£9,965,571	£17,304,228	£24,251,087	£30,873,026	▼ -3,713,644	£4,260,426	£11,850,072	£19,099,602	£25,949,382
40% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£23,001	£35,595	£47,478	£59,007	£70,433	£13,092	£26,220	£38,636	£50,447	£61,972
	-2.5%	£18,354	£31,227	£43,360	£54,987	£66,413	£8,335	£21,674	£34,364	£46,329	£57,952
	0% BASE TEST	£13,637	£26,761	£39,160	£50,931	£62,393	£3,458	£17,001	£29,924	£42,197	£53,909
	2.5%	£8,884	£22,223	£34,894	£46,813	£58,374	▼ -1,523	£12,283	£25,454	£37,935	£49,803
	5%	£4,011	£17,545	£30,465	£42,696	£54,354	▼ -6,538	£7,501	£20,863	£33,626	£45,686

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
50% AH	-5%	£5,032,525	£11,566,148	£17,826,991	£23,800,368	£29,526,310	£149,241	£6,914,218	£13,379,243	£19,565,151	£25,462,448
	-2.5%	£2,293,334	£8,944,753	£15,345,233	£21,435,178	£27,238,287	▼ -2,637,825	£4,232,248	£10,779,039	£17,084,395	£23,117,617
	0% BASE TEST	▼ -492,047	£6,312,744	£12,803,399	£19,017,885	£24,946,268	▼ -5,485,513	£1,479,427	£8,157,644	£14,594,448	£20,747,359
	2.5%	▼ -3,287,235	£3,609,352	£10,187,291	£16,536,127	£22,597,459	▼ -8,408,649	▼ -1,306,458	£5,509,384	£12,020,669	£18,286,378
	5%	▼ -6,155,291	£838,140	£7,565,680	£14,028,081	£20,217,613	▼ -11,372,306	▼ -4,110,512	£2,788,872	£9,400,181	£15,804,621
50% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£8,860	£20,363	£31,386	£41,902	£51,983	£263	£12,173	£23,555	£34,446	£44,828
	-2.5%	£4,038	£15,748	£27,016	£37,738	£47,955	▼ -4,644	£7,451	£18,977	£30,078	£40,700
	0% BASE TEST	▼ -866	£11,114	£22,541	£33,482	£43,919	▼ -9,658	£2,605	£14,362	£25,694	£36,527
	2.5%	▼ -5,787	£6,354	£17,935	£29,113	£39,784	▼ -14,804	▼ -2,300	£9,700	£21,163	£32,194
	5%	▼ -10,837	£1,476	£13,320	£24,697	£35,594	▼ -20,022	▼ -7,237	£4,910	£16,550	£27,825



Table 3i: Fosseway, Peasedown

Site Area	Fosseway, Peasedwon
Dwellings	349
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
Gross Land Area (ha)	£0/ sq.m. & £154.44/ sq.m.
	12.82

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
30% AH	-5%	£14,547,353	£19,133,700	£23,666,963	£28,177,306	£32,686,470	£10,921,963	£15,598,889	£20,177,178	£24,717,200	£29,242,927
	-2.5%	£13,102,043	£17,692,805	£22,241,042	£26,756,842	£31,267,697	£9,392,134	£14,150,464	£18,736,085	£23,288,970	£27,820,162
	0% BASE TEST	£11,615,465	£16,247,650	£20,812,482	£25,334,895	£29,848,923	£7,832,479	£12,669,632	£17,290,930	£21,858,057	£26,396,102
	2.5%	£10,123,837	£14,802,494	£19,379,801	£23,911,431	£28,429,445	£6,242,550	£11,178,135	£15,845,774	£20,423,279	£24,970,322
	5%	£8,568,098	£13,357,338	£17,939,690	£22,486,006	£27,009,138	£4,609,007	£9,645,476	£14,397,994	£18,982,970	£23,542,382
30% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£41,683	£54,824	£67,814	£80,737	£93,658	£31,295	£44,696	£57,814	£70,823	£83,791
	-2.5%	£37,542	£50,696	£63,728	£76,667	£89,592	£26,912	£40,546	£53,685	£66,731	£79,714
	0% BASE TEST	£33,282	£46,555	£59,635	£72,593	£85,527	£22,443	£36,303	£49,544	£62,631	£75,634
	2.5%	£29,008	£42,414	£55,530	£68,514	£81,460	£17,887	£32,029	£45,403	£58,519	£71,548
	5%	£24,550	£38,273	£51,403	£64,430	£77,390	£13,206	£27,637	£41,255	£54,392	£67,457

