

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 3.1 – Strategic Sites

Typology Results (Growth & Inflation)

(Tables 3.1a – 3.1m)

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 (Stage 2) - Appendix 3.1



Table 3.1a: North Keynsham (G&I)

Site Area	North Keynsham
Dwellings	1434
Non-residential	Mixed (houses/flats)
Typical Site Type	24000 sqm PDL (Urban)
BLV £/ha	£250,000
Indexed CIL Rate	£0/ sq.m. & £154.44/ sq.m.
Gross Land Area (ha)	118.26

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
20% AH	-7.5%	£103,756,845	£131,484,477	£158,457,677	£185,176,125	£211,722,826	£238,213,602	£264,699,315	£85,593,490	£114,216,889	£141,659,162	£168,579,810	£195,276,006	£221,822,054	£248,360,379
	-5%	£95,878,051	£123,885,328	£150,983,164	£177,768,934	£204,347,242	£230,845,408	£257,343,650	£77,407,425	£106,412,642	£134,112,134	£161,121,215	£187,869,937	£214,447,554	£240,992,185
	-2.5%	£87,856,473	£116,243,868	£143,504,720	£170,350,286	£196,965,773	£223,471,246	£249,987,191	£69,068,849	£98,531,897	£126,505,659	£153,644,980	£180,454,507	£207,066,716	£233,620,850
	0% BASE TEST	£79,690,617	£108,537,647	£136,014,331	£162,916,857	£189,577,297	£216,096,746	£242,625,347	£60,564,955	£90,512,485	£118,863,249	£146,166,537	£173,027,899	£199,677,159	£226,246,349
	2.5%	£71,422,746	£100,681,169	£128,473,425	£155,463,195	£182,180,448	£208,722,246	£235,261,832	£51,949,389	£82,358,308	£111,135,753	£138,657,051	£165,586,195	£192,280,330	£218,871,849
	5%	£62,956,660	£92,750,262	£120,852,831	£147,987,827	£174,774,089	£201,347,746	£227,893,638	£43,131,654	£74,102,882	£103,283,050	£131,097,539	£158,126,733	£184,875,093	£211,497,349
	7.5%	£54,377,820	£84,632,558	£113,206,816	£140,509,383	£167,356,509	£193,966,889	£220,521,041	£34,135,851	£65,669,676	£95,346,350	£123,473,163	£150,649,643	£177,460,297	£204,119,355
20% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£72,355	£91,691	£110,500	£129,133	£147,645	£166,118	£184,588	£59,689	£79,649	£98,786	£117,559	£136,176	£154,688	£173,194
	-5%	£66,861	£86,391	£105,288	£123,967	£142,502	£160,980	£179,459	£53,980	£74,207	£93,523	£112,358	£131,011	£149,545	£168,056
	-2.5%	£61,267	£81,063	£100,073	£118,794	£137,354	£155,838	£174,329	£48,165	£68,711	£88,219	£107,144	£125,840	£144,398	£162,916
	0% BASE TEST	£55,572	£75,689	£94,850	£113,610	£132,202	£150,695	£169,195	£42,235	£63,119	£82,889	£101,929	£120,661	£139,245	£157,773
	2.5%	£49,807	£70,210	£89,591	£108,412	£127,044	£145,552	£164,060	£36,227	£57,433	£77,501	£96,693	£115,472	£134,087	£152,630
	5%	£43,903	£64,679	£84,277	£103,199	£121,879	£140,410	£158,922	£30,078	£51,676	£72,024	£91,421	£110,270	£128,923	£147,488
	7.5%	£37,920	£59,019	£78,945	£97,984	£116,706	£135,263	£153,780	£23,805	£45,795	£66,490	£86,104	£105,056	£123,752	£142,343

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
30% AH	-7.5%	£80,353,590	£106,050,444	£130,669,985	£154,653,803	£178,450,812	£202,052,346	£225,623,586	£63,810,046	£90,373,472	£115,686,597	£140,088,387	£164,018,275	£187,776,190	£211,419,947
	-5%	£72,264,335	£98,345,125	£123,195,266	£147,334,121	£171,184,960	£194,825,839	£218,405,641	£55,417,871	£82,373,477	£108,026,361	£132,674,071	£156,698,594	£180,516,501	£204,194,169
	-2.5%	£63,954,150	£90,500,892	£115,716,029	£140,013,810	£163,901,293	£187,591,623	£211,187,697	£46,829,163	£74,287,889	£100,319,115	£125,197,456	£149,378,912	£173,241,974	£196,959,645
	0% BASE TEST	£55,563,611	£82,501,807	£108,107,940	£132,654,192	£156,592,002	£180,348,332	£203,969,752	£38,033,351	£65,999,587	£92,466,241	£117,712,610	£142,050,290	£165,950,532	£189,717,034
	2.5%	£46,975,651	£74,433,577	£100,402,621	£125,199,099	£149,272,320	£173,092,379	£196,748,663	£29,118,529	£57,617,111	£84,472,054	£110,083,857	£134,664,114	£158,636,793	£182,465,242
	5%	£38,171,264	£66,143,691	£92,592,805	£117,719,863	£141,952,639	£165,821,056	£189,520,736	£19,948,677	£49,059,051	£76,404,994	£102,378,539	£127,201,290	£151,317,111	£175,200,157
	7.5%	£29,254,757	£57,761,362	£84,600,384	£110,165,436	£134,621,368	£158,527,948	£182,284,854	£10,606,573	£40,284,175	£68,137,284	£94,556,762	£119,722,054	£143,997,430	£167,920,275
30% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£56,035	£73,954	£91,123	£107,848	£124,443	£140,901	£157,339	£44,498	£63,022	£80,674	£97,691	£114,378	£130,946	£147,434
	-5%	£50,394	£68,581	£85,910	£102,743	£119,376	£135,862	£152,305	£38,646	£57,443	£75,332	£92,520	£109,274	£125,883	£142,395
	-2.5%	£44,598	£63,111	£80,695	£97,639	£114,297	£130,817	£147,272	£32,656	£51,805	£69,958	£87,306	£104,169	£120,810	£137,350
	0% BASE TEST	£38,747	£57,533	£75,389	£92,506	£109,199	£125,766	£142,238	£26,523	£46,025	£64,481	£82,087	£99,059	£115,726	£132,299
	2.5%	£32,758	£51,906	£70,016	£87,308	£104,095	£120,706	£137,203	£20,306	£40,179	£58,907	£76,767	£93,908	£110,625	£127,242
	5%	£26,619	£46,125	£64,570	£82,092	£98,991	£115,635	£132,162	£13,911	£34,211	£53,281	£71,394	£88,704	£105,521	£122,176
	7.5%	£20,401	£40,280	£58,996	£76,824	£93,878	£110,549	£127,116	£7,396	£28,092	£47,516	£65,939	£83,488	£100,417	£117,099

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
40% AH	-7.5%	£55,647,192	£79,328,213	£101,916,653	£123,638,622	£144,803,609	£165,679,251	£186,445,757	£40,782,296	£65,234,282	£88,488,434	£110,804,799	£132,339,685	£153,392,294	£174,293,426
	-5%	£47,188,720	£71,321,343	£94,294,182	£116,321,608	£137,632,510	£158,518,739	£179,352,775	£32,089,207	£57,022,859	£80,656,158	£103,266,607	£125,022,672	£146,231,375	£167,147,112
	-2.5%	£38,554,520	£63,130,784	£86,470,844	£108,826,984	£130,354,340	£151,357,820	£172,243,227	£23,113,489	£48,587,585	£72,643,787	£95,621,820	£117,692,808	£139,034,164	£159,986,193
	0% BASE TEST	£29,794,340	£54,885,288	£78,624,031	£101,288,792	£123,037,326	£144,196,901	£165,110,589	£13,968,673	£39,959,772	£64,458,390	£87,799,576	£110,176,938	£131,738,390	£152,825,274
	2.5%	£20,731,344	£46,366,196	£70,550,661	£93,612,243	£115,720,313	£137,030,167	£157,951,719	£4,665,080	£31,228,351	£56,216,487	£79,946,203	£102,638,745	£124,421,376	£145,664,355
	5%	£11,571,169	£37,731,897	£62,354,893	£85,781,987	£108,199,122	£129,753,045	£150,790,799	▼ -4,915,962	£22,212,373	£47,723,858	£71,878,266	£94,940,975	£117,079,743	£138,474,209
	7.5%	£2,184,270	£28,919,745	£54,063,034	£77,901,518	£100,660,930	£122,436,031	£143,629,880	▼ -14,641,642	£13,067,206	£39,089,658	£63,682,498	£87,110,718	£109,549,076	£131,177,684
40% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£38,806	£55,320	£71,072	£86,219	£100,979	£115,536	£130,018	£28,440	£45,491	£61,707	£77,270	£92,287	£106,968	£121,544
	-5%	£32,907	£49,736	£65,756	£81,117	£95,978	£110,543	£125,072	£22,377	£39,765	£56,246	£72,013	£87,185	£101,974	£116,560
	-2.5%	£26,886	£44,024	£60,300	£75,891	£90,903	£105,549	£120,114	£16,118	£33,883	£50,658	£66,682	£82,073	£96,955	£111,566
	0% BASE TEST	£20,777	£38,274	£54,828	£70,634	£85,800	£100,556	£115,140	£9,741	£27,866	£44,950	£61,227	£76,832	£91,868	£106,573
	2.5%	£14,457	£32,333	£49,199	£65,281	£80,698	£95,558	£110,148	£3,253	£21,777	£39,203	£55,750	£71,575	£86,765	£101,579
	5%	£8,069	£26,312	£43,483	£59,820	£75,453	£90,483	£105,154	▼ -3,428	£15,490	£33,280	£50,124	£66,207	£81,646	£96,565
	7.5%	£1,523	£20,167	£37,701	£54,325	£70,196	£85,381	£100,160	▼ -10,210	£9,112	£27,259	£44,409	£60,747	£76,394	£91,477

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.1b: West Saltford (G&I)

Site Area	West Saltford
Dwellings	964
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
	£0/ sq.m. & £154.44/ sq.m.
Gross Land Area (ha)	51.41

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
30% AH		£82,650,204	£98,811,228	£114,804,746	£130,742,572	£146,657,221	£162,533,988	£178,385,055	£72,698,279	£89,094,118	£105,228,019	£121,210,798	£137,148,624	£153,057,662	£168,933,803
		£77,648,517	£93,880,021	£109,917,328	£125,858,090	£141,783,381	£157,667,419	£173,524,329	£67,532,870	£84,141,352	£100,309,433	£116,326,316	£132,264,142	£148,184,527	£164,067,234
		£72,595,914	£88,930,489	£105,022,679	£120,973,608	£136,906,647	£152,799,948	£168,662,860	£62,316,671	£79,128,261	£95,374,371	£111,432,373	£127,379,660	£143,308,333	£159,199,766
		£67,468,127	£83,980,593	£100,119,201	£116,089,126	£132,026,341	£147,930,184	£163,799,318	£56,959,071	£74,075,659	£90,424,507	£106,531,866	£122,495,178	£138,429,897	£154,330,001
		£62,265,064	£79,021,924	£95,201,879	£111,204,644	£127,142,470	£143,058,230	£158,935,269	£51,549,341	£68,947,449	£85,474,611	£101,621,779	£117,610,696	£133,548,521	£149,458,671
		£56,908,435	£73,971,998	£90,260,879	£106,315,940	£122,257,987	£138,184,126	£154,068,700	£45,993,623	£63,744,465	£80,501,036	£96,698,241	£112,725,075	£128,664,039	£144,585,537
30% AH		£51,500,523	£68,882,706	£85,310,983	£101,420,084	£117,373,505	£133,307,235	£149,201,131	£40,356,829	£58,403,974	£75,451,742	£91,754,896	£107,829,991	£123,779,557	£139,709,078
		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£85,737	£102,501	£119,092	£135,625	£152,134	£168,604	£185,047	£75,413	£92,421	£109,158	£125,737	£142,270	£158,774	£175,243
		£80,548	£97,386	£114,022	£130,558	£147,078	£163,555	£180,004	£70,055	£87,284	£104,055	£120,670	£137,203	£153,718	£170,194
		£75,307	£92,252	£108,945	£125,491	£142,019	£158,506	£174,961	£64,644	£82,083	£98,936	£115,594	£132,137	£148,660	£165,145
		£69,988	£87,117	£103,858	£120,424	£136,957	£153,455	£169,916	£59,086	£76,842	£93,801	£110,510	£127,070	£143,599	£160,093
		£64,590	£81,973	£98,757	£115,358	£131,891	£148,401	£164,871	£53,474	£71,522	£88,667	£105,417	£122,003	£138,536	£155,040
		£59,034	£76,734	£93,632	£110,286	£126,824	£143,345	£159,822	£47,711	£66,125	£83,507	£100,309	£116,935	£133,469	£149,985
		£53,424	£71,455	£88,497	£105,208	£121,757	£138,286	£154,773	£41,864	£60,585	£78,269	£95,181	£111,857	£128,402	£144,926

