

## Planning Obligations SPD April 2015

### Appendix 1 (Affordable Housing): Options in lieu of Onsite delivery of affordable homes.

**The 2025/2026 figures below replace Table 1 figures and examples in Appendix 1 April 2015**

**Table 1 Per unit Commuted Sum per scheme type and location.**

<b>Scheme Density</b>	<b>Low Density</b>	<b>Medium Density</b>	<b>High Density</b>
<b>Density Definition</b>	<b>At least 80% houses bungalows or</b>	<b>Mix of houses and flats</b>	<b>At Least 80% flats</b>
<b>Bath Prime</b> High Value Area 1 - (40% affordable housing)	£236,557	£194,353	£149,335
<b>Bath Rural</b> High Value Area 1 - (40% affordable housing)	£192,180	£157,721	£120,908
<b>Bath North and East</b> High Value Area 1 - (40% affordable housing)	£160,686	£132,008	£101,424
<b>Area 2 Areas</b> Low Value Area (30% affordable housing)	£112,957	£90,210	£67,525

**Example 1** - A scheme of 10 houses in Bath Rural post code areas, the calculation would be as follows:

$10 \times 40\% = 4$  units. Scheme Type is 100% Houses = Low Density

The commuted sum figure per unit for Low Density in Bath Rural Post Code area is. £192,180 (See column 2 row 4 in Table 1 above)

**The Commuted Sum Calculation is  $4 \times £192,180 = £786,720$**

**Example 2** - A scheme of 15 houses and flats in Area 2 post code areas, the calculation would be as follows:

$15 \times 30\% = 4.5$  units.

Scheme Type is a mix of houses and flats = Medium Density.

The commuted sum figure per units for mix of houses and flats houses in Area 2 Post Code area is £90,210 (See column 3 row 6 in Table 1 above)

**The Commuted Sum Calculation is  $4.5 \times £90,210 = £405,945$**

**Note.** In Line with NPPF definitions developments consisting of between 5 & 9 dwellings within designated rural areas will be liable for commuted sum payments at 20% for AH area 1 and 15% for AH area 2, half that of large sites, to encourage delivery.

Scheme density definitions used in table 1 are further set out within table 7 (page 141) of the B&NES Placemaking Plan.

[https://beta.bathnes.gov.uk/sites/default/files/202002/cs\\_pmp\\_vol\\_1\\_district-wide\\_compressed.pdf](https://beta.bathnes.gov.uk/sites/default/files/202002/cs_pmp_vol_1_district-wide_compressed.pdf)