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
40% AH	-5%	£10,203,329	£14,289,001	£18,287,117	£22,252,821	£26,196,707	£6,950,624	£11,220,774	£15,293,718	£19,291,834	£23,268,437
	-2.5%	£8,689,931	£12,868,119	£16,873,220	£20,856,368	£24,806,585	£5,362,848	£9,731,601	£13,879,166	£17,877,937	£21,869,585
	0% BASE TEST	£7,164,011	£11,411,936	£15,459,322	£19,454,872	£23,414,797	£3,749,654	£8,205,837	£12,421,958	£16,464,039	£20,466,312
	2.5%	£5,584,931	£9,939,107	£14,045,425	£18,043,542	£22,020,852	£2,129,803	£6,659,274	£10,962,721	£15,050,142	£19,055,463
	5%	£3,971,737	£8,414,553	£12,612,990	£16,629,644	£20,623,553	£475,090	£5,058,056	£9,448,640	£13,622,210	£17,641,565
40% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£29,236	£40,943	£52,399	£63,762	£75,062	£19,916	£32,151	£43,822	£55,277	£66,672
	-2.5%	£24,900	£36,871	£48,347	£59,760	£71,079	£15,366	£27,884	£39,768	£51,226	£62,664
	0% BASE TEST	£20,527	£32,699	£44,296	£55,745	£67,091	£10,744	£23,512	£35,593	£47,175	£58,643
	2.5%	£16,003	£28,479	£40,245	£51,701	£63,097	£6,103	£19,081	£31,412	£43,124	£54,600
	5%	£11,380	£24,110	£36,140	£47,649	£59,093	£1,361	£14,493	£27,073	£39,032	£50,549

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
50% AH	-5%	£5,622,305	£9,361,768	£12,916,339	£16,354,000	£19,784,369	£2,802,462	£6,680,662	£10,370,307	£13,902,214	£17,338,095
	-2.5%	£4,044,776	£7,870,709	£11,497,656	£14,971,361	£18,403,183	£1,193,242	£5,108,045	£8,882,918	£12,483,632	£15,955,455
	0% BASE TEST	£2,465,025	£6,349,900	£10,051,900	£13,583,513	£17,020,544	▼ -450,973	£3,530,515	£7,388,346	£11,056,369	£14,572,689
	2.5%	£849,221	£4,772,828	£8,564,731	£12,172,068	£15,637,905	▼ -2,128,006	£1,938,990	£5,829,114	£9,576,940	£13,164,095
	5%	▼ -802,479	£3,195,299	£7,064,480	£10,738,734	£14,254,150	▼ -3,807,554	£308,646	£4,251,584	£8,084,755	£11,738,800
50% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£16,110	£26,825	£37,010	£46,860	£56,689	£8,030	£19,142	£29,714	£39,834	£49,679
	-2.5%	£11,590	£22,552	£32,945	£42,898	£52,731	£3,419	£14,636	£25,452	£35,770	£45,718
	0% BASE TEST	£7,063	£18,195	£28,802	£38,921	£48,769	▼ -1,292	£10,116	£21,170	£31,680	£41,756
	2.5%	£2,433	£13,676	£24,541	£34,877	£44,808	▼ -6,097	£5,556	£16,702	£27,441	£37,719
	5%	▼ -2,299	£9,156	£20,242	£30,770	£40,843	▼ -10,910	£884	£12,182	£23,165	£33,636

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3



Table 3j: Writhlington / East Radstock

Site Area	Writhlington/ East Radstock
Dwellings	1028
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
Gross Land Area (ha)	£0/ sq.m. & £154.44/ sq.m.
	46.24

