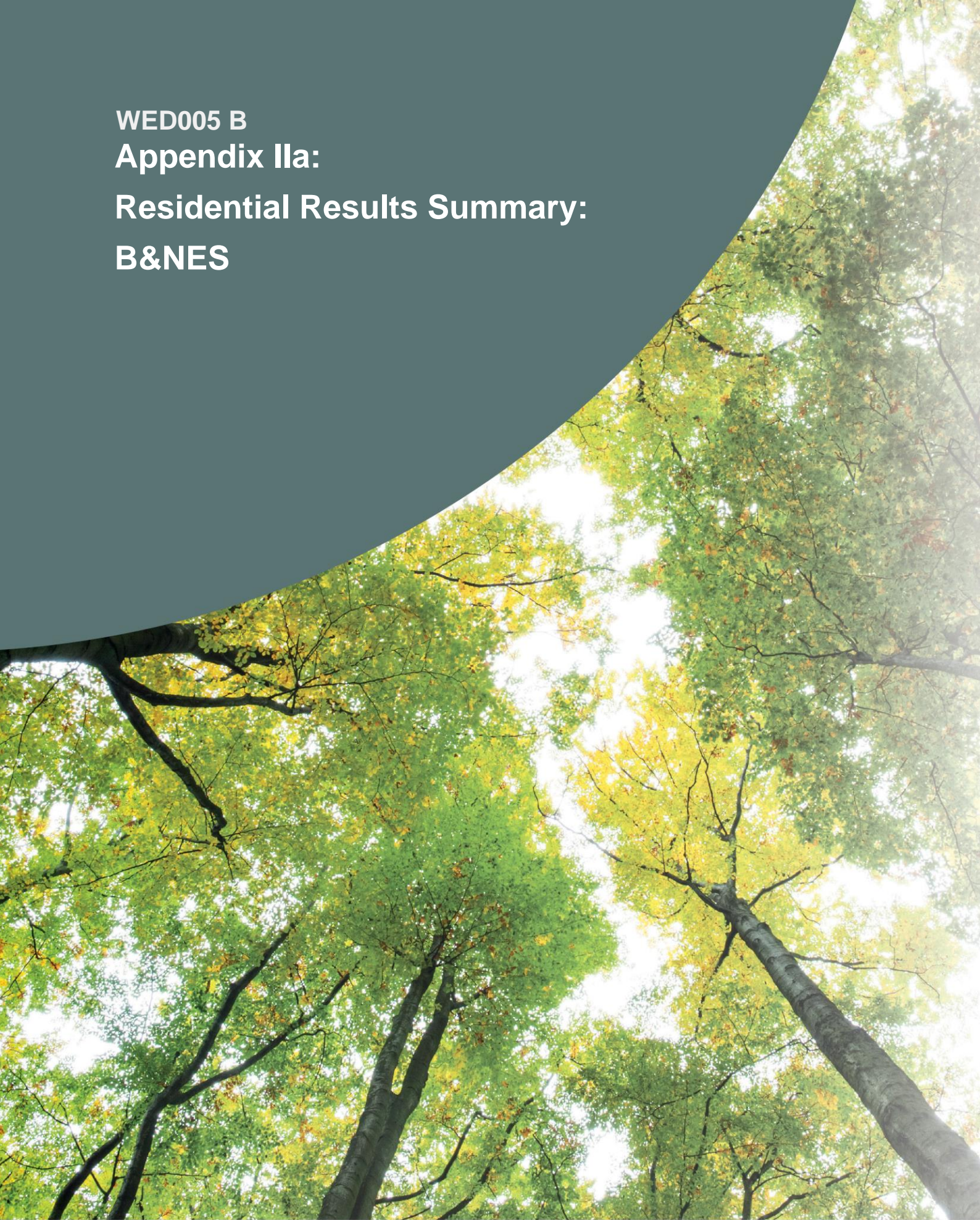


WED005 B
Appendix IIa:
Residential Results Summary:
B&NES



**Bath & North East Somerset Table 1a: Residual Land Value Results by Value Level & CIL Rate
- 125 Unit Scheme - Houses**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
125	Houses 35% AH - Base	B&NES	Greenfield	3.91	3.13	40	LV	£3,164	£3,579,890	£916,452	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£816,452	£666,452	-£183,548	-£979,548	-£684,348	-£3,943,548
							MV	£4,031	£8,806,138	£2,254,371							£2,154,371	£2,004,371	£1,154,371	£358,371	£653,571	-£2,605,629
							HV	£5,053	£14,827,939	£3,795,952							£3,695,952	£3,545,952	£2,695,952	£1,899,952	£2,195,152	-£1,064,048
125	Houses 35% AH - 6% BC Uplift - CO ₂	B&NES	Greenfield	3.91	3.13	40	LV	£3,164	£3,062,467	£783,992	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£683,992	£533,992	-£316,008	-£1,112,008	-£816,808	-£4,076,008
							MV	£4,031	£8,288,716	£2,121,911							£2,021,911	£1,871,911	£1,021,911	£225,911	£521,111	-£2,738,089
							HV	£5,053	£14,310,537	£3,663,497							£3,563,497	£3,413,497	£2,563,497	£1,767,497	£2,062,697	-£1,196,503
125	Houses 40% AH - 6% BC Uplift - CO ₂	B&NES	Greenfield	3.91	3.13	40	LV	£3,164	£2,634,666	£674,474	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£574,474	£424,474	-£425,526	-£1,221,526	-£926,326	-£4,185,526
