

# Crawley Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment Update ( ! "# \$ % & ' ( ) \* + , - . / : ; < = > ? @ [ \ ] ^ \_ ` { | } ~ )







- Greenfield or Brownfield
- Delivery Timescale
- 40% Affordable Housing plus 10% Low Cost
- Key Planning Policy Cost Impacts (COSH 3, BREEAM Excellent and District Energy Networks)
- Community Infrastructure Levy
- Residual Planning Obligation Allowances
- Site Specific Abnormal Costs and Mitigation Factors

It is acknowledged that the original viability study (2013) did not test an assumption of 40% affordable housing plus low cost. The revised assessment (2015) assumes a 'worst case' viability position and tests the full impact of 40% affordable housing plus a nominal 10% low cost to show that this is viable. An assumption of 40% affordable housing was also re-tested.

On review of the 2013 viability assessment, it was determined that a standard housing mix may not be the most appropriate test for brownfield sites, where the projected housing unit numbers on relatively small sites would be difficult to achieve from mixed housing developments. It is expected that the majority of brownfield sites within the borough will be apartment developments. Therefore, the viability update (2015), assumes that all brownfield residential sites will be in the form of apartment developments and so the SHLAA sites have been re-assessed accordingly.

In response to the representations to the Crawley Borough Local Plan during its statutory stage of consultation<sup>5</sup> the SHLAA assessments in the Viability Update (2015) were adjusted to allow for additional cost buffers beyond the originally recommended cost allowances for the policies in the Plan that may have an impact on construction costs, namely policies ENV6, ENV7 and ENV9. Therefore, the revised assessment makes an allowance for £2500 per dwelling beyond a base construction rate of Code for Sustainable Homes 3. This is considered sufficient to take account of the impact of policies, current and mandatory alterations to the Building Regulations to replace construction codes in the near future.

Crawley Borough Council envisages that CIL will replace many forms of developer contributions, formerly collected by S106 agreements. Therefore, a reduced allowance from the currently collected average of £2056 per dwelling was considered reasonable in the 2013 study. However, in acknowledgement of the issues raised during the Local Plan statutory consultation (1 September-13 October 2014) the revised SHLAA assessments have increased the ongoing S106 allowance from £500 to £1000 per dwelling.

Three additional sites have also been tested, Crawley Station and Car Parks, County Buildings and Land North of the Boulevard.

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<sup>5</sup> Regulation 19 Consultation: 1 September-13 October 2014

## **(ey)indings**

The viability of all available housing sites in the borough have been robustly re-assessed. Policy cost impacts (ENV6, ENV7 and ENV9), affordable housing delivery and CIL have been taken into account to ensure that the whole Local Plan strategy and proposed CIL rates are viable.

All SHLAA sites demonstrated positive viability when tested against an assumption of both 40% affordable housing and 40% a

## Appendices to Viability Update ( !"#)\$

### Appendix 1: Crawley Residential CIL Viability Model Affordable Housing and Low Cost

- Viability Model Appraisal Assumptions
- Residential Base Land Value Assumptions
- Residential Results- Maximum Residential CIL Rates
- Residential Viability Assumptions- Mixed residential
- Residential Viability Assumptions- Medium
- Residential Viability Assumptions-Intermediate
- Residential Viability Assumptions- Small
- Residential Viability Assumptions- Apartments

