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APPENDIX 1 TO ANNEXE 2

Summary of the Main Issues in Planning Policy Statement (PPS) 3 Regarding the Location of New Housing

PPS3 was published in November 2006 and represents a step-change in the way that local authorities plan for the delivery of housing. Local authorities are expected to be much more pro-active in identifying deliverable sites for housing. This has major implications for areas like Waverley where, in the past, housing targets have been met by the continued emergence of *windfall sites* (i.e. sites that the Council has not previously identified and allocated for housing).

PPS3 expects the planning system to deliver:

- High quality, well-designed housing
- A mix of housing, both market and affordable, to support a wide variety of households
- A sufficient quantity of housing
- Housing development in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure
- A flexible and responsive supply of land that makes efficient use of land, including the re-use of previously developed land where appropriate.

In terms of the location of housing, local authorities should set out criteria to be used in identifying broad locations and specific sites, taking account of:

- The spatial vision for the local area
- Evidence of current and future levels of need and demand, as well as the availability of suitable sites and viable sites
- The contribution to be made to cutting carbon emissions by focusing development in locations with good transport accessibility by means other than the car and where it can readily and viably draw its energy supply from decentralised systems based on renewable and low-carbon technology
- Any physical, environmental, land ownership, land use, investment constraints or risks
- The options for accommodating new housing growth (examples include re-use of vacant and derelict sites or industrial and commercial land; mixed-use town centre development; additional

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housing in existing residential areas, expansion of settlements through urban extensions; and creation of new settlements.

- Accessibility to existing local community facilities, infrastructure and services, including public transport. The location of housing should facilitate the creation of communities of sufficient size and mix to justify the development of and sustain community facilities, infrastructure and services.
- The need for housing in rural areas, including villages, in order to enhance or maintain their sustainability
- The need to develop mixed, sustainable communities across the wider local authority area as well as at neighbourhood level.

One of the key objectives of PPS3 is to make effective use of land, by re-using previously developed land (PDL). The national target is that at least 60% of new housing should be on PDL. It is expected that there is also a regional target for development of PDL and that the LDF should have a PDL target and trajectory.

PPS3 is also concerned with the efficient use of land. Local authorities can set local density policies, but until these are in place, the national indicative minimum density is 30 dph. PPS3 sets out a number of factors to consider where a local authority wants to plan for or agree to densities below 30 dph.

In terms of land supply, the Government's objective is to ensure that the planning system delivers a flexible, responsive supply of land. Having regard to the principles of *Plan, Monitor, Manage*, local authorities are expected to develop policies and strategies to ensure that sufficient, suitable land is available to achieve their housing and PDL delivery objectives. For Waverley, this means setting out in the LDF the strategy for delivering the required housing, including identifying broad locations and specific sites, to enable a continuous delivery of housing for at least 15 years from adoption (i.e. until 2026).

Local authorities should identify enough specific **deliverable** sites to deliver housing for 5 years. (**Deliverable** means the site must be **available, suitable** and **achievable**).

Local authorities should also identify a further supply of specific **developable** sites for years 6-10 and, where possible, years 11-15. ("Developable" sites should be in a suitable location for housing and with a reasonable prospect of being available to be developed at the point envisaged.) Where it is not possible to identify specific sites for years 11-15, then broad locations for future growth should be indicated.

Existing planning permissions can be included, but only where the local authority can demonstrate that the sites are developable and likely to contribute to housing delivery at the point expected.

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With regard to windfall sites, PPS3 states that these should not be included in the first 10 years of land supply, unless the local authority can provide robust evidence of genuine local circumstances that prevent specific sites being identified.