

Draft Policy HOU03 -Affordable Housing in Settlements

Where a need for Affordable Housing is established by the Housing Needs Assessment, proposals for residential developments of 10 housing units or more, or on a site of 0.5 hectares or more, will only be permitted where at least 10% of the units are affordable housing.

Residential schemes should be designed to integrate seamlessly and with no distinguishable design differences (generally consistent in materials, style and detailing) between the market and affordable housing.

Development proposals will not be supported which contain less than 10 housing units where lands have been artificially divided for the purposes of circumventing the policy requirements.

Where it is demonstrated that a development is not viable a reduced or alternative provision of affordable housing may be acceptable.

The Council also propose that the remaining justificatory text proposed under proposed change 23 of FODC 110 is not inserted.