							MV	£4,031	£7,632,784	£1,953,993							£1,853,993	£1,703,993	£853,993	£57,993	£353,193	-£2,906,007
							HV	£5,053	£13,366,755	£3,421,889							£3,321,889	£3,171,889	£2,321,889	£1,525,889	£1,821,089	-£1,438,111

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,335,000	£1,600,800	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£4,050,000	£4,860,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bath & North East Somerset Table 1b: Residual Land Value Results by Value Level & CIL Rate
- 20 Unit Scheme - Houses**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
20	Houses 35% AH	B&NES	Rural Areas Greenfield	0.56	0.50	40	LV	£3,164	£585,239	£1,053,430	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£953,430	£803,430	£-46,570	£-842,570	£-547,370	£-3,806,570
							MV	£4,031	£1,422,825	£2,561,085							£2,461,085	£2,311,085	£1,461,085	£665,085	£960,285	£-2,298,915
							HV	£5,053	£2,387,372	£4,297,270							£4,197,270	£4,047,270	£3,197,270	£2,401,270	£2,696,470	£-562,730
20	Houses 35% AH - 6% BC Uplift CO ₂	B&NES	Rural Areas Greenfield	0.56	0.50	40	LV	£3,164	£501,694	£903,049	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£803,049	£653,049	£-196,951	£-992,951	£-697,751	£-3,956,951
							MV	£4,031	£1,339,279	£2,410,702							£2,310,702	£2,160,702	£1,310,702	£514,702	£809,902	£-2,449,298
							HV	£5,053	£2,303,826	£4,146,887							£4,046,887	£3,896,887	£3,046,887	£2,250,887	£2,546,087	£-713,113