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
40% AH		£65,420,816	£80,043,641	£94,216,664	£108,253,561	£122,169,182	£136,078,112	£149,965,383	£56,433,818	£71,528,075	£85,986,694	£100,105,863	£114,108,735	£128,020,951	£141,929,265
		£60,231,251	£75,100,798	£89,374,296	£103,458,722	£117,390,807	£131,299,737	£145,197,469	£51,109,096	£66,442,641	£81,073,718	£95,263,920	£109,317,151	£123,242,576	£137,151,506
		£54,957,151	£70,090,776	£84,531,929	£98,647,585	£112,612,432	£126,521,363	£140,426,542	£45,620,261	£61,255,843	£76,130,875	£90,421,552	£104,515,411	£118,464,201	£132,373,132
		£49,580,678	£65,005,342	£79,642,287	£93,809,116	£107,830,858	£121,742,988	£135,651,918	£40,087,608	£55,981,743	£71,112,601	£85,579,184	£99,696,711	£113,685,737	£127,594,757
		£44,070,720	£59,779,176	£74,699,444	£88,966,748	£103,040,325	£116,964,613	£130,873,543	£34,366,575	£50,618,312	£66,027,167	£80,672,364	£94,856,371	£108,897,362	£122,816,382
		£38,490,833	£54,504,073	£69,675,302	£84,124,380	£98,235,378	£112,186,238	£126,095,169	£28,565,270	£45,113,674	£60,803,768	£75,729,521	£90,014,003	£104,099,399	£118,038,007
40% AH		£32,714,651	£49,074,929	£64,587,705	£79,240,934	£93,401,567	£107,406,856	£121,316,794	£22,591,125	£39,552,510	£55,529,114	£70,697,128	£85,171,636	£99,286,192	£113,259,632
		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£67,864	£83,033	£97,735	£112,296	£126,732	£141,160	£155,566	£58,541	£74,199	£89,198	£103,844	£118,370	£132,802	£147,230
		£62,481	£77,905	£92,712	£107,322	£121,775	£136,203	£150,620	£53,018	£68,924	£84,101	£98,821	£113,400	£127,845	£142,273
		£57,009	£72,708	£87,689	£102,332	£116,818	£131,246	£145,671	£47,324	£63,543	£78,974	£93,798	£108,418	£122,888	£137,317
		£51,432	£67,433	£82,616	£97,312	£111,858	£126,289	£140,718	£41,585	£58,072	£73,768	£88,775	£103,420	£117,931	£132,360
		£45,717	£62,012	£77,489	£92,289	£106,888	£121,333	£135,761	£35,650	£52,509	£68,493	£83,685	£98,399	£112,964	£127,403
		£39,928	£56,539	£72,277	£87,266	£101,904	£116,376	£130,804	£29,632	£46,798	£63,074	£78,558	£93,376	£107,987	£122,446
		£33,936	£50,908	£67,000	£82,200	£96,890	£111,418	£125,847	£23,435	£41,030	£57,603	£73,337	£88,352	£102,994	£117,489

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
50% AH		£47,077,496	£60,499,572	£73,368,670	£85,738,835	£97,824,903	£109,838,646	£121,745,391	£39,233,989	£53,020,023	£66,210,350	£78,835,900	£91,085,676	£103,169,051	£115,147,640
		£41,669,278	£55,341,136	£68,397,043	£80,924,603	£93,088,955	£105,151,172	£117,072,030	£33,570,265	£47,638,149	£61,061,415	£73,941,716	£86,342,721	£98,433,103	£110,464,825
		£36,040,995	£50,004,822	£63,331,610	£76,087,334	£88,353,007	£100,436,382	£112,398,669	£27,845,337	£42,231,330	£55,901,097	£68,969,329	£81,512,808	£93,697,155	£105,768,076
		£30,365,275	£44,615,135	£58,173,419	£71,147,296	£83,596,017	£95,700,434	£107,722,345	£21,886,473	£36,615,771	£50,565,476	£63,893,453	£76,673,681	£88,961,207	£101,044,581
		£24,472,060	£39,086,500	£52,932,149	£66,162,088	£78,767,297	£90,964,486	£103,033,628	£15,871,087	£30,944,931	£45,175,789	£58,735,262	£71,719,582	£84,188,193	£96,308,633
		£18,477,789	£33,418,259	£47,542,462	£61,005,457	£73,891,397	£86,228,538	£98,311,912	£9,641,640	£25,082,472	£39,661,050	£53,492,006	£66,723,650	£79,355,502	£91,572,686
50% AH		£12,338,609	£27,654,829	£42,111,317	£55,835,166	£68,923,877	£81,443,785	£93,575,965	£3,275,398	£19,088,201	£33,993,035	£48,103,116	£61,567,300	£74,466,783	£86,836,567
		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£48,836	£62,759	£76,109	£88,941	£101,478	£113,941	£126,292	£40,699	£55,000	£68,683	£81,780	£94,487	£107,022	£119,448
		£43,225	£57,408	£70,951	£83,947	£96,565	£109,078	£121,444	£34,824	£49,417	£63,342	£76,703	£89,567	£102,109	£114,590
		£37,387	£51,872	£65,697	£78,929	£91,652	£104,187	£116,596	£28,885	£43,808	£57,989	£71,545	£84,557	£97,196	£109,718
		£31,499	£46,281	£60,346	£73,804	£86,718	£99,274	£111,745	£22,704	£37,983	£52,454	£66,280	£79,537	£92,283	£104,818
		£25,386	£40,546	£54,909	£68,633	£81,709	£94,361	£106,881	£16,464	£32,101	£46,863	£60,929	£74,398	£87,332	£99,905
		£19,168	£34,666	£49,318	£63,284	£76,651	£89,449	£101,983	£10,002	£26,019	£41,142	£55,490	£69,215	£82,319	£94,992
		£12,799	£28,688	£43,684	£57,920	£71,498	£84,485	£97,071	£3,398	£19,801	£35,262	£49,899	£63,866	£77,248	£90,079

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.1c: South and West Keynsham (South) (G&I)

Site Area	South and West Keynsham (South)
Dwellings	952
Non-residential Typical Site Type	Mixed (houses/flats)
BLV £/ha	N/A
Indexed CIL Rate	Greenfield
Gross Land Area (ha)	£250,000
	£0/ sq.m. & £154.44/ sq.m.
	73.47

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
30% AH	-7.5%	£55,105,677	£72,368,866	£88,896,621	£104,995,880	£120,910,687	£136,699,726	£152,442,547	£44,139,452	£61,940,653	£78,938,682	£95,318,699	£111,335,860	£127,227,535	£143,036,048
	-5%	£49,620,557	£67,177,668	£83,906,357	£100,104,181	£116,040,038	£131,860,939	£147,618,330	£38,491,786	£56,597,554	£73,804,460	£90,333,256	£106,447,036	£122,365,238	£138,198,477
	-2.5%	£44,056,564	£61,869,006	£78,853,687	£95,184,076	£111,154,622	£127,016,163	£142,792,407	£32,689,634	£51,135,773	£68,617,548	£85,342,481	£101,550,358	£117,491,963	£133,355,542
	0% BASE TEST	£38,396,530	£56,527,235	£73,719,687	£90,210,710	£106,265,798	£122,163,419	£137,962,596	£26,809,662	£45,578,748	£63,319,775	£80,286,933	£96,621,051	£112,605,777	£128,506,533
	2.5%	£32,576,805	£51,057,789	£68,547,544	£85,220,447	£101,376,974	£117,300,676	£133,128,192	£20,765,549	£39,949,837	£57,984,427	£75,155,281	£91,647,345	£107,716,953	£123,650,453
	5%	£26,685,044	£45,496,187	£63,248,128	£80,199,378	£96,475,281	£112,424,391	£128,288,319	£14,586,862	£34,166,330	£52,535,920	£69,985,834	£86,657,082	£102,828,086	£118,784,321
	7.5%	£20,614,977	£39,856,782	£57,913,547	£75,070,508	£91,524,800	£107,535,716	£123,441,696	£8,290,171	£28,300,668	£46,983,641	£64,698,896	£81,630,228	£97,915,904	£113,905,992
30% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£57,884	£76,018	£93,379	£110,290	£127,007	£143,592	£160,129	£46,365	£65,064	£82,919	£100,125	£116,949	£133,642	£150,248
	-5%	£52,122	£70,565	£88,137	£105,151	£121,891	£138,509	£155,061	£40,433	£59,451	£77,526	£94,888	£111,814	£128,535	£145,166
	-2.5%	£46,278	£64,988	£82,830	£99,983	£116,759	£133,420	£149,992	£34,338	£53,714	£72,077	£89,645	£106,671	£123,416	£140,079
	0% BASE TEST	£40,332	£59,377	£77,437	£94,759	£111,624	£128,323	£144,919	£28,161	£47,877	£66,512	£84,335	£101,493	£118,283	£134,986
	2.5%	£34,219	£53,632	£72,004	£89,517	£106,488	£123,215	£139,841	£21,813	£41,964	£60,908	£78,945	£96,268	£113,148	£129,885
	5%	£28,031	£47,790	£66,437	£84,243	£101,340	£118,093	£134,757	£15,322	£35,889	£55,185	£73,515	£91,026	£108,013	£124,773
	7.5%	£21,654	£41,866	£60,834	£78,856	£96,139	£112,958	£129,666	£8,708	£29,728	£49,353	£67,961	£85,746	£102,853	£119,649

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
40% AH	-7.5%	£38,548,043	£54,518,616	£69,749,363	£84,395,556	£98,608,316	£112,553,583	£126,470,026	£28,719,173	£45,184,124	£60,811,185	£75,808,016	£90,282,780	£104,431,391	£118,384,583
	-5%	£32,831,125	£49,092,543	£64,557,967	£79,407,489	£93,747,350	£107,774,716	£121,716,677	£22,793,647	£39,627,842	£55,528,851	£70,746,536	£85,399,118	£99,620,041	£113,605,715
	-2.5%	£27,036,604	£43,635,358	£59,349,596	£74,388,743	£88,869,325	£102,995,848	£116,948,082	£16,746,115	£33,922,945	£50,112,889	£65,560,561	£80,407,650	£94,755,885	£108,826,848
	0% BASE TEST	£21,036,843	£38,011,358	£54,019,321	£69,304,318	£83,989,482	£98,202,586	£112,169,214	£10,579,023	£28,157,111	£44,663,120	£60,353,943	£75,388,904	£89,877,859	£104,047,980
	2.5%	£14,968,758	£32,291,748	£48,582,776	£64,102,404	£78,988,377	£93,342,430	£107,390,347	£4,216,969	£22,199,630	£39,068,401	£55,033,955	£70,303,472	£84,990,622	£99,241,563
	5%	£8,723,440	£26,460,967	£43,101,459	£58,880,954	£73,969,631	£88,464,404	£102,611,479	▼ -2,223,352	£16,149,301	£33,352,032	£49,603,122	£65,104,999	£79,988,538	£94,378,015
	7.5%	£2,313,606	£20,441,763	£37,440,445	£53,511,541	£68,851,780	£83,581,362	£97,822,977	▼ -8,823,737	£9,958,047	£27,556,633	£44,133,266	£59,885,345	£74,969,791	£89,499,990
40% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£40,492	£57,267	£73,266	£88,651	£103,580	£118,229	£132,847	£30,167	£47,462	£63,877	£79,630	£94,835	£109,697	£124,354
	-5%	£34,486	£51,568	£67,813	£83,411	£98,474	£113,209	£127,854	£23,943	£41,626	£58,329	£74,314	£89,705	£104,643	£119,334
	-2.5%	£28,400	£45,835	£62,342	£78,139	£93,350	£108,189	£122,845	£17,590	£35,633	£52,640	£68,866	£84,462	£99,533	£114,314
	0% BASE TEST	£22,098	£39,928	£56,743	£72,799	£88,224	£103,154	£117,825	£11,112	£29,577	£46,915	£63,397	£79,190	£94,410	£109,294
	2.5%	£15,723	£33,920	£51,032	£67,334	£82,971	£98,049	£112,805	£4,430	£23,319	£41,038	£57,809	£73,848	£89,276	£104,245
	5%	£9,163	£27,795	£45,275	£61,850	£77,699	£92,925	£107,785	▼ -2,335	£16,964	£35,034	£52,104	£68,388	£84,022	£99,137
	7.5%	£2,430	£21,472	£39,328	£56,210	£72,323	£87,796	£102,755	▼ -9,269	£10,460	£28,946	£46,358	£62,905	£78,750	£94,013

