

Affordable Housing

Summary Guidance Document for Small Residential Developments

Supporting the Crawley Borough Local Plan 2015-2030 and
the Affordable Housing Supplementary Planning Document

November 2017

Introduction

Crawley Borough Council has produced the consultation draft Affordable Housing Supplementary Planning Document (SPD) to support the Crawley Borough Local Plan policies which relate to the provision of affordable housing:

- Policy H4: Affordable and Low Cost Housing
- Policy H3: Future Housing Mix

The Policy requirement applies to all new residential developments, where these result in the

Affordable Housing Contributions and the Planning Application Process

Pre-

Tenure Options

On smaller schemes of 10 units or less the starting point will be to establish the capital value of the expected affordable housing contribution using the Affordable Housing Calculator. This will determine the commuted sum payable on schemes of 5 residential units or less, unless the applicant wishes to consider on-site provision whereby the approach detailed below will also apply.

For schemes in the range of 6 to 10 residential units, the capital contribution established by the Affordable Housing Calculator for on-site provision will be modelled by the council to determine the most appropriate on-site use of this resource to address local housing needs while taking into account practical considerations and constraints.

The council's options would then be to apply the capital value across the available affordable housing units as either Discounted Market Sale or Shared-Equity, which would not require the involvement of a Registered Affordable Housing Provider.

Alternatively, with the involvement of a Registered Affordable Housing Provider, the options available to council would then include either Shared-Ownership or Affordable Rent.

The council may choose to apply this capital value over fewer affordable units than are due in order to improve the affordability of the affordable units.

Small Developments

Due to Crawley's specific circumstances (as set out in Appendix J of the Affordable Housing SPD), the Local Plan policy and local evidence justify the expectation that affordable housing contributions should be sought from all new residential developments, regardless of size, unless viability constraints indicate the requirements cannot be supported.

However, the council is mindful of the national intention to support smaller house builders, through reducing "disproportionate burdens" affecting the viability and deliverability of small sites.

As a result, the Affordable Housing Calculator has an in-built sliding scale discount, to ensure the required contribution remains proportionate and viable for smaller developments. Timing of the payment of the financial contribution has also been adjusted to take account of cash-flow pressures.

In addition, as part of Planning Applications, more simplified submissions will be accepted in support of smaller housing developments, in relation to:

- The Affordable Housing Scheme;
- S106 Agreement; and
- Any Viability Assessment.

Early discussions with the council's Strategic Housing and Planning Services is recommended. Advice and support can be provided in relation to the submission requirements and policy-compliance.

Development Size	Expected Requirement
One to Five New Dwelling Units	Submission of an Affordable Housing Scheme. Affordable Housing Calculator to calculate off-site commuted payment. If on-site provision preferred, this must be agreed with the council early.
Six to Ten New Dwelling Units	Submission of an Affordable Housing Scheme. Affordable Housing Calculator will determine the value of contribution for on-site tenure options. Off-site payment in lieu only considered in exceptional circumstances.

Procedures for Commuted Sum Payments

The Affordable Housing Calculator can be found by accessing the following link:

- [Affordable Housing Calculator](#)

Generally, the council will expect the following to be included in the S106 Agreement or Unilateral Undertaking with respect to the procedures for making commuted sum payments:

- The formulae as applied in calculating the value of the affordable housing contribution for off-site provision, as at the date of the application or the date of the Planning Committee resolution.
- Indexation from the date of the Resolution to Grant or Unilateral Undertaking until the date of payment. Indexation will be on an annual basis in accordance with the Retail Price Index.
- Normally, for schemes of one to ten dwellings payments shall be made on occupation of the first property. For schemes of 11 dwellings or more, the payment schedule will be 50% on commencement and 50% upon occupation of the first market units, unless otherwise agreed. Indexation will continue until the final payment is made.
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Does my Development need to provide a contribution towards Affordable Housing?