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,335,000	£1,600,800	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£4,050,000	£4,860,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bath & North East Somerset Table 1c: Residual Land Value Results by Value Level & CIL Rate
- 7 Unit Scheme - Houses**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
7 Houses 35% AH	B&NES	Bath Brownfield	0.19	0.18	40	LV	£3,164	£174,175	£895,757	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£795,757	£645,757	-£204,243	-£1,000,243	-£705,043	-£3,964,243
						MV	£4,031	£459,695	£2,364,146							£2,264,146	£2,114,146	£1,264,146	£468,146	£763,346	-£2,495,854
						HV	£5,053	£783,714	£4,030,529							£3,930,529	£3,780,529	£2,930,529	£2,134,529	£2,429,729	-£829,471
7 Houses 35% AH - 6% BC Uplift - CO ₂	B&NES	Bath Brownfield	0.19	0.18	40	LV	£3,164	£142,980	£735,326	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£635,326	£485,326	-£364,674	-£1,160,674	-£865,474	-£4,124,674
						MV	£4,031	£429,438	£2,208,538							£2,108,538	£1,958,538	£1,108,538	£312,538	£607,738	-£2,651,462
						HV	£5,053	£753,456	£3,874,917							£3,774,917	£3,624,917	£2,774,917	£1,978,917	£2,274,117	-£985,083
7 Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	B&NES	Bath Brownfield	0.19	0.18	40	LV	£3,164	£116,194	£597,569	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£497,569	£347,569	-£502,431	-£1,298,431	-£1,003,231	-£4,262,431
						MV	£4,031	£396,585	£2,039,580							£1,939,580	£1,789,580	£939,580	£143,580	£438,780	-£2,820,420
						HV	£5,053	£712,275	£3,663,129							£3,563,129	£3,413,129	£2,563,129	£1,767,129	£2,062,329	-£1,196,871
7 Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	B&NES	Bath Brownfield	0.19	0.18	40	LV	£3,164	£249,608	£1,283,698	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£1,183,698	£1,033,698	£183,698	-£612,302	-£317,102	-£3,576,302
						MV	£4,031	£604,218	£3,107,407							£3,007,407	£2,857,407	£2,007,407	£1,211,407	£1,506,607	-£1,752,593
						HV	£5,053	£1,018,942	£5,240,273							£5,140,273	£4,990,273	£4,140,273	£3,344,273	£3,639,473	£380,273

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,335,000	£1,600,800	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£4,050,000	£4,860,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bath & North East Somerset Table 1d: Residual Land Value Results by Value Level & CIL Rate
- 50 Unit Scheme - Mixed - Base**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
50	Mixed 35% AH	B&NES	Bath Urban Living	0.62	0.56	90	LV	£3,164	£672,687	£1,089,753	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£989,753	£839,753	-£10,247	-£806,247	-£511,047	-£3,770,247
							MV	£4,031	£2,352,023	£3,810,277							£3,710,277	£3,560,277	£2,710,277	£1,914,277	£2,209,477	-£1,049,723
							HV	£5,053	£4,280,905	£6,935,066							£6,835,066	£6,685,066	£5,835,066	£5,039,066	£5,334,266	£2,075,066

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
50	Houses 35% AH - 6% BC Uplift - CO ₂	B&NES	Bath Urban Living	0.62	0.56	90	LV	£3,164	£488,773	£791,812	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£691,812	£541,812	-£308,188	-£1,104,188	-£808,988	-£4,068,188
							MV	£4,031	£2,168,111	£3,512,340							£3,412,340	£3,262,340	£2,412,340	£1,616,340	£1,911,540	-£1,347,660
							HV	£5,053	£4,096,994	£6,637,130							£6,537,130	£6,387,130	£5,537,130	£4,741,130	£5,036,330	£1,777,130

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
50	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	B&NES	Bath Urban Living	0.62	0.56	90	LV	£3,164	£312,420	£506,120	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£406,120	£256,120	-£593,880	-£1,389,880	-£1,094,680	-£4,353,880
							MV	£4,031	£1,945,560	£3,151,807							£3,051,807	£2,901,807	£2,051,807	£1,255,807	£1,551,007	-£1,708,193
							HV	£5,053	£3,820,709	£6,189,549							£6,089,549	£5,939,549	£5,089,549	£4,293,549	£4,588,749	£1,329,549

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £125.09/m ² CIL	Residual Land Value (£/Ha) - £125.09/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OoT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
50	Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	B&NES	Bath Urban Living	0.62	0.56	90	LV	£3,164	£862,818	£1,397,765	£100,000	£250,000	£1,100,000	£1,896,000	£1,600,800	£4,860,000	£1,297,765	£1,147,765	£297,765	-£498,235	-£203,035	-£3,462,235
							MV	£4,031	£2,772,035	£4,490,697							£4,390,697	£4,240,697	£3,390,697	£2,594,697	£2,889,897	-£369,303
							HV	£5,053	£4,995,770	£8,093,147							£7,993,147	£7,843,147	£6,993,147	£6,197,147	£6,492,347	£3,233,147

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,335,000	£1,600,800	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£4,050,000	£4,860,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)