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
		-5%	-2.5%	0% BASE TEST	2.5%	5%	-5%	-2.5%	0% BASE TEST	2.5%	5%
30% AH	-5%	£37,996,880	£52,467,469	£66,255,635	£79,796,950	£93,213,762	£26,363,368	£41,407,232	£55,697,072	£69,446,232	£83,001,783
	-2.5%	£33,366,448	£48,025,581	£62,005,568	£75,578,917	£89,025,891	£21,507,407	£36,801,069	£51,320,117	£65,198,835	£78,784,896
	0% BASE TEST	£28,650,710	£43,554,798	£57,693,388	£71,342,014	£84,833,129	£16,490,095	£32,158,642	£46,859,359	£60,916,439	£74,555,421
	2.5%	£23,822,213	£38,991,330	£53,355,794	£67,095,732	£80,633,779	£11,363,298	£27,404,987	£42,359,805	£56,582,985	£70,310,796
	5%	£18,884,382	£34,363,118	£48,953,905	£62,849,449	£76,425,392	£6,044,294	£22,566,173	£37,770,076	£52,234,336	£66,064,513
30% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£36,962	£51,038	£64,451	£77,623	£90,675	£25,645	£40,279	£54,180	£67,555	£80,741
	-2.5%	£32,458	£46,717	£60,317	£73,520	£86,601	£20,922	£35,799	£49,922	£63,423	£76,639
	0% BASE TEST	£27,870	£42,368	£56,122	£69,399	£82,522	£16,041	£31,283	£45,583	£59,257	£72,525
	2.5%	£23,173	£37,929	£51,903	£65,268	£78,438	£11,054	£26,659	£41,206	£55,042	£68,396
	5%	£18,370	£33,427	£47,621	£61,138	£74,344	£5,880	£21,952	£36,741	£50,812	£64,265

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
		-5%	-2.5%	0% BASE TEST	2.5%	5%	-5%	-2.5%	0% BASE TEST	2.5%	5%
40% AH	-5%	£23,673,416	£37,026,106	£49,758,580	£61,992,125	£73,885,427	£13,071,523	£27,124,227	£40,305,633	£52,933,011	£65,094,015
	-2.5%	£18,766,256	£32,477,934	£45,390,371	£57,748,334	£69,730,973	£7,855,657	£22,363,969	£35,776,210	£48,565,416	£60,874,770
	0% BASE TEST	£13,770,330	£27,783,751	£40,934,115	£53,504,544	£65,576,520	£2,512,996	£17,426,200	£31,191,663	£44,176,662	£56,630,980
	2.5%	£8,559,902	£23,039,115	£36,405,075	£49,155,791	£61,415,696	▼ -3,031,457	£12,392,706	£26,476,079	£39,684,602	£52,353,362
	5%	£3,236,220	£18,109,813	£31,844,312	£44,786,496	£57,171,906	▼ -8,726,375	£7,164,824	£21,695,443	£35,155,179	£47,985,154
40% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£23,029	£36,018	£48,403	£60,304	£71,873	£12,715	£26,385	£39,208	£51,491	£63,321
	-2.5%	£18,255	£31,593	£44,154	£56,175	£67,832	£7,642	£21,755	£34,802	£47,243	£59,217
	0% BASE TEST	£13,395	£27,027	£39,819	£52,047	£63,790	£2,445	£16,952	£30,342	£42,973	£55,089
	2.5%	£8,327	£22,412	£35,413	£47,817	£59,743	▼ -2,949	£12,055	£25,755	£38,604	£50,927
	5%	£3,148	£17,617	£30,977	£43,567	£55,615	▼ -8,489	£6,970	£21,105	£34,198	£46,678