### Appendix 2: Crawley SHLAA Template Years 0-5

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

### Appendix 3: Crawley SHLAA Template Years 6-10

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

### Appendix 4: Crawley SHLAA Template Years 11-15

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results



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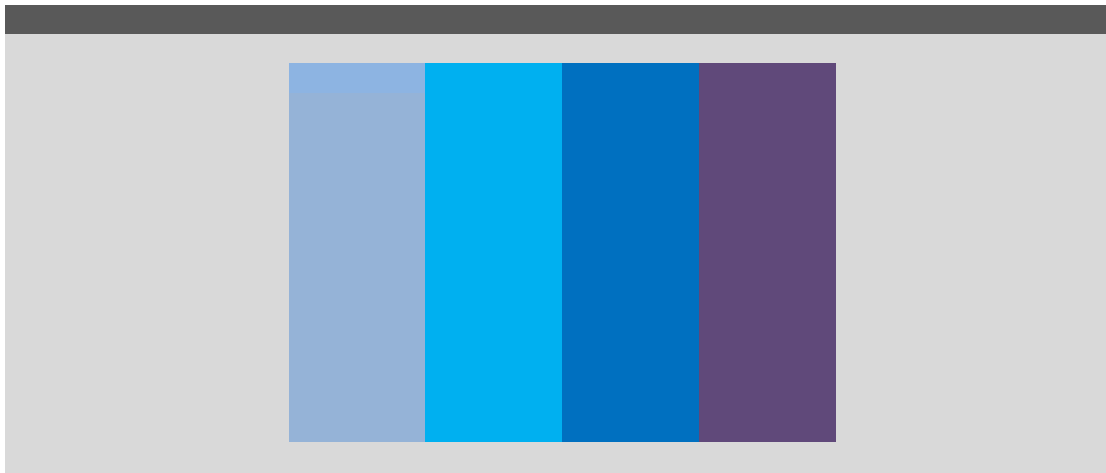
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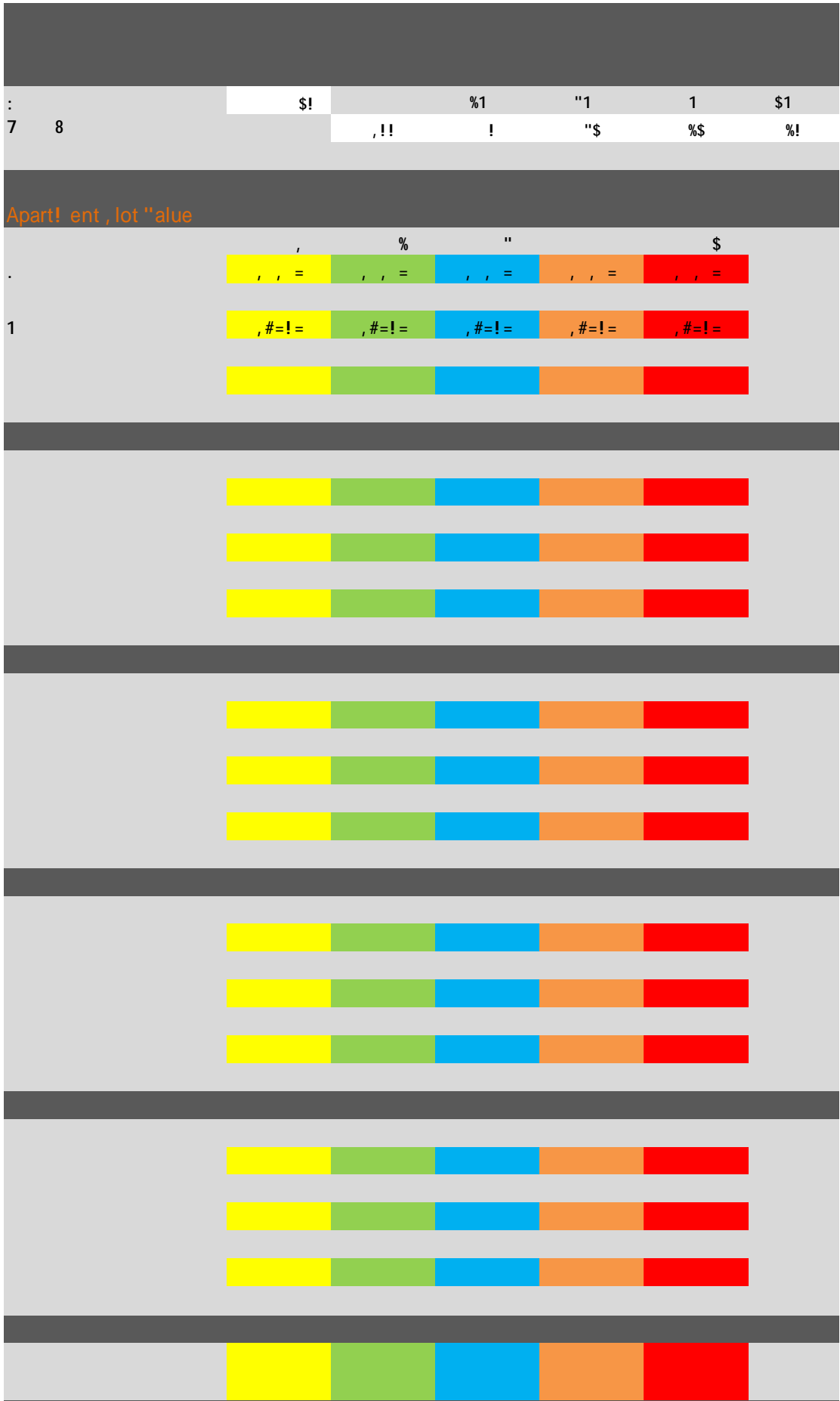
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Scenario 2: 75% Affordable	75	£7,500,000	£6,000,000
Scenario 3: 50% Affordable	50	£5,000,000	£4,000,000
Scenario 4: 25% Affordable	25	£2,500,000	£2,000,000
Scenario 5: 10% Affordable	10	£1,000,000	£800,000
Scenario 6: 5% Affordable	5	£500,000	£400,000
Scenario 7: 2% Affordable	2	£200,000	£160,000
Scenario 8: 1% Affordable	1	£100,000	£80,000
Scenario 9: 0% Affordable	0	£0	£0

















