

Matter 5 - Other Housing Matters

- a) to g) CPRE is committed to supporting the right developments of the right homes in the right places, and a strong set of policies for affordable housing is therefore essential. In our view, policy PLP 11 will not be effective in delivering a sufficient stock of affordable housing and is therefore not fit for purpose.

In planning to meet the full, objectively assessed need for market and affordable housing, the Plan should clearly segment that policy aim by setting out:

- the total proportion of all new homes that should be in affordable tenures;
- the proportion of all affordable homes that would be expected to be delivered as an element of market housing schemes;
- how the remaining affordable homes are to be delivered;
- how the type and location of development sites has been informed by the requirements for affordable housing;
- how the provision of market housing will be managed to ensure that development sites are not used up for market housing if affordable homes are not being delivered at an acceptable rate.

The Plan should also be clear that market housing schemes are not the only delivery mechanism for affordable housing, and that affordable housing provided as a proportion of homes in market schemes will still result in an accumulating shortfall of affordable housing, for which delivery mechanisms and land supply need to be identified.