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
		-5%	-2.5%	0% BASE TEST	2.5%	5%	-5%	-2.5%	0% BASE TEST	2.5%	5%
50% AH	-5%	£7,929,202	£20,508,440	£32,263,868	£43,416,773	£54,186,967	▼ -1,671,836	£11,631,136	£23,961,191	£35,492,318	£46,556,373
	-2.5%	£2,583,297	£15,632,227	£27,640,417	£38,988,272	£49,916,647	▼ -7,302,366	£6,479,382	£19,121,128	£30,939,381	£42,173,155
	0% BASE TEST	▼ -2,875,864	£10,530,908	£22,948,299	£34,553,453	£45,640,524	▼ -13,088,721	£1,094,012	£14,200,400	£26,315,929	£37,743,849
	2.5%	▼ -8,571,724	£5,334,809	£18,092,650	£29,967,120	£41,239,297	▼ -19,066,217	▼ -4,392,899	£9,079,581	£21,560,986	£33,277,194
	5%	▼ -14,375,916	▼ -88,935	£13,106,050	£25,341,470	£36,809,991	▼ -25,237,986	▼ -10,116,381	£3,831,026	£16,704,163	£28,663,486
50% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£7,713	£19,950	£31,385	£42,234	£52,711	▼ -1,626	£11,314	£23,309	£34,526	£45,288
	-2.5%	£2,513	£15,206	£26,888	£37,926	£48,557	▼ -7,103	£6,303	£18,600	£30,097	£41,024
	0% BASE TEST	▼ -2,798	£10,244	£22,323	£33,612	£44,397	▼ -12,732	£1,064	£13,814	£25,599	£36,716
	2.5%	▼ -8,338	£5,190	£17,600	£29,151	£40,116	▼ -18,547	▼ -4,273	£8,832	£20,974	£32,371
	5%	▼ -13,984	▼ -87	£12,749	£24,651	£35,807	▼ -24,551	▼ -9,841	£3,727	£16,249	£27,883



Table 3I: North Radstock

Site Area	North Radstock
Dwellings	951
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
Gross Land Area (ha)	£0/ sq.m. & £154.44/ sq.m.
	61.88

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
		-5%	-2.5%	0% BASE TEST	2.5%	5%	-5%	-2.5%	0% BASE TEST	2.5%	5%
30% AH	-5%	£27,125,368	£41,006,359	£54,239,258	£67,020,648	£79,601,531	£15,767,194	£30,281,529	£44,001,454	£57,144,684	£69,915,844
	-2.5%	£22,619,128	£36,738,487	£50,177,858	£63,071,351	£75,679,950	£11,013,157	£25,852,855	£39,783,223	£53,109,427	£65,971,844
	0% BASE TEST	£18,057,860	£32,416,539	£46,029,277	£59,074,577	£71,746,069	£6,160,792	£21,333,466	£35,491,104	£49,001,154	£61,994,368
	2.5%	£13,344,284	£28,047,533	£41,862,010	£55,047,454	£67,811,715	£1,150,259	£16,735,377	£31,165,059	£44,845,236	£57,976,106
	5%	£8,550,917	£23,557,137	£37,610,062	£51,007,523	£63,874,513	▼ -3,956,406	£11,998,526	£26,755,225	£40,644,927	£53,948,377
30% AH	Surplus / Deficit (£ per dwelling)						Surplus / Deficit (£ per dwelling)				
	-5%	£28,523	£43,119	£57,034	£70,474	£83,703	£16,580	£31,842	£46,269	£60,089	£73,518
	-2.5%	£23,785	£38,631	£52,763	£66,321	£79,579	£11,581	£27,185	£41,833	£55,846	£69,371
	0% BASE TEST	£18,988	£34,087	£48,401	£62,118	£75,443	£6,478	£22,433	£37,320	£51,526	£65,189
	2.5%	£14,032	£29,493	£44,019	£57,884	£71,306	£1,210	£17,598	£32,771	£47,156	£60,963
	5%	£8,992	£24,771	£39,548	£53,636	£67,166	▼ -4,160	£12,617	£28,134	£42,739	£56,728

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
		-5%	-2.5%	0% BASE TEST	2.5%	5%	-5%	-2.5%	0% BASE TEST	2.5%	5%
40% AH	-5%	£13,182,294	£26,145,593	£38,375,455	£50,110,727	£61,449,798	£2,881,056	£16,540,881	£29,275,348	£41,371,462	£53,038,214
	-2.5%	£8,459,197	£21,716,061	£34,146,037	£46,044,365	£57,509,591	▼ -2,113,727	£11,876,134	£24,878,162	£37,170,855	£48,988,487
	0% BASE TEST	£3,552,339	£17,186,829	£29,890,002	£41,956,305	£53,569,383	▼ -7,289,553	£7,111,662	£20,438,681	£32,941,437	£44,922,126
	2.5%	▼ -1,427,040	£12,523,528	£25,502,150	£37,766,904	£49,549,357	▼ -12,559,332	£2,187,643	£15,860,944	£28,646,037	£40,794,936
	5%	▼ -6,586,031	£7,777,970	£21,069,054	£33,537,487	£45,482,996	▼ -17,974,919	▼ -2,819,595	£11,192,903	£24,234,720	£36,584,069
40% AH	Surplus / Deficit (£ per dwelling)						Surplus / Deficit (£ per dwelling)				
	-5%	£13,862	£27,493	£40,353	£52,693	£64,616	£3,030	£17,393	£30,784	£43,503	£55,771
	-2.5%	£8,895	£22,835	£35,905	£48,417	£60,473	▼ -2,223	£12,488	£26,160	£39,086	£51,513
	0% BASE TEST	£3,735	£18,072	£31,430	£44,118	£56,330	▼ -7,665	£7,478	£21,492	£34,639	£47,237
	2.5%	▼ -1,501	£13,169	£26,816	£39,713	£52,102	▼ -13,206	£2,300	£16,678	£30,122	£42,897
	5%	▼ -6,925	£8,179	£22,155	£35,265	£47,826	▼ -18,901	▼ -2,965	£11,770	£25,483	£38,469

