

Decision Maker: Development Control Committee

Date: 22 July 2010

Decision Type: Non-Urgent Non-Executive Non-Key

Title: RECENT CHANGES TO PPS3

Contact Officer: Stephanie Turner, Planner
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Chief Officer: Bob McQuillan, Chief Planner

Ward: N/A

1. Reason for report

To advise Members of the Development Control Committee of the recent changes to Planning Policy Statement 3 Housing.

2. **RECOMMENDATION(S)**

Members note the report and the implications that the amendments to PPS 3 will have on decision making.

Corporate Policy

1. Policy Status: Existing policy. (amended)
 2. BBB Priority: Quality Environment.
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Financial

1. Cost of proposal: No cost
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £3.3m
 5. Source of funding: N/A
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Staff

1. Number of staff (current and additional): 98
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: Statutory requirement.
 2. Call-in: Call-in is not applicable.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough wide
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

Planning Policy Statement 3 (PPS3) Housing has been amended to take account of the commitments made in the Government's proposals to decentralise the planning system. A copy of the document has been placed in the Members room and can also be found on the Communities and Local Government website at <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing> .

3.2 The changes are as follows;

- The definition of previously developed land in Annex B now excludes private residential gardens and,
- The national indicative minimum density of 30 dwellings per hectare has been deleted from paragraph 47.

3.3 Decentralisation Minister Greg Clark has stated that; "Together these changes put power back in the hands of local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas."

3.4 It was felt that the impact of the previous policy which did not exclude private residential gardens from the definition of previously developed land forced local authorities into granting planning permission for development on garden land to maintain the brownfield target. It was also felt that the minimum density target of 30 dwellings per hectare contributed to the lack of family sized homes that meet local needs.

4. POLICY IMPLICATIONS

4.1 The removal of garden land from the definition of "previously developed land" allows local authorities to manage development in residential areas by considering applications on a case by case basis, refusing inappropriate development.

4.2 The removal of the minimum density of 30 dwellings per hectare would allow the Council to decide the appropriate density levels and to require developments to go below the 30 dph figure wherever necessary. This will deliver a better mix of homes for the local community and would encourage more family homes.

Non-Applicable Sections:	Financial, Legal, Personnel
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