



GOVERNMENT OFFICE  
FOR THE EAST OF ENGLAND

# East of England Plan

The Revision to the Regional Spatial Strategy for the East of England.



May 2008

- 5.4 Local planning authorities should plan for an upward trajectory of housing completions, seeking first to achieve the annual average development rates for 2006-21 as soon as possible, then to make up any shortfall from the period before that rate is achieved. It is important that policies in existing plans do not constrain inappropriately the build-up of the house building rate while development plan documents which give effect to this RSS are put in place.
- 5.5 PPS3 requires RSS to set the overall level of housing provision distributed amongst local planning authorities. The particular circumstances in the East of England justify the approach where the housing allocations should be regarded as a minimum targets pending the proposed review of this RSS. This is because the figure of 508,000 dwellings falls significantly short of what is needed based on evidence about housing pressure, affordability and household projections. The proposed review of this RSS, Policy IMP3, will bring forward proposals for higher growth during the period 2011 to 2021, as well as setting requirements to 2031.
- 5.6 PPS3 requires local planning authorities to plan for continuous delivery of housing for at least 15 years from the date of adoption of housing allocation development plan documents. As most will not be adopted until 2008 – 2010, this review of RSS will not provide for the full 15 years in many cases. The requirement to assume, in planning for housing delivery after 2021, the continuation of planned annual rates 2001 to 2021 or 2006 to 2021 whichever is the higher, provides a consistent approach to ensure the achievement of this aspect of PPS3. This requirement may be waived where preparation of Development Plan Documents is at an advanced stage and planning beyond 2021 would cause significant delay to adoption. Elsewhere, if it will not be possible to identify specific, developable sites for the whole 15 year period, it will be sufficient to indicate broad areas for growth after 2021. Robust evidence will be needed to justify not doing so, for example green belt constraints in districts not proposed for green belt review.

## POLICY H2: Affordable Housing<sup>4</sup>

Within the overall housing requirement in Policy H1, Development Plan Documents should set appropriate targets for affordable housing taking into account:

- the objectives of the RSS;
- local assessments of affordable housing need, as part of strategic housing market assessments,
- the need where appropriate to set specific, separate targets for social rented and intermediate housing;
- evidence of affordability pressures; and
- the Regional Housing Strategy.

At the regional level, delivery should be monitored against the target for some 35% of housing coming forward through planning permissions granted after publication of the RSS to be affordable.

- 5.7 The widening of the ratio of house prices to incomes makes it increasingly difficult for those on low incomes and many key workers to obtain decent accommodation in reasonable proximity to their workplace. An adequate supply of good, affordable housing is essential to the quality of life of those of the region's residents who cannot afford to compete in the open market.
- 5.8 Housing stress varies across the region and targets of more than 35% may be justified in the more pressurised areas. PPS3 indicates that separate targets should be set for social rented and intermediate housing where appropriate.
- 5.9 Based on studies of affordable housing commissioned by EERA and its partners in 2003/04, the region needs approximately 11,000 new affordable homes each year (7,200 social rented, 2,400 intermediate rent and 1,320 social rented backlog). The studies also indicated that about 13,200 additional units were needed to address un-met needs, e.g. homelessness, families in overcrowded accommodation and suppressed households.

<sup>4</sup> For the purposes of this policy the definition of affordable housing is as in Annex B of PPS3.