

Planning Obligations SPD April 2015

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

The 2019/2020 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% and 20% affordable housing)	£195,079	£160,235	£123,058
Bath Rural High Value Area 1 - (40% and 20% affordable housing)	£158,215	£129,813	£99,461
Bath North and East High Value Area 1 - (40% and 20% affordable housing)	£132,024	£108,429	£83,258
Area 2 Areas Low Value Area (30% and 15% affordable housing)	£92,286	£73,627	£55,033

1.7 **Example 1** - A scheme of 9 houses, where the site area is between 0.25 and 0.49 hectare meaning that the affordable housing policy applies, in Bath Rural post code areas, the calculation would be as follows:

9 x 20% (scheme under 10 units) = 1.8 units.

Scheme Type is 100% Houses = Low Density

The commuted sum figure per units for Low Density in Bath Rural Post Code area is £158,215. (See column 2 row 4 in Table 1 above)

The Commuted Sum Calculation is $1.8 \times £158,215 = £284,787$.

1.8 **Example 2** - A scheme of 15 houses and flats, meaning that the affordable housing policy applies, in Area 2 post code areas, the calculation would be as follows:

15 x 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 £73,627. (See column 3 row 6 in Table 1 above)

The Commuted Sum Calculation is $4.5 \times £73,627 = £331,321$.