

**Delivery barriers summary table based upon the 7 broad areas**

Delivery barrier	Options for removing or improving	Local plan role	Actions	Lead parties	Timescales
<b>Affordability of housing stock to Island residents</b>	Enabling access to finance, e.g. through help-to-buy and shared ownership schemes IOW now on the Homes England long list for social grant	Clear economic policy to encourage jobs and reinvigorate housing market, to include web-based home-working environments in new properties. Policy criteria on housing mix policy and consider the planning requirements for each site. Consider the role of entry level exception sites and whether the plan should actively encourage such sites, could be pursued by the council for the land it owns.	Check/test the council's housing strategy is offering support for those unable to easily access the housing market on the Island such as supporting access to finance, e.g. through help-to-buy and shared ownership schemes, local building societies or community banks. Draft/amend local plan policies in relation to economy and Island focused eligibility for an element of new residential units to include Government's First Homes initiative (the plan will include First Homes in exception policy and also in AH policy requiring min 25% of all AH to be First Homes).	IWC Housing team  Local Plan	Summer 2021  May 2021
<b>Delivery of affordable housing</b>	Council should consider ways in which it can support and help deliver housing provision on the island, either directly, or through Joint Ventures with other developers, housebuilders and Registered Social Landlords (RSLs). On-Island MMC factory. Councils could act as 'housing delivery enabler' and actively use own assets and knowledge to unlock housing opportunities and deliver more homes, including building through the	Draft policy to be supportive of MMC. Consider identifying sites where MMC may be appropriate, e.g. prison estate or Newport riverside etc. Likely to be large publicly owned sites that have the potential to add to a pipeline.  Progress local plan to increase certainty in housing delivery.	Explore the potential for council led/ supported social housing based on-Island MMC or other method of affordable housing stock provision solution  Draft policy to be supportive of MMC. Identify sites where MMC may be appropriate.  Continue to progress the new Local Plan - Draft Island Planning Strategy (IPS) Development Plan Document <ul style="list-style-type: none"> <li>• Confirm housing numbers</li> <li>• Propose a range of residential allocations to deliver housing numbers</li> </ul>	IWC Regeneration & Housing Teams  Local Plan  Local Plan	Summer 2021  May 2021  Summer 2021

	Housing Revenue Account (HRA), using general funds, forming partnerships with other providers and establishing its own housing company.				
<b>Profitability of building on the Island</b>	Investigate the possibility of investing in a port facility and Modular Home factory. Liaise with local further education providers to better understand provision and demand for construction associated skills and trades courses available on the Island.	Provide greater certainty of likely market requirements associated with each allocation to include consideration of master planning on new sites to create different products that can compete in the marketplace at the same time in the same location Require an Employment and Skills Plan at Construction stage for development of a certain size.	Explore the possibility of the council investing in its own Port and Modular Home factory. Council to work with Island developers and FE providers to understand ongoing construction skills gap and how this can be addressed on-Island. Provide likely market requirements associated with each allocation to include consideration of master planning on new sites to create different products. Require an Employment and Skills Plan.	IWC Regeneration Team  Local Plan  Local Plan	Summer/Autumn 2021  Summer 2021  Summer 2021
<b>Risk and ability to secure funding</b>	Using alternative forms of development delivery, innovative financing & grant inclusion. Decrease perceptions of risk by creating greater certainty in local decision-making and requirements through the local plan. Provide local market intelligence both through the local plan and regeneration schemes (masterplans, design briefs and housing/site prospectus's etc).	Provide detail for both individual allocations and settlement profiles in terms of local housing market and key areas of both need and demand. De-risk sites as far as possible by exploring all significant site issues and possible solutions and ensure constraints are included in viability. Consider including information on the council's website on 'what a good planning application' looks like. Include clarity on what reports & when, what viability information & when Developers and registered providers can get council support with problems and council improves its understanding of issues	Explore alternative forms of development delivery, innovative financing & grant inclusion (IOW now on the HE long list for social grant ) and applying to Homes England for Housing Infrastructure Funds, Care and Support Specialised Housing and Shared Ownership and Affordable Housing Programme Grants, to improve the viability of housing developments on the Island and promote such financial incentives to developers on the island. Provide detail for areas of growth, allocations and de-risk sites as far as possible. Planning Service review of website to give more customer focussed offer Case Officer approach in place, website being updated, Assistant Director of Regen will support issues	IWC Regeneration & Housing Teams    Local Plan  Planning Services  Planning Services	Summer/Autumn 2021    Summer 2021  Summer/Autumn 2021  Summer/Autumn 2021