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
50% AH	-7.5%	£20,572,362	£35,283,175	£49,222,439	£62,582,355	£75,463,539	£87,926,495	£100,122,533	£11,936,615	£27,107,005	£41,436,572	£55,089,074	£68,221,953	£80,931,537	£93,295,859
	-5%	£14,571,570	£29,623,530	£43,847,618	£57,414,101	£70,457,406	£83,076,157	£95,352,541	£5,667,032	£21,197,231	£35,844,769	£49,770,391	£63,131,716	£76,023,388	£88,525,330
	-2.5%	£8,341,496	£23,743,171	£38,277,652	£52,100,837	£65,367,169	£78,168,008	£90,582,012	▼ -662,486	£15,224,356	£30,198,861	£44,398,642	£57,959,431	£71,006,767	£83,659,809
	0% BASE TEST	£2,050,135	£17,815,331	£32,675,193	£46,773,526	£60,257,477	£73,235,194	£85,804,272	▼ -7,193,317	£9,032,158	£24,339,574	£38,839,247	£52,648,789	£65,916,530	£78,751,660
	2.5%	▼ -4,403,401	£11,700,450	£26,885,514	£41,272,130	£54,979,235	£68,151,982	£80,896,280	▼ -13,875,772	£2,749,288	£18,420,960	£33,241,496	£47,322,297	£60,802,039	£73,808,650
	5%	▼ -11,050,285	£5,423,752	£20,970,212	£35,678,562	£49,660,552	£63,061,745	£75,988,131	▼ -20,662,367	▼ -3,655,343	£12,343,230	£27,478,335	£41,833,724	£55,527,188	£68,725,993
	7.5%	▼ -17,776,915	▼ -911,225	£14,973,192	£29,999,088	£44,255,204	£57,857,536	£70,961,445	▼ -27,599,858	▼ -10,253,797	£6,084,185	£21,566,615	£36,240,157	£50,208,504	£63,635,755
50% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£21,610	£37,062	£51,704	£65,738	£79,268	£92,360	£105,171	£12,538	£28,474	£43,526	£57,867	£71,662	£85,012	£98,000
	-5%	£15,306	£31,117	£46,058	£60,309	£74,010	£87,265	£100,160	£5,953	£22,266	£37,652	£52,280	£66,315	£79,856	£92,989
	-2.5%	£8,762	£24,940	£40,208	£54,728	£68,663	£82,109	£95,149	▼ -696	£15,992	£31,721	£46,637	£60,882	£74,587	£87,878
	0% BASE TEST	£2,154	£18,714	£34,323	£49,132	£63,296	£76,928	£90,131	▼ -7,556	£9,488	£25,567	£40,798	£55,303	£69,240	£82,722
	2.5%	▼ -4,625	£12,290	£28,241	£43,353	£57,751	£71,588	£84,975	▼ -14,575	£2,888	£19,350	£34,918	£49,708	£63,868	£77,530
	5%	▼ -11,607	£5,697	£22,028	£37,477	£52,164	£66,241	£79,819	▼ -21,704	▼ -3,840	£12,966	£28,864	£43,943	£58,327	£72,191
	7.5%	▼ -18,673	▼ -957	£15,728	£31,512	£46,487	£60,775	£74,539	▼ -28,991	▼ -10,771	£6,391	£22,654	£38,067	£52,740	£66,844

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.1d: West Keynsham (North) (G&I)

Site Area	West Keynsham (North)
Dwellings	477
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.
	17.13

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
30% AH		£32,414,082	£39,805,479	£47,151,178	£54,482,704	£61,811,849	£69,140,993	£76,480,026	£27,616,083	£35,060,789	£42,442,141	£49,794,781	£57,129,639	£64,458,783	£71,801,862
		£30,134,783	£37,545,816	£44,897,854	£52,232,437	£59,561,582	£66,890,726	£74,231,417	£25,333,416	£32,783,632	£40,180,531	£47,539,451	£54,879,372	£62,208,516	£69,551,595
		£27,853,001	£35,282,871	£42,643,321	£49,982,170	£57,311,315	£64,640,460	£71,982,807	£23,011,904	£30,501,850	£37,915,933	£45,282,881	£52,628,515	£59,958,250	£67,301,328
		£25,571,220	£33,015,009	£40,386,955	£47,730,197	£55,061,048	£62,390,193	£69,733,271	£20,673,109	£28,220,068	£35,647,331	£43,024,555	£50,374,551	£57,707,983	£65,051,061
		£23,288,857	£30,738,768	£38,128,230	£45,477,624	£52,810,781	£60,139,926	£67,483,004	£18,260,013	£25,938,287	£33,372,864	£40,763,873	£48,120,039	£55,457,716	£62,800,794
		£20,960,213	£28,456,986	£35,866,592	£43,223,614	£50,560,514	£57,889,659	£65,232,737	£15,790,977	£23,628,247	£31,091,700	£38,500,352	£45,863,962	£53,207,449	£60,550,527
		£18,585,801	£26,175,205	£33,600,823	£40,967,832	£48,309,216	£55,639,392	£62,982,470	£13,246,995	£21,289,452	£28,809,918	£36,233,280	£43,606,047	£50,954,321	£58,300,260
30% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£67,954	£83,450	£98,849	£114,220	£129,585	£144,950	£160,335	£57,895	£73,503	£88,977	£104,392	£119,769	£135,134	£150,528
		£63,176	£78,712	£94,125	£109,502	£124,867	£140,232	£155,621	£53,110	£68,729	£84,236	£99,663	£115,051	£130,416	£145,810
		£58,392	£73,968	£89,399	£104,784	£120,150	£135,515	£150,907	£48,243	£63,945	£79,488	£94,933	£110,332	£125,699	£141,093
		£53,608	£69,214	£84,669	£100,063	£115,432	£130,797	£146,191	£43,340	£59,162	£74,732	£90,198	£105,607	£120,981	£136,375
		£48,824	£64,442	£79,933	£95,341	£110,714	£126,080	£141,474	£38,281	£54,378	£69,964	£85,459	£100,881	£116,264	£131,658
		£43,942	£59,658	£75,192	£90,616	£105,997	£121,362	£136,756	£33,105	£49,535	£65,182	£80,714	£96,151	£111,546	£126,940
		£38,964	£54,875	£70,442	£85,886	£101,277	£116,644	£132,039	£27,771	£44,632	£60,398	£75,961	£91,417	£106,822	£122,223

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
40% AH		£25,644,193	£32,145,380	£38,589,577	£44,999,250	£51,397,111	£57,793,754	£64,202,558	£21,516,915	£28,088,199	£34,576,239	£41,021,205	£47,436,842	£53,836,531	£60,245,336
		£23,407,389	£29,913,198	£36,378,911	£42,795,495	£49,195,759	£55,592,402	£62,001,207	£19,192,076	£25,856,017	£32,344,867	£38,808,579	£45,231,153	£51,635,180	£58,043,984
		£21,136,971	£27,681,017	£34,163,161	£40,590,034	£46,994,407	£53,391,051	£59,799,855	£16,822,234	£23,600,073	£30,112,686	£36,591,867	£43,023,691	£49,433,828	£55,842,632
		£18,817,364	£25,448,835	£31,937,685	£38,382,263	£44,791,835	£51,189,699	£57,598,503	£14,342,996	£21,313,060	£27,880,504	£34,368,730	£40,813,932	£47,229,448	£53,641,280
		£16,448,495	£23,207,782	£29,705,504	£36,171,655	£42,588,102	£48,988,347	£55,397,151	£11,851,705	£18,968,290	£25,648,323	£32,137,173	£38,601,336	£45,023,795	£51,439,929
		£13,966,172	£20,931,705	£27,473,322	£33,955,918	£40,382,677	£46,786,995	£53,195,799	£9,280,333	£16,570,962	£23,384,470	£29,904,992	£36,384,623	£42,816,376	£49,238,577
		£11,471,342	£18,597,000	£25,241,141	£31,729,991	£38,174,948	£44,584,419	£50,994,448	£6,651,312	£14,083,644	£21,088,273	£27,672,810	£34,161,221	£40,606,659	£47,034,236
40% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£53,761	£67,391	£80,901	£94,338	£107,751	£121,161	£134,597	£45,109	£58,885	£72,487	£85,998	£99,448	£112,865	£126,300
		£49,072	£62,711	£76,266	£89,718	£103,136	£116,546	£129,982	£40,235	£54,205	£67,809	£81,360	£94,824	£108,250	£121,686
		£44,312	£58,031	£71,621	£85,094	£98,521	£111,931	£125,367	£35,267	£49,476	£63,129	£76,713	£90,196	£103,635	£117,071
		£39,449	£53,352	£66,955	£80,466	£93,903	£107,316	£120,752	£30,069	£44,681	£58,450	£72,052	£85,564	£99,014	£112,456
		£34,483	£48,654	£62,276	£75,832	£89,283	£102,701	£116,137	£24,846	£39,766	£53,770	£67,374	£80,925	£94,390	£107,841
		£29,279	£43,882	£57,596	£71,186	£84,660	£98,086	£111,522	£19,456	£34,740	£49,024	£62,694	£76,278	£89,762	£103,226
		£24,049	£38,987	£52,916	£66,520	£80,031	£93,468	£106,907	£13,944	£29,525	£44,210	£58,014	£71,617	£85,129	£98,604

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
50% AH		£18,893,437	£24,597,160	£30,164,972	£35,718,123	£41,220,535	£46,708,514	£52,205,392	£15,257,743	£21,190,921	£26,835,605	£32,400,742	£37,950,478	£43,457,731	£48,958,053
		£16,581,019	£22,389,688	£27,981,357	£33,546,493	£39,063,695	£44,555,059	£50,051,937	£12,824,111	£18,902,882	£24,641,961	£30,217,127	£35,780,343	£41,298,965	£46,804,597
		£14,164,829	£20,145,850	£25,797,742	£31,362,879	£36,903,846	£42,401,135	£47,898,481	£10,347,925	£16,562,485	£22,418,543	£28,033,513	£33,598,649	£39,137,129	£44,649,941
		£11,730,295	£17,852,938	£23,601,108	£29,179,264	£34,739,211	£40,245,520	£45,745,025	£7,778,885	£14,132,837	£20,150,999	£25,848,127	£31,415,034	£36,971,264	£42,492,457
		£9,200,003	£15,473,302	£21,377,859	£26,995,649	£32,560,786	£38,087,694	£43,591,569	£5,201,966	£11,689,857	£17,842,907	£23,638,564	£29,231,420	£34,796,556	£40,332,651
		£6,623,084	£13,039,020	£19,101,666	£24,807,766	£30,377,171	£35,926,524	£41,436,990	£2,602,329	£9,144,859	£15,429,839	£21,392,637	£27,047,805	£32,612,942	£38,169,773
		£4,045,021	£10,560,232	£16,764,275	£22,599,190	£28,193,557	£33,758,385	£39,280,693	▼ -63,107	£6,567,940	£12,995,305	£19,097,129	£24,851,803	£30,429,327	£36,001,508
50% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£39,609	£51,566	£63,239	£74,881	£86,416	£97,921	£109,445	£31,987	£44,425	£56,259	£67,926	£79,561	£91,106	£102,637
		£34,761	£46,939	£58,661	£70,328	£81,895	£93,407	£104,931	£26,885	£39,629	£51,660	£63,348	£75,011	£86,581	£98,123
		£29,696	£42,234	£54,083	£65,750	£77,367	£88,891	£100,416	£21,694	£34,722	£46,999	£58,770	£70,437	£82,048	£93,606
		£24,592	£37,428	£49,478	£61,172	£72,829	£84,372	£95,902	£16,308	£29,629	£42,245	£54,189	£65,860	£77,508	£89,083
		£19,287	£32,439	£44,817	£56,595	£68,262	£79,848	£91,387	£10,906	£24,507	£37,407	£49,557	£61,282	£72,949	£84,555
		£13,885	£27,335	£40,045	£52,008	£63,684	£75,318	£86,870	£5,456	£19,172	£32,348	£44,848	£56,704	£68,371	£80,020
		£8,480	£22,139	£35,145	£47,378	£59,106	£70,772	£82,349	▼ -132	£13,769	£27,244	£40,036	£52,100	£63,793	£75,475

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.1e: East Whitchurch (G&I)

