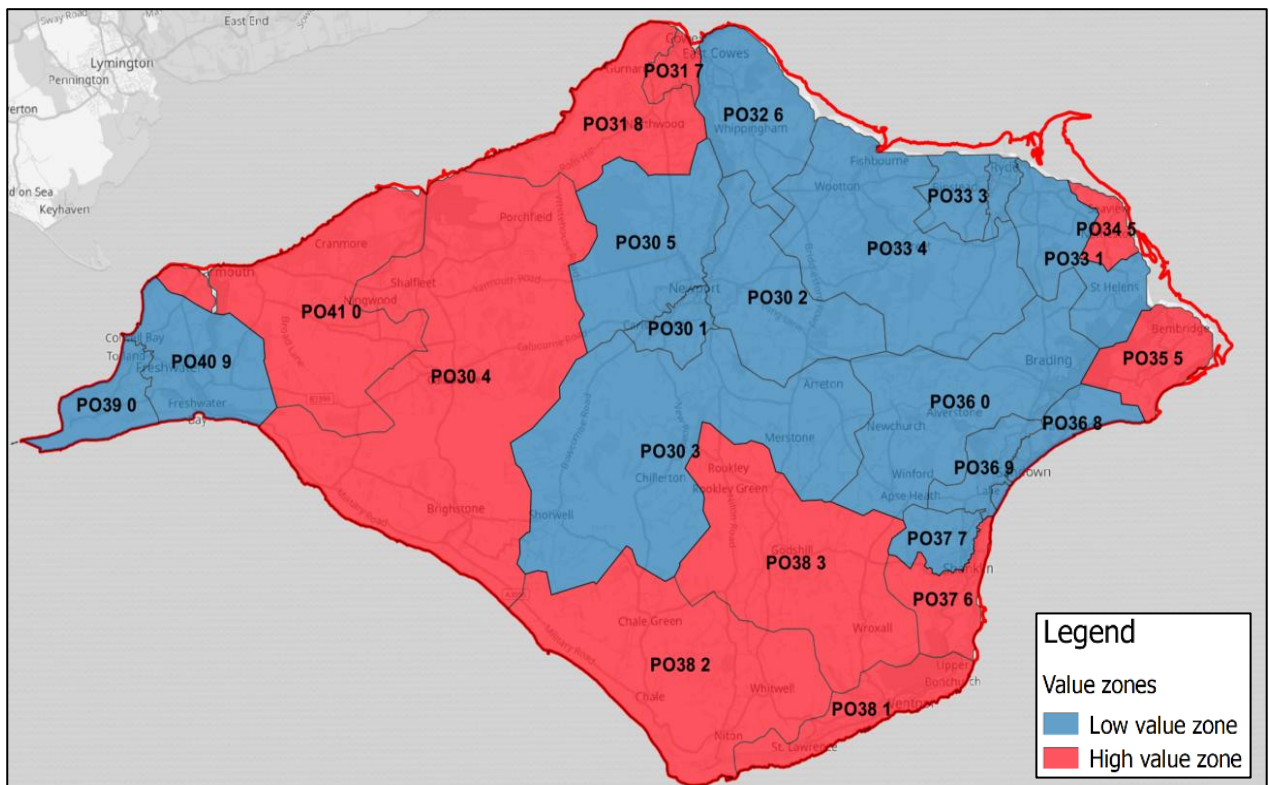


Affordable housing viability: Proposed changes to Policy H5 to reduce affordable housing %

Proposed policy changes

- There are proposed wording changes to Policy H5 that would introduce the revised % requirements on different land types and in different areas.
- The proposed wording changes to policy **H5** are set out overleaf – **new text** or **removed text**
- The Lower Value and Higher Value areas are shown on the plan below



Policy H5 Delivering affordable housing

To contribute to meeting the Island's housing needs, the council will require development proposals for a net gain of 10 or more dwellings to provide ~~at least 35 per cent~~ affordable housing (or the equivalent value of the development site) that meets the definition of affordable housing set out in policy AFF1 **in accordance with the %'s below:**

<u>Zone</u>	<u>Greenfield / Brownfield</u>	<u>Size of site</u>	<u>Affordable housing requirement</u>
<u>Lower Value</u>	<u>Greenfield</u>	<u>Net gain between 10 and 49 units</u>	<u>20%</u>
<u>Lower Value</u>	<u>Greenfield</u>	<u>Net gain of 50 or more units</u>	<u>25%</u>
<u>Lower Value</u>	<u>Brownfield</u>	<u>All sizes</u>	<u>15%</u>
<u>Higher Value</u>	<u>Both</u>	<u>All sizes</u>	<u>35%</u>

Affordable housing is expected to be provided on-site unless off-site provision or a financial contribution in lieu can be robustly justified and any agreed approach contributes to the creation of mixed and balanced communities.

For development proposals resulting in a net gain of up to 9 dwellings within the National Landscape, the council will collect financial contributions towards affordable housing.

All financial contributions towards affordable housing will be collected in accordance with the relevant adopted supplementary planning document.

The council will expect a target mix of 80 per cent for social or affordable rent and 20 per cent to be other affordable housing products that could include, but are not limited to, starter homes, discounted market sales or other affordable routes to home ownership.

Alternative mixes that contribute to meeting identified local housing needs should, as a minimum, be informed by the following sources of data:

a The Island Homefinder register (Isle of Wight Council).

b Adopted neighbourhood plans.

c Parish level housing needs surveys completed after 2018.

d Isle of Wight Housing Needs Assessment (HNA) 2018, and Local Housing Needs Assessment 2022.

However affordable housing is provided, the council will ensure through a planning obligation that it remains as the principal residence of the occupant(s) and will expect that it is affordable in perpetuity, subject to the product type.

Affordable housing provided on site should be delivered in a 'tenure blind' way that does not allow clear distinction between affordable and open market properties.

Affordable housing secured through this policy will be subject to a local connection criteria that prioritises the homes for those living within the parish where the development is located.