	Establish a single point of contact ("Delivery agent") so developers and registered providers know who to contact if they need help.	Reduce the need for conditions and enable development to commence as quickly as possible following consent being granted	Set out the Council's approach to applying conditions, and ensuring that they are relevant and proportionate		
<b>Financial viability</b>	The use of council owned land assets and more direct delivery of housing by the Council itself, either directly or through joint venture arrangements. Review viability taking into account all likely costs, but particularly against requirements for affordable Housing.	Ensure all council owned sites are considered in the assessment of sites for allocations. Work on the one public estate with both the prison estate and NHS trust to develop a coherent strategy towards land assembly and future development in the Horsebridge Hill, St. Marys and Parkhurst areas to the north of Newport. Review Affordable Housing Policy taking development viability into account. Consider different approaches to affordable housing dependent upon public/private ownership/developer. Review plan approach to development densities, an urban densification/urban characterisation study which identifies those locations where development capacity can be further increased would support the Council in demonstrating that it is seeking to maximise supply for promoted sites. Review existing viability evidence including land values if relevant	Report on how this has progressed since the formation of the Housing Delivery Company. What projects have advanced? Have permissions been granted on IWC sites and what market interest is there in taking development forward (e.g. Sandham Middle School)? Review of actions in the HDT Action Plan and outcomes.	IWC Regeneration & Housing Teams	Summer/Autumn 2021
			Assessment of all council owned sites for allocations. Develop a coherent approach to allocation of wider public estate to include prison estate and health trust land, to include public sector infrastructure investment (e.g. access roads).	Local Plan	Summer 2021
			Review plan approach to development densities.	Local Plan	Summer 2021
			Reviewing viability evidence as part of Island Planning process	Local Plan	Summer 2021

<p><b>Island Infrastructure</b></p>	<p>Council consider future options for port or commercial wharf development on the northern coast or Medina. Encourage the Council to discuss opportunities to receive Housing Infrastructure Funding to improve the road network and improve the highways network on the Island. Review access provided by the floating bridge along with the possibility of a fixed link bridge over the River Medina.</p>	<p>Review the potential of any sites to provide commercial waterfront access. Refresh the infrastructure requirements in light of the revised allocations, particularly with regards to highways and congestion in and around Newport. This should include the role of sustainable and public transport and look for any policy synergies with the Local Transport Plan to maximise opportunities for traffic reduction on the main roads into and out of Newport.</p>	<p>Explore the future potential of commercial wharfage and how this could supplement existing options for importing resources and opportunities to receive Housing Infrastructure Funding  Review the potential of any sites to provide commercial waterfront access.  Set out infrastructure requirements for new development and provision for sustainable transport.</p>	<p>Regeneration team  Local Plan  Local Plan</p>	<p>Summer/Autumn 2021  Summer 2021  Summer 2021</p>
<p><b>Limited appropriate land</b></p>	<p>Increase the range of larger sites. Require a more diverse approach to the master planning of large sites that requires a high-quality design that compliments and adds to existing character of an area and offers a range of units</p>	<p>Check the number and distribution of large sites considered for allocations. For large site allocations consider requirements (such as through design briefs) on both type and tenure of units with an aim to provide or add to local character and distinctiveness and avoid a homogenisation of housing stock. Increased understanding on what sites can be delivered and whether larger proposed allocations need to be sub-divided into smaller parcels</p>	<p>Consider use of CPO / clearance / site brief / marketing / joint venture/ package sites to create opportunities, e.g. Sandham Middle School, Nicholson Road, Branston Farm, Pier Street &amp; Eddington Road.  Review number and distribution of large sites considered for allocations and the detail associated with each allocation.</p>	<p>Planning &amp; Regeneration Teams  Local Plan</p>	<p>Summer/Autumn 2021  Summer 2021</p>