Site Area	East Whitchurch
Dwellings	1042
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.
	52.00

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
30% AH		£90,539,627	£107,949,310	£125,182,623	£142,390,153	£159,555,947	£176,686,546	£193,792,916	£79,880,152	£97,499,448	£114,873,471	£132,101,536	£149,305,516	£166,468,122	£183,599,382
		£85,190,429	£102,642,599	£119,904,257	£137,115,054	£154,293,486	£171,430,808	£188,543,090	£74,386,253	£92,150,393	£109,572,445	£126,823,170	£144,032,290	£161,205,660	£178,343,644
		£79,759,180	£97,313,911	£114,624,686	£131,836,688	£149,027,852	£166,174,323	£183,291,558	£68,769,105	£86,794,377	£104,258,335	£121,544,804	£138,755,600	£155,940,701	£173,086,494
		£74,299,137	£91,964,856	£109,338,612	£126,558,322	£143,759,586	£160,915,315	£178,038,864	£63,054,713	£81,354,483	£98,924,677	£116,261,086	£133,477,235	£150,673,782	£167,827,486
		£68,689,895	£86,615,801	£104,042,159	£121,279,956	£138,488,018	£155,654,714	£172,785,479	£57,229,422	£75,889,736	£93,575,622	£110,967,116	£128,198,869	£145,403,789	£162,566,889
		£62,991,059	£81,233,511	£98,730,259	£116,001,590	£133,212,386	£150,392,252	£167,529,741	£51,294,723	£70,284,663	£88,226,567	£105,663,139	£122,920,503	£140,130,155	£157,304,427
		£57,165,098	£75,773,467	£93,390,085	£110,721,341	£127,934,020	£145,126,420	£162,273,206	£45,219,158	£64,599,134	£82,828,813	£100,343,746	£117,642,137	£134,852,933	£152,039,269
30% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£86,890	£103,598	£120,137	£136,651	£153,125	£169,565	£185,982	£76,660	£93,570	£110,243	£126,777	£143,287	£159,758	£176,199
		£81,757	£98,505	£115,071	£131,588	£148,074	£164,521	£180,943	£71,388	£88,436	£105,156	£121,711	£138,227	£154,708	£171,155
		£76,544	£93,391	£110,004	£126,523	£143,021	£159,476	£175,904	£65,997	£83,296	£100,056	£116,646	£133,163	£149,655	£166,110
		£71,304	£88,258	£104,931	£121,457	£137,965	£154,429	£170,863	£60,513	£78,075	£94,937	£111,575	£128,097	£144,601	£161,063
		£65,921	£83,125	£99,849	£116,392	£132,906	£149,381	£165,821	£54,923	£72,831	£89,804	£106,494	£123,032	£139,543	£156,014
		£60,452	£77,959	£94,751	£111,326	£127,843	£144,330	£160,777	£49,227	£67,452	£84,670	£101,404	£117,966	£134,482	£150,964
		£54,861	£72,719	£89,626	£106,258	£122,777	£139,277	£155,732	£43,397	£61,995	£79,490	£96,299	£112,900	£129,417	£145,911

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
40% AH		£72,285,638	£87,974,806	£103,245,001	£118,352,525	£133,396,271	£148,434,707	£163,435,450	£62,671,656	£78,865,903	£94,348,707	£109,597,691	£124,685,415	£139,729,161	£154,762,810
		£66,772,319	£82,663,707	£98,012,583	£113,185,031	£128,231,670	£143,274,950	£158,286,411	£56,967,239	£73,398,644	£89,114,253	£104,386,014	£119,520,814	£134,564,560	£149,605,152
		£61,078,391	£77,321,058	£92,778,817	£108,007,174	£123,067,068	£138,110,814	£153,135,121	£51,093,498	£67,882,492	£83,785,423	£99,152,717	£114,345,915	£129,399,958	£144,443,704
		£55,348,642	£71,847,827	£87,545,050	£102,811,657	£117,902,467	£132,946,213	£147,980,880	£45,137,274	£62,194,660	£78,443,060	£93,918,950	£109,159,278	£124,235,357	£139,279,103
		£49,421,590	£66,301,790	£82,240,864	£97,582,827	£112,737,157	£127,781,611	£142,823,007	£39,043,301	£56,469,524	£72,960,832	£88,685,184	£103,954,257	£119,070,756	£134,114,501
		£43,449,066	£60,601,395	£76,890,553	£92,349,060	£107,563,952	£122,617,010	£137,660,756	£32,783,454	£50,558,047	£67,416,674	£83,362,580	£98,722,961	£113,901,511	£128,949,900
		£37,265,088	£54,833,997	£71,410,015	£87,115,293	£102,375,611	£117,452,409	£132,496,154	£26,415,538	£44,593,851	£61,717,663	£78,012,209	£93,489,194	£108,719,200	£123,785,299
40% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£69,372	£84,429	£99,083	£113,582	£128,019	£142,452	£156,848	£60,146	£75,687	£90,546	£105,180	£119,660	£134,097	£148,525
		£64,081	£79,332	£94,062	£108,623	£123,063	£137,500	£151,906	£54,671	£70,440	£85,522	£100,179	£114,703	£129,141	£143,575
		£58,616	£74,204	£89,039	£103,654	£118,107	£132,544	£146,963	£49,034	£65,146	£80,408	£95,156	£109,737	£124,184	£138,622
		£53,118	£68,952	£84,016	£98,668	£113,150	£127,588	£142,016	£43,318	£59,688	£75,281	£90,133	£104,759	£119,228	£133,665
		£47,430	£63,629	£78,926	£93,650	£108,193	£122,631	£137,066	£37,470	£54,193	£70,020	£85,111	£99,764	£114,271	£128,709
		£41,698	£58,159	£73,791	£88,627	£103,228	£117,675	£132,112	£31,462	£48,520	£64,699	£80,002	£94,744	£109,310	£123,752
		£35,763	£52,624	£68,532	£83,604	£98,249	£112,718	£127,156	£25,351	£42,796	£59,230	£74,868	£89,721	£104,337	£118,796

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
50% AH		£52,571,016	£66,967,827	£80,728,836	£93,962,978	£107,018,449	£119,920,631	£132,782,489	£44,166,923	£58,939,137	£73,047,622	£86,587,205	£99,735,923	£112,768,787	£125,652,661
		£46,745,995	£61,393,000	£75,400,602	£88,829,945	£101,900,157	£114,869,620	£127,731,652	£38,086,167	£53,173,758	£67,571,974	£81,361,042	£94,617,444	£107,673,102	£120,601,824
		£40,755,432	£55,730,610	£70,019,472	£83,619,058	£96,781,679	£109,809,403	£122,680,815	£31,950,453	£47,348,737	£61,997,146	£76,016,130	£89,473,292	£102,554,623	£115,547,197
		£34,629,357	£49,905,588	£64,449,768	£78,358,114	£91,663,200	£104,718,858	£117,629,978	£25,578,511	£41,373,291	£56,332,881	£70,624,697	£84,251,862	£97,436,145	£110,476,067
		£28,368,644	£44,028,203	£58,864,526	£72,993,706	£86,504,593	£99,600,379	£112,578,888	£19,100,073	£35,247,216	£50,508,330	£65,053,915	£78,979,693	£92,317,666	£105,373,324
		£21,893,416	£37,916,481	£53,065,182	£67,506,537	£81,281,839	£94,481,901	£107,517,832	£12,453,749	£29,013,022	£44,635,615	£59,463,480	£73,609,233	£87,139,832	£100,254,845
		£15,340,544	£31,758,779	£47,238,143	£61,931,709	£75,962,105	£89,358,437	£102,419,079	£5,591,994	£22,549,615	£38,534,340	£53,667,923	£68,110,683	£81,913,877	£95,136,367
50% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£50,452	£64,269	£77,475	£90,176	£102,705	£115,087	£127,430	£42,387	£56,563	£70,103	£83,097	£95,716	£108,223	£120,588
		£44,862	£58,918	£72,361	£85,249	£97,793	£110,240	£122,583	£36,551	£51,030	£64,848	£78,082	£90,804	£103,333	£115,741
		£39,113	£53,484	£67,197	£80,249	£92,881	£105,383	£117,736	£30,663	£45,440	£59,498	£72,952	£85,867	£98,421	£110,890
		£33,234	£47,894	£61,852	£75,200	£87,969	£100,498	£112,889	£24,548	£39,706	£54,062	£67,778	£80,856	£93,509	£106,023
		£27,225	£42,254	£56,492	£70,052	£83,018	£95,586	£108,041	£18,330	£33,827	£48,472	£62,432	£75,796	£88,597	£101,126
		£21,011	£36,388	£50,926	£64,786	£78,006	£90,674	£103,184	£11,952	£27,844	£42,836	£57,067	£70,642	£83,627	£96,214
		£14,722	£30,479	£45,334	£59,435	£72,900	£85,757	£98,291	£5,367	£21,641	£36,981	£51,505	£65,365	£78,612	£91,302

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.1f: South West Whitchurch (G&I)

Site Area	South West Whitchurch
Dwellings	703
Non-residential	Mixed (houses/flats)
Typical Site Type	N/A
BLV £/ha	Greenfield
Indexed CIL Rate	£250,000
	£0/ sq.m. & £154.44/ sq.m.
Gross Land Area (ha)	43.50

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
30% AH	-7.5%	£49,140,687	£59,750,115	£70,254,956	£80,711,121	£91,143,312	£101,573,031	£112,001,384	£41,948,898	£52,610,237	£63,206,206	£73,716,802	£84,183,420	£94,616,487	£105,046,206
	-5%	£45,850,270	£56,493,625	£67,027,232	£77,497,648	£87,935,249	£98,364,968	£108,794,687	£38,614,019	£49,319,820	£59,952,039	£70,485,936	£80,965,360	£91,408,424	£101,838,143
	-2.5%	£42,559,853	£53,218,421	£63,791,700	£74,279,588	£84,727,186	£95,156,905	£105,586,624	£35,230,836	£46,029,403	£56,683,545	£67,248,147	£77,743,453	£88,200,361	£98,630,080
	0% BASE TEST	£39,250,554	£49,928,004	£60,545,928	£71,056,466	£81,515,299	£91,948,842	£102,378,561	£31,803,912	£42,730,783	£53,397,554	£64,002,019	£74,516,943	£84,986,264	£95,422,016
	2.5%	£35,879,599	£46,637,587	£57,286,199	£67,826,911	£78,300,491	£88,740,779	£99,170,498	£28,372,994	£39,386,708	£50,107,137	£60,744,681	£71,284,682	£81,768,203	£92,213,953
	5%	£32,453,868	£43,347,170	£54,005,738	£64,589,015	£75,081,530	£85,532,376	£95,962,435	£24,910,762	£35,994,105	£46,816,720	£57,472,882	£68,045,462	£78,544,963	£89,005,365
	7.5%	£29,022,949	£40,027,042	£50,715,321	£61,340,711	£71,856,984	£82,319,477	£92,754,371	£21,388,814	£32,564,739	£43,510,681	£54,184,871	£64,797,457	£75,317,085	£85,789,107
30% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£69,901	£84,993	£99,936	£114,810	£129,649	£144,485	£159,319	£59,671	£74,837	£89,909	£104,860	£119,749	£134,590	£149,426
	-5%	£65,221	£80,361	£95,345	£110,238	£125,086	£139,922	£154,758	£54,927	£70,156	£85,280	£100,264	£115,171	£130,026	£144,862
	-2.5%	£60,540	£75,702	£90,742	£105,661	£120,522	£135,358	£150,194	£50,115	£65,476	£80,631	£95,659	£110,588	£125,463	£140,299
	0% BASE TEST	£55,833	£71,021	£86,125	£101,076	£115,953	£130,795	£145,631	£45,240	£60,783	£75,957	£91,041	£105,998	£120,891	£135,735
	2.5%	£51,038	£66,341	£81,488	£96,482	£111,380	£126,232	£141,068	£40,360	£56,027	£71,276	£86,408	£101,401	£116,313	£131,172
	5%	£46,165	£61,660	£76,822	£91,876	£106,802	£121,668	£136,504	£35,435	£51,201	£66,596	£81,754	£96,793	£111,728	£126,608
	7.5%	£41,284	£56,937	£72,141	£87,256	£102,215	£117,097	£131,941	£30,425	£46,323	£61,893	£77,077	£92,173	£107,137	£122,033

