

Planning Obligations SPD April 2015

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

The 2026/2027 figures below replace Table 1 figures and examples in Appendix 1 April 2015

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

Scheme Density	Low Density	Medium Density	High Density
Density Definition	At least 80% houses or bungalows	Mix of houses and flats	At Least 80% flats
Bath Prime High Value Area 1 - (40% affordable housing)	£238,171	£195,706	£150,419
Bath Rural High Value Area 1 - (40% affordable housing)	£193,486	£158,813	£121,777
Bath North and East High Value Area 1 - (40% affordable housing)	£161,804	£132,946	£102,176
Area 2 Areas Low Value Area (30% affordable housing)	£113,839	£90,942	£68,113

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. £193,486 (See column 2, row 4 in Table 1 above)

The Commuted Sum Calculation is $4 \times £193,486 = £773,943$

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 £90,942 (See column 3, row 6 in Table 1 above)

The Commuted Sum Calculation is $4.5 \times £90,942 = £409,239$

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://www.bathnes.gov.uk/sites/default/files/2020-02/cs_pmp_vol_1_district-wide_compressed.pdf#page=141