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit- CIL £0/sq.m. Residential Values Sensitivity Test (£/sq.m.)					Surplus / Deficit - CIL £154.44/sq.m. Residential Values Sensitivity Test (£/sq.m.)				
		VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000	VL1 £4,000	VL2 £4,250	VL3 (Base Test) £4,500	VL4 £4,750	VL5 £5,000
		-5%	-2.5%	0% BASE TEST	2.5%	5%	-5%	-2.5%	0% BASE TEST	2.5%	5%
50% AH	-5%	▼ -1,981,753	£10,201,874	£21,581,538	£32,344,097	£42,687,915	▼ -11,179,543	£1,586,143	£13,474,999	£24,651,784	£35,298,382
	-2.5%	▼ -7,109,880	£5,397,792	£17,079,655	£28,080,469	£38,572,374	▼ -16,541,922	▼ -3,414,336	£8,819,317	£20,281,993	£31,132,844
	0% BASE TEST	▼ -12,307,917	£537,948	£12,513,791	£23,748,645	£34,436,250	▼ -22,034,492	▼ -8,550,571	£3,996,236	£15,744,414	£26,831,224
	2.5%	▼ -17,711,915	▼ -4,512,571	£7,802,158	£19,344,241	£30,250,758	▼ -27,639,906	▼ -13,779,307	▼ -895,120	£11,161,574	£22,498,744
	5%	▼ -23,220,575	▼ -9,654,679	£2,967,782	£14,784,452	£25,928,086	▼ -33,380,364	▼ -19,203,944	▼ -5,976,422	£6,400,602	£18,034,366
50% AH	Surplus / Deficit (£ per dwelling)						Surplus / Deficit (£ per dwelling)				
	-5%	▼ -2,084	£10,728	£22,694	£34,011	£44,887	▼ -11,756	£1,668	£14,169	£25,922	£37,117
	-2.5%	▼ -7,476	£5,676	£17,960	£29,527	£40,560	▼ -17,394	▼ -3,590	£9,274	£21,327	£32,737
	0% BASE TEST	▼ -12,942	£566	£13,159	£24,972	£36,211	▼ -23,170	▼ -8,991	£4,202	£16,556	£28,214
	2.5%	▼ -18,625	▼ -4,745	£8,204	£20,341	£31,809	▼ -29,064	▼ -14,489	▼ -941	£11,737	£23,658
	5%	▼ -24,417	▼ -10,152	£3,121	£15,546	£27,264	▼ -35,100	▼ -20,193	▼ -6,284	£6,730	£18,964