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
40% AH	-7.5%	£38,122,465	£47,429,721	£56,720,935	£65,911,863	£75,044,087	£84,148,998	£93,249,553	£31,818,116	£41,356,551	£50,657,074	£59,937,107	£69,127,054	£78,266,142	£87,373,785
	-5%	£34,806,763	£44,211,053	£53,510,530	£62,747,263	£71,897,408	£81,010,888	£90,111,444	£28,462,011	£38,087,644	£47,438,406	£56,736,749	£65,960,247	£75,116,188	£84,235,675
	-2.5%	£31,450,658	£40,992,385	£50,291,862	£59,569,555	£68,745,322	£77,870,397	£86,973,334	£25,095,268	£34,748,739	£44,219,738	£53,519,215	£62,783,784	£71,960,647	£81,094,654
	0% BASE TEST	£28,094,552	£37,729,327	£47,073,194	£56,371,907	£65,584,704	£74,725,920	£83,835,224	£21,652,945	£31,392,634	£40,983,989	£50,300,547	£59,592,515	£68,798,355	£77,946,765
	2.5%	£24,722,822	£34,381,280	£43,854,526	£53,154,003	£62,413,914	£71,576,253	£80,696,707	£18,150,341	£28,036,528	£37,677,644	£47,081,879	£56,381,356	£65,627,082	£74,793,856
	5%	£21,271,348	£31,025,175	£40,626,910	£49,935,335	£59,227,331	£68,420,001	£77,553,867	£14,605,528	£24,639,597	£34,323,256	£43,861,871	£53,162,688	£62,443,595	£71,634,812
	7.5%	£17,755,480	£27,669,069	£37,311,903	£46,716,667	£56,016,144	£65,254,660	£74,406,543	£11,056,746	£21,172,188	£30,967,151	£40,591,527	£49,944,020	£59,242,656	£68,467,644
40% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£54,228	£67,468	£80,684	£93,758	£106,748	£119,700	£132,645	£45,260	£58,829	£72,058	£85,259	£98,332	£111,332	£124,287
	-5%	£49,512	£62,889	£76,117	£89,256	£102,272	£115,236	£128,181	£40,487	£54,179	£67,480	£80,707	£93,827	£106,851	£119,823
	-2.5%	£44,738	£58,311	£71,539	£84,736	£97,789	£110,769	£123,717	£35,697	£49,429	£62,901	£76,130	£89,308	£102,362	£115,355
	0% BASE TEST	£39,964	£53,669	£66,960	£80,188	£93,293	£106,296	£119,254	£30,801	£44,655	£58,299	£71,551	£84,769	£97,864	£110,877
	2.5%	£35,168	£48,907	£62,382	£75,610	£88,782	£101,815	£114,789	£25,818	£39,881	£53,596	£66,973	£80,201	£93,353	£106,392
	5%	£30,258	£44,133	£57,791	£71,032	£84,249	£97,326	£110,318	£20,776	£35,049	£48,824	£62,392	£75,623	£88,824	£101,899
	7.5%	£25,257	£39,359	£53,075	£66,453	£79,682	£92,823	£105,841	£15,728	£30,117	£44,050	£57,740	£71,044	£84,271	£97,394

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.)						
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 (Base Test) £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750
50% AH	-7.5%	£26,892,476	£35,147,399	£43,213,307	£51,175,708	£59,126,085	£66,980,973	£74,790,882	£21,615,551	£29,953,249	£38,204,761	£46,204,746	£54,167,146	£62,104,063	£69,958,914
	-5%	£23,590,016	£31,865,052	£40,065,378	£48,027,778	£55,990,179	£63,891,366	£71,717,372	£18,169,690	£26,670,902	£34,925,825	£43,056,816	£51,019,217	£58,979,932	£66,867,170
	-2.5%	£20,179,497	£28,582,705	£36,837,628	£44,879,849	£52,842,249	£60,787,407	£68,637,417	£14,698,901	£23,333,662	£31,643,478	£39,887,775	£47,871,288	£55,833,688	£63,764,552
	0% BASE TEST	£16,712,051	£25,294,526	£33,555,282	£41,731,919	£49,694,320	£57,656,720	£65,549,516	£11,228,113	£19,908,594	£28,361,132	£36,616,054	£44,723,358	£52,685,759	£60,644,278
	2.5%	£13,241,263	£21,909,641	£30,272,935	£38,527,858	£46,546,390	£54,508,791	£62,448,231	£7,745,663	£16,439,476	£25,046,131	£33,333,708	£41,565,994	£49,637,829	£57,500,230
	5%	£9,770,474	£18,452,626	£26,990,588	£35,245,511	£43,398,461	£51,360,862	£59,323,262	£4,199,092	£12,968,688	£21,641,049	£30,051,361	£38,306,284	£46,389,900	£54,352,300
	7.5%	£6,265,399	£14,981,837	£23,632,186	£31,963,164	£40,217,496	£48,212,932	£56,175,333	£600,773	£9,497,900	£18,180,051	£26,753,474	£35,023,937	£43,239,357	£51,204,371
50% AH	Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)							
	-7.5%	£38,254	£49,996	£61,470	£72,796	£84,105	£95,279	£106,388	£30,748	£42,608	£54,345	£65,725	£77,051	£88,341	£99,515
	-5%	£33,556	£45,327	£56,992	£68,318	£79,645	£90,884	£102,016	£25,846	£37,939	£49,681	£61,247	£72,574	£83,897	£95,117
	-2.5%	£28,705	£40,658	£52,401	£63,840	£75,167	£86,469	£97,635	£20,909	£33,192	£45,012	£56,739	£68,096	£79,422	£90,703
	0% BASE TEST	£23,772	£35,981	£47,732	£59,363	£70,689	£82,015	£93,243	£15,972	£28,319	£40,343	£52,085	£63,618	£74,944	£86,265
	2.5%	£18,835	£31,166	£43,062	£54,805	£66,211	£77,537	£88,831	£11,018	£23,385	£35,627	£47,416	£59,127	£70,466	£81,793
	5%	£13,898	£26,248	£38,393	£50,136	£61,733	£73,060	£84,386	£5,973	£18,448	£30,784	£42,747	£54,490	£65,988	£77,315
	7.5%	£8,912	£21,311	£33,616	£45,467	£57,208	£68,582	£79,908	£855	£13,511	£25,861	£38,056	£49,821	£61,507	£72,837

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1

DixonSearle
Partnership

Table 3.1g: South Farrington Gurney (G&I)

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%	£30,262,053	£38,228,305	£46,122,268	£53,967,353	£61,803,221	£24,968,963	£33,158,434	£41,085,348	£48,974,385	£56,836,012
	-2.5%	£27,777,169	£35,801,448	£43,706,728	£51,563,141	£59,404,620	£22,364,355	£30,678,310	£38,658,491	£46,559,553	£54,430,622
	0% BASE TEST	£25,229,647	£33,374,449	£41,284,016	£49,156,539	£57,004,337	£19,675,411	£28,191,776	£36,231,635	£44,139,892	£52,023,167
	2.5%	£22,634,900	£30,915,365	£38,857,160	£46,746,885	£54,602,778	£16,959,347	£25,626,082	£33,793,728	£41,714,203	£49,613,108
	5%	£19,944,145	£28,430,481	£36,430,304	£44,332,823	£52,199,434	£14,176,407	£23,021,039	£31,317,039	£39,287,347	£47,199,651
		Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)				
30% AH	-5%	£60,044	£75,850	£91,512	£107,078	£122,625	£49,542	£65,791	£81,519	£97,171	£112,770
	-2.5%	£55,113	£71,035	£86,720	£102,308	£117,866	£44,374	£60,870	£76,703	£92,380	£107,997
	0% BASE TEST	£50,059	£66,219	£81,913	£97,533	£113,104	£39,039	£55,936	£71,888	£87,579	£103,221
	2.5%	£44,911	£61,340	£77,098	£92,752	£108,339	£33,649	£50,845	£67,051	£82,766	£98,439
	5%	£39,572	£56,410	£72,282	£87,962	£103,570	£28,128	£45,677	£62,137	£77,951	£93,650

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%	£22,394,926	£29,676,306	£36,650,606	£43,554,823	£50,433,841	£17,607,509	£25,177,570	£32,343,308	£39,288,074	£46,202,215
	-2.5%	£19,759,617	£27,223,560	£34,276,754	£41,181,019	£48,077,859	£14,885,605	£22,607,899	£29,912,695	£36,914,222	£43,830,927
	0% BASE TEST	£17,099,244	£24,709,883	£31,879,308	£38,807,167	£45,717,603	£12,108,415	£19,972,590	£27,440,307	£34,538,846	£41,457,075
	2.5%	£14,356,710	£22,114,716	£29,448,694	£36,433,314	£43,350,019	£9,321,388	£17,307,023	£24,924,032	£32,115,696	£39,083,222
	5%	£11,572,619	£19,479,407	£26,973,249	£34,059,461	£40,976,167	£6,480,936	£14,566,920	£22,313,974	£29,685,083	£36,709,369
		Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)				
40% AH	-5%	£44,434	£58,882	£72,719	£86,418	£100,067	£34,936	£49,955	£64,173	£77,953	£91,671
	-2.5%	£39,206	£54,015	£68,009	£81,708	£95,393	£29,535	£44,857	£59,351	£73,243	£86,966
	0% BASE TEST	£33,927	£49,028	£63,253	£76,998	£90,710	£24,025	£39,628	£54,445	£68,529	£82,256
	2.5%	£28,486	£43,878	£58,430	£72,288	£86,012	£18,495	£34,339	£49,452	£63,722	£77,546
	5%	£22,962	£38,650	£53,518	£67,578	£81,302	£12,859	£28,903	£44,274	£58,899	£72,836

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%	£14,004,116	£20,702,101	£27,089,419	£33,174,538	£39,105,032	£9,878,171	£16,732,851	£23,297,457	£29,572,046	£35,608,415
	-2.5%	£11,280,879	£18,109,997	£24,627,041	£30,803,029	£36,783,144	£7,093,551	£14,021,845	£20,719,836	£27,130,151	£33,254,059
	0% BASE TEST	£8,531,549	£15,422,774	£22,057,297	£28,399,990	£34,458,986	£4,241,447	£11,298,607	£18,118,020	£24,650,651	£30,877,007
	2.5%	£5,708,397	£12,699,536	£19,479,551	£25,949,083	£32,103,103	£1,347,342	£8,547,046	£15,428,155	£22,075,033	£28,457,642
	5%	£2,824,021	£9,970,157	£16,824,767	£23,412,494	£29,715,600	▼ -1,551,498	£5,725,987	£12,704,917	£19,493,089	£25,998,954
		Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)				
50% AH	-5%	£27,786	£41,076	£53,749	£65,822	£77,589	£19,600	£33,200	£46,225	£58,675	£70,652
	-2.5%	£22,383	£35,933	£48,863	£61,117	£72,982	£14,075	£27,821	£41,111	£53,830	£65,980
	0% BASE TEST	£16,928	£30,601	£43,764	£56,349	£68,371	£8,416	£22,418	£35,948	£48,910	£61,264
	2.5%	£11,326	£25,197	£38,650	£51,486	£63,697	£2,673	£16,958	£30,611	£43,800	£56,464
	5%	£5,603	£19,782	£33,382	£46,453	£58,960	▼ -3,078	£11,361	£25,208	£38,677	£51,585

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1

 DixonSearle Partnership

Table 3.1h: South of A367 (G&I)

Site Area	Eckweek Lane Peasedown/ South of A367
Dwellings	568
	Mixed (houses/flats)
Non-residential	N/A
Typical Site Type	Greenfield
BLV £/ha	£250,000
Indexed CIL Rate	£0/ sq.m. & £154.44/ sq.m.
Gross Land Area (ha)	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%	£32,103,475	£41,219,080	£50,139,626	£59,033,417	£67,897,551	£25,962,760	£35,393,550	£44,454,399	£53,373,084	£62,278,283
	-2.5%	£29,201,662	£38,446,713	£47,398,824	£56,306,089	£65,180,381	£22,929,160	£32,551,927	£41,695,040	£50,632,283	£59,551,337
	0% BASE TEST	£26,257,388	£35,642,199	£44,658,022	£53,573,803	£62,461,134	£19,860,286	£29,650,113	£38,904,788	£47,891,481	£56,820,281
	2.5%	£23,223,206	£32,831,570	£41,916,296	£50,834,608	£59,739,062	£16,717,829	£26,690,315	£36,100,274	£45,150,510	£54,084,134
	5%	£20,159,855	£29,929,756	£39,153,264	£48,093,807	£57,013,579	£13,521,851	£23,656,664	£33,263,055	£42,396,486	£51,343,333
30% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£56,520	£72,569	£88,274	£103,932	£119,538	£45,709	£62,313	£78,265	£93,967	£109,645
	-2.5%	£51,411	£67,688	£83,449	£99,130	£114,754	£40,368	£57,310	£73,407	£89,141	£104,844
	0% BASE TEST	£46,228	£62,750	£78,623	£94,320	£109,967	£34,965	£52,201	£68,494	£84,316	£100,036
	2.5%	£40,886	£57,802	£73,796	£89,498	£105,174	£29,433	£46,990	£63,557	£79,490	£95,219
	5%	£35,493	£52,693	£68,932	£84,672	£100,376	£23,806	£41,649	£58,562	£74,642	£90,393

