

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

PLANNING POLICY STATEMENT 3: HOUSING

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To inform members about the changes made to Planning Policy Statement 3: Housing.
- 1.2 The definition of previously developed land now excludes gardens associated with residential properties.
- 1.3 The minimum density target of 30 dwellings per hectare for new housing development has been deleted.

2. BACKGROUND INFORMATION

- 2.1 Following the election of the new government in May 2010, and subsequent Coalition Agreement, a commitment was made to address the issues of development on garden areas and over-development resulting from the national minimum density target for new housing development. These commitments form part of the Government's policy to decentralise decision making to the local level.
- 2.2 In respect of development on garden areas, under the previous version of PPS3 they were considered to previously developed land and it was therefore difficult for local planning authorities to refuse planning applications for new housing on them. This practice has led to an increase in inappropriate development, which has resulted in the loss of green space.
- 2.3 With regard to the national minimum density target, the Government considers that this has led to a lack of family sized homes being built and other types of dwellings which local people need.
- 2.3 In order to implement this commitment, the Government have amended Planning Policy Statement (PPS) 3: Housing and re-issued it on 9 June 2010. This replaces the previous version published in November 2006. The amended PPS is a material consideration in determining planning applications and preparing planning policy.
- 2.4 The changes made to the PPS are:

- the definition of previously developed land in Annex B now excludes private residential gardens;
- the national indicative minimum density of 30 dwellings per hectare for new housing development is deleted from paragraph 47.

3. OPTIONS FOR CONSIDERATION

- 3.1 There is only one option for consideration, which is that the revised PPS should be used as a material consideration in determining planning applications and preparing planning policy.

4. ANALYSIS OF OPTIONS

- 4.1 The changes made to the PPS mean that the local planning authority will be able to have greater control over development on gardens associated with private residential properties, particularly where local communities object and wish to protect the character of their neighbourhoods. It should be noted that this does not mean that local residents will be prevented from making extensions to their homes.
- 4.2 The removal of the national minimum density target of 30 dwellings per hectare will allow local planning authorities, working in conjunction with local communities, to exercise greater flexibility in applying housing densities which better reflect their needs and local circumstances.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

- 5.1 Financial implications – there are no financial implications.
- 5.2 Staffing implications – staffing to implement this PPS will be drawn from existing resources within the Spatial Planning and Development Control teams.
- 5.3 Property implications – there are no property implications.
- 5.4 IT implications – there are no IT implications.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

- 6.1 Statutory implications – the revised PPS3 is a material consideration in determining planning applications and in preparing the policies and proposals in the Local Development Framework.
- 6.2 Environmental implications – the revised PPS3 continues to support the principle of sustainable development.

- 6.3 Diversity implications – there are no diversity implications.
- 6.4 Section 17 - Crime & Disorder implications – the policies of the LDF will ensure that new development is designed appropriately to minimise the opportunities for crime and to reduce the fear of crime.
- 6.5 Risk implications - there are no risk implications.

7. OUTCOMES OF CONSULTATION

- 7.1 Where appropriate, the comments of relevant council officers have been included in this report.

8. RECOMMENDATIONS

- 8.1 That members note the information contained in this report.

HEAD OF STRATEGIC REGENERATION, HOUSING & DEVELOPMENT
HEAD OF PLANNING

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Background Papers used in the preparation of this report

Planning Policy Statement (PPS) 3: Housing, DCLG (June 2010)

Previously Developed Land and Density – Written Ministerial Statement by Greg Clark MP to the House of Commons (9 June 2010)