

Planning Obligations SPD Review January 2023

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

The 2024/2025 figures below replace Table 1 figures and examples in Appendix 1

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)	£263.670	£216.448	£166.013
Bath Rural High Value Area 1 - (40% affordable housing)	£214.512	£175.925	£134.654
Bath North and East High Value Area 1 - (40% affordable housing)	£179.402	£147.261	£112.936
Area 2 Areas Low Value Area (30% affordable housing)	£125.843	£100.350	£74.869

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 £214.512 (See column 2 row 4 in Table 1 above)

The Commuted Sum Calculation is $4 \times £214.512 = £858.048$

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 £100.350 (See column 3 row 6 in Table 1 above)

The Commuted Sum Calculation is $4.5 \times £100.350 = £451.575$

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, in order 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/policy-and-documents-library/core-strategy-and-placemaking-plan>