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%	£23,001,294	£31,426,860	£39,446,991	£47,258,236	£55,058,610	£17,501,662	£26,203,981	£34,494,159	£42,445,465	£50,253,750
	-2.5%	£20,000,339	£28,587,896	£36,703,220	£44,576,797	£52,378,235	£14,372,098	£23,234,657	£31,666,014	£39,714,298	£47,572,311
	0% BASE TEST	£16,906,459	£25,646,416	£33,956,929	£41,895,358	£49,696,796	£11,231,786	£20,224,369	£28,820,661	£36,970,527	£44,890,873
	2.5%	£13,772,362	£22,677,093	£31,131,665	£39,179,589	£47,015,357	£8,025,567	£17,132,090	£25,864,341	£34,207,656	£42,199,565
	5%	£10,621,149	£19,645,116	£28,275,343	£36,435,818	£44,333,918	£4,752,357	£13,997,993	£22,894,030	£31,370,819	£39,461,245
40% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£40,495	£55,329	£69,449	£83,201	£96,934	£30,813	£46,134	£60,729	£74,728	£88,475
	-2.5%	£35,212	£50,331	£64,618	£78,480	£92,215	£25,303	£40,906	£55,750	£69,920	£83,754
	0% BASE TEST	£29,765	£45,152	£59,783	£73,759	£87,494	£19,774	£35,606	£50,741	£65,089	£79,033
	2.5%	£24,247	£39,924	£54,809	£68,978	£82,774	£14,130	£30,162	£45,536	£60,225	£74,295
	5%	£18,699	£34,586	£49,781	£64,148	£78,053	£8,367	£24,644	£40,306	£55,230	£69,474

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%	£13,497,262	£21,196,845	£28,554,562	£35,564,407	£42,380,768	£8,771,122	£16,585,549	£24,143,448	£31,392,265	£38,343,722
	-2.5%	£10,401,485	£18,170,661	£25,653,955	£32,833,469	£39,723,490	£5,552,802	£13,519,619	£21,210,407	£28,584,749	£35,657,470
	0% BASE TEST	£7,218,446	£15,104,731	£22,749,214	£30,058,204	£37,039,396	£2,295,565	£10,418,906	£18,179,098	£25,680,732	£32,901,436
	2.5%	£3,968,811	£12,031,866	£19,759,949	£27,191,239	£34,333,174	▼ -971,831	£7,236,894	£15,113,167	£22,770,451	£30,124,219
	5%	£711,574	£8,886,560	£16,698,279	£24,286,498	£31,567,375	▼ -4,311,559	£3,990,151	£12,037,336	£19,769,021	£27,231,254
50% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£23,763	£37,318	£50,272	£62,613	£74,614	£15,442	£29,200	£42,506	£55,268	£67,507
	-2.5%	£18,312	£31,991	£45,165	£57,805	£69,936	£9,776	£23,802	£37,342	£50,325	£62,777
	0% BASE TEST	£12,709	£26,593	£40,051	£52,919	£65,210	£4,041	£18,343	£32,005	£45,213	£57,925
	2.5%	£6,987	£21,183	£34,789	£47,872	£60,446	▼ -1,711	£12,741	£26,608	£40,089	£53,036
	5%	£1,253	£15,645	£29,398	£42,758	£55,576	▼ -7,591	£7,025	£21,192	£34,805	£47,942

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1

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Partnership

Table 3.1i: Fosseway (G&I)

Site Area	Fosseway, Peasedown
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%	£20,549,221	£25,921,309	£31,233,860	£36,527,148	£41,824,441	£16,962,169	£22,396,499	£27,757,444	£33,076,120	£38,384,347
	-2.5%	£18,894,305	£24,278,371	£29,602,812	£34,900,755	£40,198,435	£15,255,859	£20,741,583	£26,113,914	£31,442,863	£36,756,643
	0% BASE TEST	£17,226,046	£22,625,739	£27,969,163	£33,273,080	£38,572,429	£13,497,975	£19,082,774	£24,463,330	£29,807,267	£35,127,181
	2.5%	£15,519,736	£20,970,823	£26,332,285	£31,643,846	£36,946,424	£11,715,242	£17,383,312	£22,808,414	£28,168,420	£33,495,830
	5%	£13,787,436	£19,315,907	£24,689,764	£30,012,965	£35,320,141	£9,899,232	£15,676,846	£21,153,498	£26,525,307	£31,862,774
		Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)				
30% AH	-5%	£58,880	£74,273	£89,495	£104,662	£119,841	£48,602	£64,173	£79,534	£94,774	£109,984
	-2.5%	£54,138	£69,566	£84,822	£100,002	£115,182	£43,713	£59,431	£74,825	£90,094	£105,320
	0% BASE TEST	£49,358	£64,830	£80,141	£95,338	£110,523	£38,676	£54,678	£70,096	£85,408	£100,651
	2.5%	£44,469	£60,088	£75,451	£90,670	£105,864	£33,568	£49,809	£65,354	£80,712	£95,977
	5%	£39,506	£55,346	£70,744	£85,997	£101,204	£28,365	£44,919	£60,612	£76,004	£91,297

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%	£15,393,723	£20,148,751	£24,837,148	£29,476,656	£34,103,349	£12,193,976	£17,117,370	£21,846,540	£26,532,507	£31,184,835
	-2.5%	£13,708,543	£18,529,630	£23,220,820	£27,880,196	£32,512,269	£10,443,902	£15,447,968	£20,227,420	£24,918,609	£29,586,224
	0% BASE TEST	£11,966,185	£16,887,766	£21,601,699	£26,280,206	£30,919,677	£8,631,013	£13,734,094	£18,601,205	£23,299,489	£27,984,491
	2.5%	£10,214,756	£15,218,797	£19,982,578	£24,673,200	£29,325,109	£6,788,145	£11,989,921	£16,933,752	£21,680,368	£26,377,327
	5%	£8,393,654	£13,506,303	£18,360,693	£23,054,647	£27,728,033	£4,943,091	£10,221,275	£15,261,352	£20,061,247	£24,760,889
		Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)				
40% AH	-5%	£44,108	£57,733	£71,167	£84,460	£97,717	£34,940	£49,047	£62,598	£76,024	£89,355
	-2.5%	£39,279	£53,093	£66,535	£79,886	£93,158	£29,925	£44,264	£57,958	£71,400	£84,774
	0% BASE TEST	£34,287	£48,389	£61,896	£75,301	£88,595	£24,731	£39,353	£53,299	£66,761	£80,185
	2.5%	£29,269	£43,607	£57,257	£70,697	£84,026	£19,450	£34,355	£48,521	£62,121	£75,580
	5%	£24,051	£38,700	£52,609	£66,059	£79,450	£14,164	£29,287	£43,729	£57,482	£70,948

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%	£10,053,519	£14,345,439	£18,455,311	£22,476,604	£26,489,730	£7,245,910	£11,695,649	£15,942,514	£20,028,876	£24,055,646
	-2.5%	£8,263,536	£12,656,219	£16,847,603	£20,893,279	£24,920,049	£5,443,692	£9,969,090	£14,285,843	£18,434,970	£22,472,321
	0% BASE TEST	£6,461,318	£10,950,605	£15,220,183	£19,309,953	£23,336,723	£3,617,588	£8,172,214	£12,583,716	£16,810,218	£20,888,995
	2.5%	£4,656,151	£9,189,839	£13,543,311	£17,710,187	£21,753,398	£1,750,805	£6,369,996	£10,873,720	£15,168,863	£19,302,092
	5%	£2,811,995	£7,387,621	£11,838,672	£16,088,412	£20,170,072	▼ -152,067	£4,559,546	£9,090,368	£13,471,783	£17,684,688
		Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)				
50% AH	-5%	£28,807	£41,104	£52,881	£64,403	£75,902	£20,762	£33,512	£45,681	£57,389	£68,927
	-2.5%	£23,678	£36,264	£48,274	£59,866	£71,404	£15,598	£28,565	£40,934	£52,822	£64,391
	0% BASE TEST	£18,514	£31,377	£43,611	£55,329	£66,867	£10,366	£23,416	£36,056	£48,167	£59,854
	2.5%	£13,341	£26,332	£38,806	£50,746	£62,331	£5,017	£18,252	£31,157	£43,464	£55,307
	5%	£8,057	£21,168	£33,922	£46,099	£57,794	▼ -436	£13,065	£26,047	£38,601	£50,672

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1

Dixon Searle
Partnership

Table 3.1j: Writhlington East Radstock (G&I)

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
30% AH	-5%	£65,724,189	£84,101,277	£101,741,143	£119,108,340	£136,339,851	£54,211,263	£73,090,894	£91,202,106	£108,769,825	£126,144,634
	-2.5%	£59,932,231	£78,535,961	£96,398,241	£113,804,234	£131,067,403	£48,209,625	£67,371,893	£85,739,771	£103,428,706	£120,844,812
	0% BASE TEST	£54,090,884	£72,934,672	£90,977,702	£108,475,936	£125,792,220	£42,134,982	£61,581,524	£80,163,104	£98,066,392	£115,530,454
	2.5%	£48,090,915	£67,232,524	£85,529,748	£103,134,817	£120,508,670	£35,869,264	£55,737,791	£74,554,727	£92,630,201	£110,194,881
	5%	£42,022,814	£61,444,085	£79,991,156	£97,793,699	£115,213,433	£29,496,675	£49,748,997	£68,845,863	£87,178,864	£104,853,763
30% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£63,934	£81,811	£98,970	£115,864	£132,626	£52,735	£71,100	£88,718	£105,807	£122,709
	-2.5%	£58,300	£76,397	£93,773	£110,705	£127,497	£46,897	£65,537	£83,404	£100,612	£117,553
	0% BASE TEST	£52,618	£70,948	£88,500	£105,521	£122,366	£40,987	£59,904	£77,980	£95,395	£112,384
	2.5%	£46,781	£65,401	£83,200	£100,326	£117,226	£34,892	£54,220	£72,524	£90,107	£107,193
	5%	£40,878	£59,771	£77,812	£95,130	£112,075	£28,693	£48,394	£66,971	£84,804	£101,998

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%	£47,440,113	£64,237,022	£80,387,338	£96,003,041	£111,245,763	£37,076,800	£54,465,373	£70,994,473	£86,971,792	£102,456,818
	-2.5%	£41,479,635	£58,567,413	£74,910,389	£90,672,903	£106,020,151	£30,857,225	£48,567,825	£65,341,785	£81,513,491	£97,187,080
	0% BASE TEST	£35,302,888	£52,776,356	£69,355,363	£85,342,765	£100,794,538	£24,399,507	£42,608,421	£59,670,781	£76,036,003	£91,856,942
	2.5%	£29,035,657	£46,869,450	£63,691,989	£79,886,387	£95,555,311	£17,835,216	£36,441,682	£53,872,896	£70,460,540	£86,513,376
	5%	£22,524,365	£40,859,974	£58,013,044	£74,408,998	£90,225,173	£11,022,104	£30,189,135	£47,966,316	£64,796,751	£81,041,243
40% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£46,148	£62,487	£78,198	£93,388	£108,216	£36,067	£52,982	£69,061	£84,603	£99,666
	-2.5%	£40,350	£56,972	£72,870	£88,203	£103,132	£30,017	£47,245	£63,562	£79,293	£94,540
	0% BASE TEST	£34,341	£51,339	£67,466	£83,018	£98,049	£23,735	£41,448	£58,046	£73,965	£89,355
	2.5%	£28,245	£45,593	£61,957	£77,710	£92,953	£17,349	£35,449	£52,406	£68,541	£84,157
	5%	£21,911	£39,747	£56,433	£72,382	£87,768	£10,722	£29,367	£46,660	£63,032	£78,834

