

What is meant by 'Affordable Housing'?

'Affordable Family Homes' can mean either

- affordable homes for rent/shared equity, or
- Lower cost 'market value' homes.

In West Chilton, because of the high cost of land, affordable 'market value' homes could be delivered only by building small (max 2 bedroom homes) on small plots, i.e. at a density higher than currently seen in the village.

The definition of 'Affordable Housing' in the HDC Planning Framework is: 'Housing provided with a subsidy to enable sale price or rent to be substantially lower than the prevailing market prices or rents in the locality, and where mechanisms exist to ensure that the housing remains affordable to those who cannot afford to access the market housing. The subsidy will be provided from the public and/or private sector. The definition of "affordable housing" includes key worker housing and shared ownership homes.'

Every development of any significance has to include a certain number of 'affordable' dwellings.

HDC has formulated the Rural Affordable Housing Strategy to address housing need in the rural areas of the District. In practice, this means that *"All residential developments of 5 dwellings or more will be expected to include an appropriate proportion of affordable homes in accordance with the following thresholds and targets:*

- *On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable;*
- *On sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable or where on-site provision is not achievable a financial contribution equivalent to the cost of the developer of providing the units on site."* (HDC)