

**London Borough of Bexley
Local Development Framework**

**Affordable Housing Supplementary Planning Document
(Adopted 9 March 2006)**

Addendum (12 June 2009)

In the light of changing circumstances, the London Borough of Bexley has modified its approach to transfer values from that set out in paragraphs 3.16 to 3.18 and Appendix 1 of the adopted version of its Affordable Housing Supplementary Planning Document (9 March 2006).

Approach to Calculating the Developer’s Contribution Towards Provision of Affordable Housing

As stated in Annex A, paragraph 6 of Bexley’s Planning Obligations Guidance Supplementary Planning Document (adopted 26 July 2008), “the Council’s preferred approach to establish affordable housing is to:

- ensure the type of affordable housing provided will meet an identified local need;
- ensure the end cost of the housing remains genuinely affordable in the longer term;
- ensure mixed and balanced communities will result; and
- ensure economic viability of the scheme.”

The Council will no longer insist on applying transfer values between developer and RSL as shown at Appendix 1 of the Affordable Housing Supplementary Planning Document, although it will continue to be the starting point for any negotiations. Where asked to do so by a developer, the Council will consider the proposed transfer value by assessing any evidence provided by the developer as to the viability of any scheme on a site-by-site basis.. This will be applied flexibly, with the emphasis being placed on maximising affordable housing provision.

The Affordable Housing Supplementary Planning Document is available at <http://www.bexley.gov.uk/service/planning/strategies/affordablehousing.html>.

The Planning Obligations Guidance Supplementary Planning Document is available at http://www.bexley.gov.uk/service/planning/planning_obs_guidance.html

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