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%	£27,873,449	£43,381,473	£58,011,786	£72,086,743	£85,763,223	£18,679,034	£34,711,541	£49,780,133	£64,174,393	£78,140,971
	-2.5%	£21,485,566	£37,337,109	£52,278,433	£66,555,694	£80,414,598	£11,968,500	£28,483,069	£43,957,321	£58,609,827	£72,727,547
	0% BASE TEST	£14,889,810	£31,230,688	£46,502,092	£61,012,240	£75,058,711	£5,169,068	£22,095,185	£37,913,424	£52,866,294	£67,191,558
	2.5%	£8,121,294	£24,860,468	£40,538,992	£55,364,595	£69,572,858	▼ -1,893,871	£15,526,125	£31,804,854	£47,089,214	£61,648,105
	5%	£1,186,194	£18,410,707	£34,481,523	£49,588,254	£64,029,405	▼ -9,091,661	£8,759,311	£25,441,040	£41,115,307	£55,978,832
50% AH	Surplus / Deficit (£ per dwelling)					Surplus / Deficit (£ per dwelling)					
	-5%	£27,114	£42,200	£56,432	£70,123	£83,427	£18,170	£33,766	£48,424	£62,426	£76,013
	-2.5%	£20,900	£36,320	£50,855	£64,743	£78,224	£11,643	£27,707	£42,760	£57,013	£70,747
	0% BASE TEST	£14,484	£30,380	£45,235	£59,350	£73,014	£5,028	£21,493	£36,881	£51,426	£65,361
	2.5%	£7,900	£24,183	£39,435	£53,857	£67,678	▼ -1,842	£15,103	£30,939	£45,807	£59,969
	5%	£1,154	£17,909	£33,542	£48,238	£62,285	▼ -8,844	£8,521	£24,748	£39,995	£54,454

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1											
Table 3.1k: North Radstock (G&I)											
Site Area	North Radstock										
Dwellings	951										
Non-residential	Mixed (houses/flats)										
Typical Site Type	N/A										
BLV £/ha	Greenfield										
Indexed CIL Rate	£250,000										
	£0/ sq.m. & £154.44/ sq.m.										
Gross Land Area (ha)	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
30% AH	-5%	£51,405,874	£68,591,457	£85,105,026	£101,158,224	£117,041,450	£40,372,871	£58,071,551	£75,042,563	£91,433,245	£107,445,902
	-2.5%	£45,982,554	£63,400,840	£80,120,600	£96,282,364	£112,195,578	£34,755,679	£52,737,510	£69,907,801	£86,450,426	£102,570,059
	0% BASE TEST	£40,427,949	£58,108,236	£75,046,194	£91,376,636	£107,330,753	£28,977,296	£47,310,842	£64,701,852	£81,454,371	£97,686,315
	2.5%	£34,817,930	£52,776,072	£69,911,641	£86,403,285	£102,454,911	£23,101,738	£41,764,277	£59,408,866	£76,362,747	£92,757,092
	5%	£29,037,668	£47,365,461	£64,730,890	£81,419,762	£97,579,068	£17,078,880	£36,159,345	£54,077,278	£71,228,195	£87,777,962
30% AH	Surplus / Deficit (£ per dwelling)										
	-5%	£54,055	£72,126	£89,490	£106,370	£123,072	£42,453	£61,064	£78,909	£96,144	£112,982
	-2.5%	£48,352	£66,668	£84,249	£101,243	£117,976	£36,546	£55,455	£73,510	£90,905	£107,855
	0% BASE TEST	£42,511	£61,102	£78,913	£96,085	£112,861	£30,470	£49,749	£68,036	£85,651	£102,720
	2.5%	£36,612	£55,495	£73,514	£90,855	£107,734	£24,292	£43,916	£62,470	£80,297	£97,536
5%	£30,534	£49,806	£68,066	£85,615	£102,607	£17,959	£38,022	£56,864	£74,898	£92,301	
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%	£34,218,850	£50,007,453	£65,110,008	£79,715,017	£93,906,588	£24,274,321	£40,596,255	£56,096,598	£71,043,591	£85,530,412
	-2.5%	£28,516,195	£44,624,375	£59,935,063	£74,713,446	£89,049,445	£18,385,124	£35,086,648	£50,851,066	£65,968,832	£80,630,707
	0% BASE TEST	£22,757,343	£39,169,444	£54,718,644	£69,689,709	£84,173,478	£12,325,723	£29,393,471	£45,465,422	£60,788,002	£75,617,900
	2.5%	£16,808,524	£33,619,605	£49,456,548	£64,606,186	£79,282,345	£6,187,719	£23,638,980	£40,010,491	£55,571,583	£70,594,162
	5%	£10,733,204	£27,893,847	£44,038,611	£59,410,049	£74,264,018	▼ -148,578	£17,713,049	£34,459,704	£50,297,080	£65,489,512
40% AH	Surplus / Deficit (£ per dwelling)										
	-5%	£35,982	£52,584	£68,465	£83,822	£98,745	£25,525	£42,688	£58,987	£74,704	£89,937
	-2.5%	£29,985	£46,924	£63,023	£78,563	£93,638	£19,332	£36,894	£53,471	£69,368	£84,785
	0% BASE TEST	£23,930	£41,188	£57,538	£73,280	£88,510	£12,961	£30,908	£47,808	£63,920	£79,514
	2.5%	£17,675	£35,352	£52,005	£67,935	£83,367	£6,507	£24,857	£42,072	£58,435	£74,232
5%	£11,286	£29,331	£46,308	£62,471	£78,090	▼ -156	£18,626	£36,235	£52,889	£68,864	
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%	£15,808,943	£30,365,915	£44,150,469	£57,356,116	£70,189,128	£7,089,257	£22,136,005	£36,344,633	£49,881,898	£62,918,414
	-2.5%	£9,853,808	£24,746,359	£38,814,920	£52,247,943	£65,217,972	£840,597	£16,238,516	£30,764,226	£44,562,439	£57,817,061
	0% BASE TEST	£3,700,829	£18,937,505	£33,319,053	£46,988,343	£60,125,823	▼ -5,476,805	£10,287,513	£25,143,565	£39,224,313	£52,698,621
	2.5%	▼ -2,609,343	£12,996,195	£27,704,606	£41,653,738	£55,024,470	▼ -11,947,260	£4,154,086	£19,339,353	£33,717,364	£47,424,650
	5%	▼ -8,984,942	£6,967,852	£22,010,314	£36,255,191	£49,845,321	▼ -18,625,770	▼ -2,147,668	£13,398,770	£28,102,918	£42,090,045
50% AH	Surplus / Deficit (£ per dwelling)										
	-5%	£16,623	£31,931	£46,425	£60,311	£73,806	£7,455	£23,277	£38,217	£52,452	£66,160
	-2.5%	£10,362	£26,021	£40,815	£54,940	£68,578	£884	£17,075	£32,349	£46,859	£60,796
	0% BASE TEST	£3,892	£19,913	£35,036	£49,409	£63,224	▼ -5,759	£10,818	£26,439	£41,245	£55,414
	2.5%	▼ -2,744	£13,666	£29,132	£43,800	£57,860	▼ -12,563	£4,368	£20,336	£35,455	£49,868
5%	▼ -9,448	£7,327	£23,144	£38,123	£52,414	▼ -19,585	▼ -2,258	£14,089	£29,551	£44,259	

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.11: West of Clutton (G&I)

Site Area	West of Clutton
Dwellings	300
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.
	27.25

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
30% AH		£13,525,730	£18,252,218	£22,856,064	£27,430,318	£31,976,513	£36,496,060	£41,008,905	£10,237,213	£15,056,485	£19,762,326	£24,363,438	£28,936,717	£33,482,911	£38,014,233
		£12,049,945	£16,799,614	£21,446,683	£26,021,768	£30,581,139	£35,108,002	£39,625,323	£8,700,707	£13,590,533	£18,318,785	£22,954,244	£27,529,142	£32,086,955	£36,625,285
		£10,541,857	£15,337,493	£20,029,099	£24,612,574	£29,182,110	£33,717,947	£38,240,766	£7,162,164	£12,097,844	£16,859,261	£21,536,574	£26,119,948	£30,687,926	£35,233,913
		£9,007,697	£13,875,372	£18,595,538	£23,203,380	£27,777,986	£32,325,327	£36,854,121	£5,605,619	£10,580,455	£15,397,140	£20,106,256	£24,710,754	£29,284,385	£33,840,338
		£7,469,154	£12,395,984	£17,140,270	£21,793,612	£26,369,084	£30,929,700	£35,465,860	£4,025,892	£9,043,679	£13,928,840	£18,660,702	£23,301,338	£27,876,458	£32,444,146
		£5,921,507	£10,885,458	£15,678,148	£20,374,611	£24,959,890	£29,530,102	£34,075,596	£2,425,793	£7,505,136	£12,433,657	£17,199,917	£21,882,151	£26,467,264	£31,044,579
		£4,349,219	£9,350,668	£14,215,686	£18,938,304	£23,550,696	£28,125,594	£32,682,755	£807,490	£5,948,630	£10,914,328	£15,737,796	£20,450,185	£25,058,070	£29,640,732
30% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£45,086	£60,841	£76,187	£91,434	£106,588	£121,654	£136,696	£34,124	£50,188	£65,874	£81,211	£96,456	£111,610	£126,714
		£40,166	£55,999	£71,489	£86,739	£101,937	£117,027	£132,084	£29,002	£45,302	£61,063	£76,514	£91,764	£106,957	£122,084
		£35,140	£51,125	£66,764	£82,042	£97,274	£112,393	£127,469	£23,874	£40,326	£56,198	£71,789	£87,066	£102,293	£117,446
		£30,026	£46,251	£61,985	£77,345	£92,593	£107,751	£122,847	£18,685	£35,268	£51,324	£67,021	£82,369	£97,615	£112,801
		£24,897	£41,320	£57,134	£72,645	£87,897	£103,099	£118,220	£13,420	£30,146	£46,429	£62,202	£77,671	£92,922	£108,147
		£19,738	£36,285	£52,260	£67,915	£83,200	£98,434	£113,585	£8,086	£25,017	£41,446	£57,333	£72,941	£88,224	£103,482
		£14,497	£31,169	£47,386	£63,128	£78,502	£93,752	£108,943	£2,692	£19,829	£36,381	£52,459	£68,167	£83,527	£98,802

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
40% AH		£9,140,869	£13,381,223	£17,506,568	£21,540,159	£25,533,206	£29,519,573	£33,483,446	£6,276,416	£10,603,007	£14,794,432	£18,914,044	£22,937,609	£26,930,656	£30,922,434
		£7,635,551	£11,939,939	£16,076,021	£20,160,488	£24,154,443	£28,146,919	£32,121,645	£4,743,434	£9,098,879	£13,362,657	£17,489,230	£21,558,311	£25,551,893	£29,550,891
		£6,128,809	£10,456,773	£14,645,474	£18,764,488	£22,775,681	£26,768,728	£30,756,600	£3,185,047	£7,593,560	£11,900,248	£16,058,684	£20,165,640	£24,173,131	£28,173,769
		£4,597,251	£8,951,691	£13,214,842	£17,340,272	£21,396,919	£25,389,965	£29,387,216	£1,604,731	£6,080,868	£10,406,808	£14,628,137	£18,752,817	£22,794,368	£26,795,006
		£3,038,748	£7,446,372	£11,755,559	£15,909,726	£20,012,802	£24,011,203	£28,011,841	£7,203	£4,540,091	£8,901,490	£13,186,723	£17,322,935	£21,411,358	£25,416,244
		£1,457,105	£5,933,961	£10,259,620	£14,479,179	£18,604,084	£22,632,440	£26,633,078	▼ -1,592,867	£2,976,395	£7,396,172	£11,710,660	£15,892,388	£20,010,152	£24,037,481
		▼ -141,083	£4,394,018	£8,754,302	£13,041,480	£17,173,977	£21,253,337	£25,254,316	▼ -3,204,002	£1,392,735	£5,874,284	£10,209,419	£14,461,418	£18,587,186	£22,658,673
40% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£30,470	£44,604	£58,355	£71,801	£85,111	£98,399	£111,611	£20,921	£35,343	£49,315	£63,047	£76,459	£89,769	£103,075
		£25,452	£39,800	£53,587	£67,202	£80,515	£93,823	£107,072	£15,811	£30,330	£44,542	£58,297	£71,861	£85,173	£98,503
		£20,429	£34,856	£48,818	£62,548	£75,919	£89,229	£102,522	£10,617	£25,312	£39,667	£53,529	£67,219	£80,577	£93,913
		£15,324	£29,839	£44,049	£57,801	£71,323	£84,633	£97,957	£5,349	£20,270	£34,689	£48,760	£62,509	£75,981	£89,317
		£10,129	£24,821	£39,185	£53,032	£66,709	£80,037	£93,373	£24	£15,134	£29,672	£43,956	£57,743	£71,371	£84,721
		£4,857	£19,780	£34,199	£48,264	£62,014	£75,441	£88,777	▼ -5,310	£9,921	£24,654	£39,036	£52,975	£66,701	£80,125
		▼ -470	£14,647	£29,181	£43,472	£57,247	£70,844	£84,181	▼ -10,680	£4,642	£19,581	£34,031	£48,205	£61,957	£75,529