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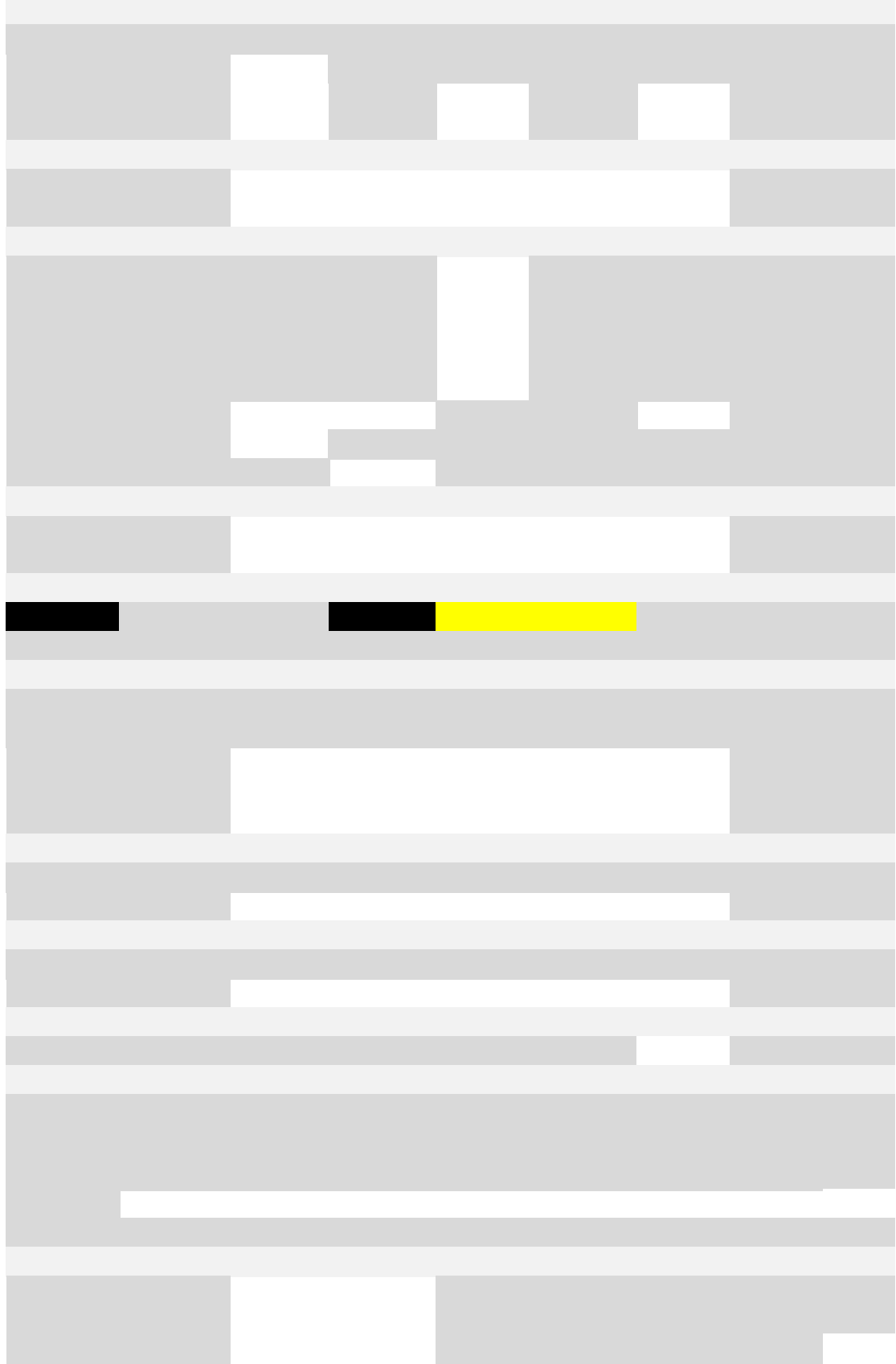
















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