Table 3n: Strategic Sites Summary

Site Appraised	Indicative Capacity	Gross site Area	VL - Lower test	Assumed VL Base	VL - Higher test	AH% Tested	s106 Infrastructure Sum included at current appraisal stage	Approx Appraisal Surplus (Base VL) - Appendix 3	Approx Appraisal Surplus (Base VL) - Appendix 3	Suggested indicative surplus or (-deficit) for viewing/comparing with BANES infrastructure etc needs/costs (Base VL)	Suggested indicative surplus or (-deficit) for viewing/comparing with BANES infrastructure etc needs/costs (Base VL)	CIL Sum generated in appraisal	CIL cost/receipt equivalent	Appraisal Surplus or (-deficit) (Base VL) Plus Appraisal CIL sum	Appraisal Surplus or (-deficit) (Base VL) Plus Appraisal CIL sum	Indication £/gross ha (adjusted total)
	No. of assumed dwellings	[ha]	Sensitivity reduced VL	Base test - Initial focus	Sensitivity increased VL	%		Or: (-Deficit)	Or: (-Deficit)	Note: Deducts 25% (proxy/guide) from total for anticipated finance cost and others appraisal effects/tolerance	Note: Deducts 25% (proxy/guide) from total for anticipated finance cost and others appraisal effects/tolerance			At £154.44/sq. m on market sale housing	£ per dwelling (all dwellings)	
							£	Total £ (site)	Total £ (per dwellings)	Total £	£/dwelling					
North Keynsham	1434	118.26	3	4	5	20%	£0	£91,032,482	£63,482	£68,274,362	£47,611	£15,869,946	£11,066.91	£84,144,308	£58,678	£711,520
			3	4	5	30%	£0	£68,788,615	£47,970	£51,591,461	£35,977	£13,746,087	£9,586	£65,337,548	£45,563	£552,491
			3	4	5	40%	£0	£45,113,056	£31,460	£33,834,792	£23,595	£11,622,228	£8,105	£45,457,020	£31,699	£384,382
West Saltford	964	51.41	4	5	6	30%	£0	£69,073,589	£71,653	£51,805,192	£53,740	£9,247,636	£9,593	£61,052,828	£63,333	£1,187,567
			4	5	6	40%	£0	£52,885,228	£54,860	£39,663,921	£41,145	£7,816,981	£8,109	£47,480,902	£49,254	£923,573
South and West Keynsham (South)	952	73.47	3	4	5	30%	£0	£46,434,795	£48,776	£34,826,097	£36,582	£9,114,894	£9,574	£43,940,991	£46,157	£598,081
			3	4	5	40%	£0	£30,607,612	£32,151	£22,955,709	£24,113	£7,713,737	£8,103	£30,669,446	£32,216	£417,442
West Keynsham (North)	477	17.13	3	4	5	30%	£0	£30,994,513	£64,978	£23,245,885	£48,734	£4,572,196	£9,585	£27,818,081	£58,319	£1,623,939
			3	4	5	40%	£0	£23,950,463	£50,211	£17,962,847	£37,658	£3,864,243	£8,101	£21,827,090	£45,759	£1,274,203
East Whitchurch	1042	52	4	5	6	30%	£0	£75,820,811	£72,765	£56,865,608	£54,574	£9,985,087	£9,583	£66,850,695	£64,156	£1,285,590
			4	5	6	40%	£0	£58,599,163	£56,237	£43,949,372	£42,178	£8,451,188	£8,111	£52,400,560	£50,288	£1,007,703
South West Whitchurch	703	43.5	4	5	6	30%	£0	£48,417,010	£68,872	£36,312,758	£51,654	£6,740,302	£9,588	£43,053,060	£61,242	£989,726
			4	5	6	40%	£0	£36,696,424	£52,200	£27,522,318	£39,150	£5,693,122	£8,098	£33,215,440	£47,248	£763,673
South Farrington Gurney	504	20.68	2	3	4	30%	£0	£24,291,756	£48,198	£18,218,817	£36,148	£4,837,679	£9,599	£23,056,496	£45,747	£1,114,918
			2	3	4	40%	£0	£17,088,240	£33,905	£12,816,180	£25,429	£4,085,479	£8,106	£16,901,659	£33,535	£817,295
Eckweek Lane Peasedown / South of A367	568	28.59	2	3	4	30%	£0	£25,343,114	£44,618	£19,007,335	£33,464	£5,442,388	£9,582	£24,449,723	£43,045	£855,184
			2	3	4	40%	£0	£16,997,017	£29,924	£12,747,763	£22,443	£4,601,694	£8,102	£17,349,457	£30,545	£606,837
Fosseway, Peasedown	349	12.82	2	3	4	30%	£0	£17,290,930	£49,544	£12,968,197	£37,158	£3,348,028	£9,593	£16,316,225	£46,751	£1,272,716
			2	3	4	40%	£0	£12,421,958	£35,593	£9,316,468	£26,695	£2,831,812	£8,114	£12,148,280	£34,809	£947,604
Writhlington/ East Radstock	1028	46.24	2													

DSP (2026)