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
50% AH		£4,694,429	£8,422,073	£12,104,172	£15,643,114	£19,166,411	£22,592,379	£26,023,755	£2,246,856	£6,078,094	£9,781,849	£13,424,094	£16,961,836	£20,468,303	£23,900,085
		£3,168,689	£6,949,980	£10,652,577	£14,244,142	£17,781,883	£21,244,048	£24,675,424	£684,134	£4,574,157	£8,309,755	£12,004,301	£15,562,864	£19,098,865	£22,551,754
		£1,616,351	£5,470,452	£9,180,483	£12,845,169	£16,382,911	£19,895,717	£23,327,093	▼ -880,620	£3,042,038	£6,837,662	£10,540,259	£14,163,891	£17,701,633	£21,203,423
		£51,597	£3,956,806	£7,708,390	£11,410,046	£14,983,939	£18,521,681	£21,978,763	▼ -2,450,488	£1,486,357	£5,346,433	£9,068,166	£12,754,367	£16,302,661	£19,841,729
		▼ -1,513,156	£2,415,640	£6,234,613	£9,938,894	£13,584,967	£17,122,708	£20,630,432	▼ -4,035,978	▼ -78,397	£3,824,617	£7,596,072	£11,298,670	£14,903,689	£18,448,156
		▼ -3,089,797	£853,820	£4,732,607	£8,466,800	£12,164,253	£15,723,736	£19,267,585	▼ -5,636,569	▼ -1,643,641	£2,279,111	£6,115,195	£9,826,576	£13,501,449	£17,049,184
		▼ -4,681,246	▼ -710,933	£3,202,140	£6,994,707	£10,697,304	£14,324,764	£17,869,231	▼ -7,251,513	▼ -3,220,728	£716,366	£4,603,100	£8,354,483	£12,055,958	£15,650,211
50% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£15,648	£28,074	£40,347	£52,144	£63,888	£75,308	£86,746	£7,490	£20,260	£32,606	£44,747	£56,539	£68,228	£79,667
		£10,562	£23,167	£35,509	£47,480	£59,273	£70,813	£82,251	£2,280	£15,247	£27,699	£40,014	£51,876	£63,663	£75,173
		£5,388	£18,235	£30,602	£42,817	£54,610	£66,319	£77,757	▼ -2,935	£10,140	£22,792	£35,134	£47,213	£59,005	£70,678
		£172	£13,189	£25,695	£38,033	£49,946	£61,739	£73,263	▼ -8,168	£4,955	£17,821	£30,227	£42,515	£54,342	£66,139
		▼ -5,044	£8,052	£20,782	£33,130	£45,283	£57,076	£68,768	▼ -13,453	▼ -261	£12,749	£25,320	£37,662	£49,679	£61,494
		▼ -10,299	£2,846	£15,775	£28,223	£40,548	£52,412	£64,225	▼ -18,789	▼ -5,479	£7,597	£20,384	£32,755	£45,005	£56,831
		▼ -15,604	▼ -2,370	£10,674	£23,316	£35,658	£47,749	£59,564	▼ -24,172	▼ -10,736	£2,388	£15,344	£27,848	£40,187	£52,167

Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 3.1



Table 3.1m: Hicks Gate (G&I)

Site Area	Hicks Gate
Dwellings	1934
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.
	59.00

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
30% AH		£150,551,739	£183,505,543	£215,885,979	£248,197,970	£280,419,354	£312,573,171	£344,747,777	£130,110,806	£163,985,675	£196,723,195	£229,095,995	£261,403,200	£293,626,111	£325,849,335
		£140,289,689	£173,461,997	£205,961,004	£238,280,176	£270,529,553	£302,696,621	£334,879,844	£119,425,549	£153,747,624	£186,715,420	£219,171,021	£251,488,602	£283,734,646	£315,971,212
		£129,759,147	£163,408,881	£196,034,071	£228,355,201	£260,633,580	£292,818,498	£325,011,911	£108,548,051	£143,437,473	£176,662,935	£209,244,967	£241,565,218	£273,838,673	£306,089,438
		£119,134,061	£153,293,599	£186,085,817	£218,430,227	£250,731,502	£282,935,018	£315,139,472	£97,585,440	£132,905,472	£166,609,819	£199,296,813	£231,640,244	£263,936,094	£296,205,749
		£108,266,127	£143,041,115	£176,075,615	£208,505,253	£240,820,419	£273,048,231	£305,266,599	£86,318,332	£122,252,739	£156,425,918	£189,315,308	£221,715,269	£254,027,038	£286,316,181
		£97,332,339	£132,553,813	£166,022,499	£198,580,279	£230,899,450	£263,156,961	£295,389,055	£74,899,462	£111,387,776	£146,154,956	£179,276,553	£211,790,295	£244,109,467	£276,423,292
		£86,077,505	£121,957,292	£155,957,394	£188,648,837	£220,974,476	£253,259,867	£285,510,036	£63,089,584	£100,447,051	£135,634,877	£169,223,437	£201,860,393	£234,184,492	£266,525,744
30% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£77,845	£94,884	£111,627	£128,334	£144,994	£161,620	£178,256	£67,275	£84,791	£101,718	£118,457	£135,162	£151,823	£168,485
		£72,539	£89,691	£106,495	£123,206	£139,881	£156,513	£173,154	£61,751	£79,497	£96,544	£113,325	£130,035	£146,709	£163,377
		£67,094	£84,493	£101,362	£118,074	£134,764	£151,406	£168,052	£56,126	£74,166	£91,346	£108,193	£124,904	£141,592	£158,268
		£61,600	£79,262	£96,218	£112,942	£129,644	£146,295	£162,947	£50,458	£68,721	£86,148	£103,049	£119,773	£136,472	£153,157
		£55,980	£73,961	£91,042	£107,810	£124,519	£141,183	£157,842	£44,632	£63,212	£80,882	£97,888	£114,641	£131,348	£148,044
		£50,327	£68,539	£85,844	£102,679	£119,390	£136,069	£152,735	£38,728	£57,595	£75,571	£92,697	£109,509	£126,220	£142,928
		£44,507	£63,060	£80,640	£97,543	£114,258	£130,951	£147,627	£32,621	£51,937	£70,132	£87,499	£104,375	£121,088	£137,811

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
40% AH		£119,430,292	£149,379,956	£178,193,853	£206,565,585	£234,794,874	£262,997,439	£291,169,390	£101,237,584	£132,042,901	£161,620,491	£190,311,566	£218,634,945	£246,864,235	£275,113,712
		£108,776,123	£139,254,989	£168,358,540	£196,855,637	£225,084,927	£253,306,083	£281,499,772	£90,264,727	£121,602,333	£151,594,104	£180,476,253	£208,924,998	£237,154,287	£265,423,587
		£98,089,895	£128,950,806	£158,494,857	£187,131,987	£215,374,980	£243,604,270	£271,824,369	£79,155,433	£110,947,154	£141,410,612	£170,640,940	£199,205,168	£227,444,340	£255,725,239
		£87,048,695	£118,479,254	£148,489,747	£177,312,074	£205,665,033	£233,894,322	£262,143,450	£67,668,162	£100,244,658	£131,106,278	£160,729,686	£189,429,786	£217,734,393	£246,017,350
		£75,905,969	£107,816,941	£138,318,517	£167,476,761	£195,955,086	£224,184,375	£252,454,752	£55,988,887	£89,203,264	£120,591,408	£150,703,896	£179,594,473	£208,024,446	£236,307,403
		£64,316,391	£97,077,794	£128,014,183	£157,604,432	£186,238,974	£214,474,428	£242,756,394	£43,831,328	£78,057,442	£109,929,095	£140,473,990	£169,759,160	£198,310,616	£226,597,456
		£52,547,398	£85,987,232	£117,461,195	£147,599,539	£176,430,294	£204,764,481	£233,047,438	£31,466,728	£66,486,894	£99,167,785	£130,155,180	£159,838,881	£188,547,972	£216,887,509
40% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£61,753	£77,239	£92,137	£108,807	£121,404	£135,986	£150,553	£52,346	£68,275	£83,568	£98,403	£113,048	£127,644	£142,251
		£56,244	£72,004	£87,052	£101,787	£116,383	£130,975	£145,553	£46,673	£62,876	£78,384	£93,318	£108,027	£122,624	£137,241
		£50,719	£66,676	£81,952	£96,759	£111,362	£125,959	£140,550	£40,928	£57,367	£73,118	£88,232	£103,002	£117,603	£132,226
		£45,010	£61,261	£76,779	£91,682	£106,342	£120,938	£135,545	£34,989	£51,833	£67,790	£83,107	£97,947	£112,582	£127,206
		£39,248	£55,748	£71,519	£86,596	£101,321	£115,917	£130,535	£28,950	£46,124	£62,353	£77,923	£92,862	£107,562	£122,186
		£33,256	£50,195	£66,191	£81,491	£96,297	£110,897	£125,520	£22,664	£40,361	£56,840	£72,634	£87,776	£102,539	£117,165
		£27,170	£44,461	£60,735	£76,318	£91,226	£105,876	£120,500	£16,270	£34,378	£51,276	£67,298	£82,647	£97,491	£112,145

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 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 (Base Test) £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500
		-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%	-7.5%	-5%	-2.5%	0% BASE TEST	2.5%	5%	7.5%
50% AH		£86,668,786	£113,666,626	£139,660,088	£164,697,226	£189,195,025	£213,356,446	£237,551,007	£70,812,781	£98,695,036	£125,250,332	£150,899,750	£175,685,797	£200,129,624	£224,325,101
		£75,739,251	£103,239,214	£129,584,837	£154,964,353	£179,576,674	£203,860,418	£228,054,979	£59,425,702	£87,837,129	£114,828,715	£140,884,322	£166,033,253	£190,551,916	£214,829,072
		£64,354,630	£92,523,411	£119,292,308	£145,110,346	£169,958,042	£194,364,389	£218,558,950	£47,566,774	£76,882,486	£104,400,637	£130,807,002	£156,258,154	£180,933,284	£205,333,043
		£52,761,400	£81,661,229	£108,864,895	£135,065,917	£160,285,971	£184,824,162	£209,062,922	£35,521,415	£65,499,190	£93,639,423	£120,454,397	£146,355,424	£171,313,966	£195,833,392
		£40,756,772	£70,427,839	£98,325,704	£124,917,251	£150,516,043	£175,205,529	£199,566,893	£22,924,726	£53,911,090	£82,777,241	£110,026,984	£136,288,082	£161,603,385	£186,227,320
		£28,415,967	£59,027,346	£87,463,523	£114,490,577	£140,544,641	£165,576,052	£190,070,865	£10,155,852	£41,906,462	£71,517,661	£99,441,716	£126,080,079	£151,792,136	£176,608,688
		£15,699,544	£47,101,089	£76,446,310	£104,061,834	£130,469,676	£155,858,060	£180,499,566	▼ -3,140,551	£29,609,540	£60,110,437	£88,579,534	£115,652,666	£141,769,161	£166,963,655
50% AH		Surplus / Deficit (£ per dwelling)							Surplus / Deficit (£ per dwelling)						
		£44,813	£58,773	£72,213	£85,159	£97,826	£110,319	£122,829	£36,615	£51,032	£64,762	£78,025	£90,841	£103,480	£115,990
		£39,162	£53,381	£67,004	£80,126	£92,852	£105,409	£117,919	£30,727	£45,417	£59,374	£72,846	£85,850	£98,527	£111,080
		£33,275	£47,840	£61,682	£75,031	£87,879	£100,499	£113,009	£24,595	£39,753	£53,982	£67,635	£80,795	£93,554	£106,170
		£27,281	£42,224	£56,290	£69,838	£82,878	£95,566	£108,099	£18,367	£33,867	£48,417	£62,283	£75,675	£88,580	£101,258
		£21,074	£36,416	£50,841	£64,590	£77,826	£90,592	£103,189	£11,854	£27,875	£42,801	£56,891	£70,470	£83,559	£96,291
		£14,693	£30,521	£45,224	£59,199	£72,670	£85,613	£98,279	£5,251	£21,668	£36,979	£51,418	£65,191	£78,486	£91,318
		£8,118	£24,354	£39,528	£53,807	£67,461	£80,588	£93,330	▼ -1,624	£15,310	£31,081	£45,801	£59,800	£73,304	£86,331