

CRAWLEY 2030
The Crawley Borough Local Plan 2015 ±2030

HOUSING IMPLEMENTATION STRATEGY

November 2014



1. Introduction

1.1 This Housing Implementation Strategy sets out Crawley Borough

Table 1: Identified Ho using Delivery in Crawley from 1 April 2015 - 31 March 2030

Housing Land Supply	Net Dwellings
Extant planning permissions (large and small sites)	254
Key Housing Allocations and Key Town Centre Opportunity Sites (Policy H2) (30+ units)	3,702
μ % U R D G s For Development (Policy H2)	504

housing development (land within the Town Centre but outside the Town Centre Key Opportunity Sites, Forge Wood Residual Land, and Land East of London Road) with a net capacity of 477 dwellings.

Policy H2: Key Housing Sites

The following sites are identified as key housing sites and allocated on the Local Plan Map. These are considered to be critical to the delivery of future housing in

3. The Housing Trajectory

3.1 The Local Plan is 5,000 homes (minimum) between 2015 and 2030 (or averaging 334 dwellings per annum). The NPPF requires Local Planning Authorities to prepare a housing trajectory to illustrate the expected rate of delivery for the Plan period. Local Planning Authorities are expected to demonstrate:

- x A supply of specific developable sites or broad locations for growth in years 1-5, which are sufficient in capacity to provide 5 years worth of housing against their requirements with an additional buffer of 5% (or a 20% delivery buffer)
- x A supply of specific developable sites or broad locations for growth in years 6-10, and
- x Where possible, a supply of developable sites or broad locations for growth for years 11-15.

3.2 The Housing Trajectory (30 September 2014) illustrates housing delivery in the borough for the previous monitoring year (2013/14) and anticipated delivery from the current monitoring year (2014/15) until 31 March 2030. The Trajectory indicates that the council can meet the housing target identified in Policy H1 with a continual supply of land available to meet the overall housing target of the Plan to 2030. With the exception of two sites, (North of the Boulevard and County Buildings which were previously part of the Town Centre North allocation in the Core Strategy), every (unbuilt) site identified in Policy H2 has been assessed in terms of development viability to establish that the site is capable of being delivered at the point envisaged.

3.3 It is anticipated that 825 dwellings (55 dwellings per annum) will come forward through windfall sites in the 15 years of the Local Plan in (133) DQG 33* DV GHWDLOH on Housing Land Supply and accompanying Windfall Paper.

4.0 Five Year Housing Land Supply

4.1 The NPPF states that Local Planning Authorities should,

³ A supply of specific deliverable sites which are sufficient in capacity to provide 5 years worth of housing against their requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% ... to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market

between 1 April 2015 and 31 March 2020, including the 5% buffer over the first five year period of the Plan.

- 4.6 In terms of affordable housing, the council has a good record of securing new affordable homes within the borough. This has been achieved through the adopted Core Strategy Policy H5, which seeks 40% affordable housing on sites of 15 dwellings or more, or which exceed 0.5ha in size, as well as through schemes that have been delivered solely for affordable housing. Across all residential developments the council has achieved an average of 39% affordable housing since the adoption of the Core Strategy in 2008. The table below identifies the level of affordable housing provision since 2008.

Table 3: Affordable Housing Provision since 2008/09 compared to Net Housing Delivery

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
153 (41%)	228 (56%)	134 (35%)	33 (16%)	33 (42%)	70 (45%)

- 4.7 The Northern West Sussex Housing Market Assessment (SHMA) update⁸ (2014) sets out the level of need in the borough. The SHMA provides a high and low estimate of need. The low estimate is based on WKRVH FODVVLILHG DV EHLQJ LQ JUHDWHVW KR SUHIHUHQFH ZKLOVW WKH KLJK HVWLPDWH LQF (excluding transfers). WKH UHDFRQDEOH SUHIHUHQF Crawley comprised RI WKH FRXQFLOV. The SHMA recommends the following mix of affordable housing delivery. However, the mix of house types is recommended to be made up of 25% one-bedroom units, 50% two-bedroom units and 20% three-bedroom units.
- 4.8 The submission Local Plan sets out the thresholds for affordable housing provision so that residential developments of five or more dwellings will be required to provide 40% affordable housing units (70% affordable/social rent and 30% intermediate tenure) on site or, as an exception, through commuted payments towards off site provision.
- 4.10 The main sources of supply of affordable housing will be:
- x on-site provision of 40% affordable homes by developers in partnership with registered providers on private schemes of five units or more; and
 - x 100% Affordable homes developed directly by registered providers on land secured from the private market or on discounted council-owned land.
- 4.11 It is anticipated that 1,919 affordable units will be delivered on sites LGHQWLILHG LQ WKH FRXQFLOV WUDMHFWRU\ DV R Plan period, if those sites with planning permission progress with an affordable element as agreed in the planning application process. The

⁸ Northern West Sussex Housing Market Area Affordable Housing Needs Model Update, October 2014

total affordable housing supply over the first five years of the Local Plan (2015/16 to 2019/20) is 1,043 as shown in Table 4 below.

Table 4: Affordable Housing Provision in Years 0 -5 of the Local Plan

2015/16	2016/17	2017/18	2018/19	2019/20
242	238	289	140	134

4.12 Tables 5 and 6 below sets out the predicted number of affordable homes in years 6 -10 and 11 -15 of the Local Plan, from 2020/21 to 2029/30.

