

**Dudley Metropolitan Borough Council**

**Cabinet - 12<sup>th</sup> February 2007**

**Report of the Director of the Urban Environment**

**Planning Policy Statement 3 (PPS3) 'Housing'**

**Purpose of Report**

- 1 The purpose of the report is to brief members on the new Planning Policy Statement 3 (PPS3) 'Housing' and to inform them of the implications of the new document for Dudley (please refer to Appendix 1: Planning Policy Statement 3 'Housing' - Issues for Dudley).

**Background**

**Introduction**

- 2 Planning Policy Statement 3 (PPS3) '*Housing*' and accompanying advice and guidance have been developed in response to recommendations in the *Barker Review of Housing Supply* in March 2004. It supersedes Draft PPS 3 '*Housing*', Published in December 2005, and replaces previous policy and guidance related to housing, in particular Planning Policy Guidance Note 3: '*Housing*' (2000).
- 3 The Government's key housing policy objective, set out in the guidance, is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

**National Planning Policies**

- 4 The specific outcomes that the planning system should deliver are high quality housing; a mix of housing, i.e. both market and affordable; a sufficient quantity of housing; housing developments in suitable locations; and a flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including reuse of Previously Developed Land (PDL) where appropriate. The recommended approach to achieving these outcomes is discussed below:
- 5 Achieving high quality housing: Local Planning Authorities (LPAs) are encouraged to promote sustainable and environmentally friendly new housing developments which include affordable housing.

- 6 Achieving a mix of housing: LPAs should plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period.
- 7 Market Housing: One of the Government's key objectives is to provide a variety of high quality market housing. This includes addressing any shortfalls in the supply of market housing and encouraging the managed replacement of housing.
- 8 Affordable Housing: The Government defines affordable housing as social rented and intermediate housing. In the context of creating mixed communities, Local Planning Authorities, in their Local Development Documents, are encouraged to:
- Set an overall (i.e. plan wide) **target** for the amount of affordable housing to be provided, ensuring that provision of affordable housing meets the needs of both current and future occupiers.
  - **Set separate targets for social rented and intermediate affordable housing** where appropriate.
  - **Specify the size and type of affordable housing** that is likely to be needed in particular locations and on specific sites.
  - **Set out the range of circumstances in which affordable housing will be required.** The national indicative minimum site size is 15 dwellings. However, LPAs can set lower minimum site size thresholds, where viable and practicable. This is in recognition of the fact that local authorities have not been meeting their affordable housing targets under the current thresholds.
  - Set out the **approach to seeking developer** contributions to facilitate the provision of affordable housing.

Market housing falls outside the definition of affordable housing and can be defined as private housing for rent or sale, where the price is set in the open market.

## **Providing Housing in Suitable Locations**

### 9 Identifying suitable locations for housing development

Housing should be developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.

### 10 Effective and efficient use of land

The priority for development is still for previously developed land, in particular vacant and derelict sites and buildings. Local Development Documents (LDDs) should include a PDL target and trajectory and strategies for bringing previously-developed land into housing use.

Using land efficiently is a key consideration in planning for housing. LPAs are encouraged to set out a range of densities across the plan area rather than one broad density range. Until local density policies are in place, 30 (dph) should be considered as the minimum density for new development.

11 Delivering a flexible supply of land for housing

Under the guidance LPAs are required, in their LDDs, to identify broad locations and specific sites that will enable continuous delivery of housing for at least **15 years** from the date of adoption. This involves identifying specific deliverable sites that can provide new housing in the first 5 years of the plan period. Policies must also be developed to identify developable sites for years 6 to 10 of the plan period. For years 11 – 15 of the plan period a similar supply of sites or broad growth locations must be demonstrated.

## **Managing Housing Delivery**

12 Determining Applications:

When making planning decisions for housing developments after the 1<sup>st</sup> April 2007, LPAs should have regard to the policies in the statement as material considerations which may supersede the policies in existing Development Plans.

In circumstances where LPAs cannot demonstrate an up-to-date **five year supply** of deliverable sites they should consider favourably planning applications for housing, having regard to the policies in this PPS. LPAs should not refuse applications solely on the grounds of prematurity.

13 Monitoring and review:

As is current practice LPAs must provide information on their housing performance as part of their Annual Monitoring Reports.

## **Finance**

- 14 There are no direct financial implications to the Council associated with the adoption of the new Planning Policy Statement 3 (PPS3) on 'Housing'. The role of Dudley MBC in planning for housing provision will be met from existing budgets.

## **Law**

- 15 Planning decisions made after the 1<sup>st</sup> April 2007 should consider policies in Planning Policy Statement 3 (PPS3) as a material consideration in the determination of planning applications. This statement may be capable of being a material consideration, in particular circumstances, prior to this date.

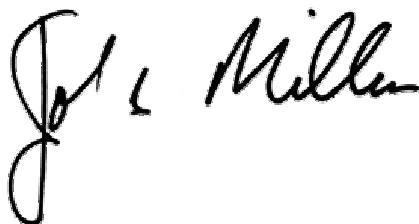
## **Equality Impact**

- 16 The Government's key housing policy goal is to ensure that everyone, including children and young people, have the opportunity of living in a decent home, which they can afford, in a community where they want to live, therefore promoting equal opportunities within the Borough.

- 17 The PPS seeks to protect and enhance the environment by maximising the efficient use of land in the Borough. The policies within the document seek to deliver the government's sustainability objectives, in particular, seeking to minimise environmental impact taking into account climate change and flood risk to the benefit of all.

### **Recommendation**

- 18 It is recommended that the content of this report and appendix 1 are noted.

A handwritten signature in black ink, appearing to read 'J. B. Millar'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

**J. B. MILLAR – DIRECTOR OF THE URBAN ENVIRONMENT**

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### **List of Background Papers**

- 19 DCLG - Planning Policy Statement 3 (PPS3) '*Housing*'. November (2006)