Table 5: Affordable Housing Provision in Years 6 -10 of the Local Plan

2020/21	2021/22	2022/23	2023/24	2024/25
140	107	123	137	133

5. Future Housing Provision

5.1 This section identifies the key elements of the future supply of housing over the Plan period 2015-2030, a V LOOXVWUDWHG LQ WKH FRXQ Trajectory.

5.2)LUVWO\ WKHUH DUH D QXPEHU RI μFRPPLWWHG¶ planning permission and are either under construction or have yet to FRPPHQFH 7KHVH VLWHV DUH VSOLW LQWR WZR FD housing trajectory; sites with planning permission between 6 and 29 XQLWV DQG μVPDOO VLWHV¶ WKDW KDYH H[WDQW S dwellings. For sites of less than 6 dwellings that have not yet commenced, a discount of 55% has been applied to account for an element of non-delivery on these sites. All of the larger sites (6-29 units) DUH FRQVLGHUHG μGHOLYHUDEI¶ 5 Years On The DUH SKDVH Plan, since unless there is no clear evidence that such schemes will not be implemented (such as viability concerns), then the site should be considered deliverable¹⁰

5.3 Key Housing sites form the majority of housing land supply (3,531 net dwellings) within the Local Plan period. These sites also form part of the FRXQFLO¶V μFRPPLWWHG¶ KRXLQJ ODQG VXSSO\ the Local Plan (Policy H2: Key Housing Sites) and there are seven Key

the housing market experiences a further downturn, this would have a detrimental impact on completion rates and is something that the council would have limited influence over.

- 6.3 In terms of site viability, the council commissioned a Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment¹⁴, which has demonstrated that the establishment of the FRXQFLO¶V & Infrastructure Levy (CIL), affordable housing policies and other environmental/design policies included in the Local Plan, would not jeopardise the viability of the identified housing sites in general terms. Furthermore, the Strategic Housing Land Availability Assessment (SHLAA) has already provided an assessment of the risks associated with potential constraints to site delivery. Identified risks (i.e. policy constraints, infrastructure requirements, ownership constraints and/or marketing constraints) are reflected in the phasing of individual VLWHV LGHQWLILHG LQ WKH FRXQFLO¶V KRXLQJ National Planning Practice Guidance (NPPG, 2014), sites have been assessed in terms of their suitability, availability and achievability. Sites which are severely constrained in relation to physical or policy constraints are categorised as being unsuitable for development (Category J of the SHLAA) and do not form part of the overall housing land supply. In addition, sites that are suitable for housing development but are either unavailable and/or unachievable (Category I of the SHLAA), do not form part of the overall housing land supply.

Status within the Planning System

- 6.4 7KHUH LV D ULVN WKDW VRPH RI WKH VLWHV LC trajectory may not come forward as anticipated. This is particularly the case for sites that do not have planning permission. This accounts for 1,662 net dwellings within a total commitment of 5,000 net dwellings. An assessment has been made of the likelihood of these sites coming forward for development and each site has been viability tested to demonstrate that there are no financial impediments to their development at the point envisaged. The delivery of these allocations has been phased over the Plan period based on the anticipated timing of future development.
- 6.5 There are 51 net dwellings arising from planning permission on small sites of 5 or less dwellings. Those sites that have not yet commenced (51 dwellings) have been dis [(e/o)-52)-51 s 1TJ ET BT 1 0 0 1 ssemaæaralloancfor

Infrastructure Provision

- 6.6 The Infrastructure Delivery Plan (November 2014) that has been prepared to support the Local Plan has concluded that there is sufficient infrastructure provision already, or there could be sufficient infrastructure improvements to support the level of housing development identified in Policy H1 of the submission Local Plan. The borough council will work closely with infrastructure providers, particularly in relation to waste water and healthcare to ensure the necessary infrastructure is provided especially towards the end of the Plan period.

7. Engagement with House Builders and Key Stakeholders

- 7.1 The council recognises the importance of engagement with key stakeholders and local communities throughout the preparation of the Local Plan. The supply-led nature of the housing figure identified in Policy H1 means that the council will need continued dialogue with each landowner/developer to ensure that the key sites identified in Policy H2 are capable of being delivered in the Housing Trajectory.
- 7.2 It is important that any constraints to the delivery of sites are identified and overcome; this will involve detailed discussions with regard to site access, layout and design. The capacity of each site identified in the housing trajectory is based upon an assessment of the minimum number of dwellings that could be accommodated on the site in accordance with the Principles of Good Urban Design, CH3: Normal Requirements of All New Development, Policy CH5: Standards for all New Dwellings and Policy CH6: Tree Planting and Replacement Standards).
- 7.3 House builders, developers and other key stakeholders have been involved in the development of the Local Plan at all stages. Developers, landowners and their agents are actively encouraged to enter into early dialogue with the council on pre-application discussions regarding potential housing schemes.

Monitoring and Review

- 7.4 The results of residential monitoring will be published annually in the housing trajectory showing housing completions since the start of the Plan period and an estimate of future housing delivery compared to the outstanding Plan requirement. The submission Local Plan contains a series of monitoring indicators and Objective 5 specifically relates to

