



Campaign to Protect  
Rural England  
OXFORDSHIRE

## CPRE Oxfordshire Campaign Briefing

### 29 November 2006

### Planning Policy Statement 3 in Brief

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The revision to *Planning Policy Statement 3: Housing* follows the *Baker Review of Housing Supply*, published in March 2004, which sought to increase house building. PPS3 also takes account of the findings of the Affordable Rural Housing Commission and has a welcome emphasis on rural housing. It comes into force on 1st April 2007.

PPS3 has five themes: quality and design; housing mix; quantity of housing; location; and flexibility of supply.

#### 1. Quality and Design

The need is for high quality, well designed housing. The guidance emphasises community facilities and open space, and house building "that relates well to the surroundings and supports a sense of local pride and civic identity." Poor quality proposals should be rejected. Developments should reduce impact on climate change and provide for retention or re-establishment of biodiversity. A forthcoming PPS on climate change and the new Code for Sustainable Homes will set out in detail plans to move towards zero carbon development.

#### 2. Housing Mix

Provision should concentrate on a mix of housing, both market and affordable, in both urban and rural locations. A variety of different households—families, single person, older person—should be provided with a mix of tenure and advice. Local Development Frameworks should specify the proportions of the mix.

#### 3. Quantity

Plans should provide a sufficient quantity of housing to take account of market needs. Shortfalls in the supply of housing should be addressed, including in low cost market housing.

- ◆ Housing levels are to be determined through *Strategic Housing Market Assessments*; long-term house prices; and advice from the new National Housing and Planning Advice Unit.
- ◆ Local Development Frameworks should set targets for affordable housing. The national indicative minimum where affordable housing will be required is 15 dwellings, but planners can set lower levels.
- ◆ There should be a pro-active approach to delivery of rural affordable housing, including through rural exception sites—which must be only for affordable housing in perpetuity.

#### 4. Location

Housing needs to be in suitable locations with good access to services and jobs. Siting houses near public and other transport services is important, as is taking account of cutting carbon emissions.

- ◆ The priority is for development on brownfield sites, with a 60% national target. A new National Brownfield Strategy will be led by English Partnerships.
- ◆ "Policy constraints" should be reviewed where need and demand is high.
- ◆ Housing is needed in market towns and villages to "enhance and maintain the sustainability". In small villages, growth should "support informal social networks, assist people to live near their work and benefit from key services".
- ◆ Building should be at a range of densities; 30 dwellings per hectare is a national indicative minimum.

## 5. Flexibility

Planning authorities need to have a flexible response to supply of land for housing.

- ◆ Specific sites should be identified where housing is deliverable within five years of a Local Development Document being published.
- ◆ A continuous five year supply of deliverable sites should be maintained.
- ◆ Allowance for windfall sites in the first 10 years should only be made in special circumstances.
- ◆ The guidance strengthens the rejection of sites not in the supply pipe.

### Links

- ◆ DCLG press release: <http://tinyurl.com/yfnfwz>
- ◆ PPS3 (PDF): <http://tinyurl.com/ycd266>

### DCLG Comment

Planning Minister Yvette Cooper said: "We need to build more and better quality homes for the next generation. If we don't deliver more homes, we will see growing pressures on first time buyers, overcrowding and social housing waiting lists. But we also need higher quality homes and neighbourhoods too. That means better design but also higher environmental standards to help cut carbon emissions. The new planning rules will support more homes for families. Bad housing for children can haunt them for the rest of their lives, which is why it is so important to ensure there are enough family homes, with gardens, play areas and parks. In London, for example, four out of five new homes are one and two bedroom flats. Whilst we need more new homes for first time buyers and single households, we need to insist on more family homes."

### CPRE Reaction

**CPRE.** CPRE welcomed the PPS3 saying it should help ensure that new housing can deliver environmental benefits and better meet housing needs. "But we are concerned that the Government will not be policing low density and greenfield housing development to the extent it has in the past." Policy Director Neil Sinden said: "The impact of these improvements in policy will depend on how they are applied on the ground."

<http://tinyurl.com/yfjrkm>

**CPRE Oxfordshire.** Andy Boddington said "There is a lot of common sense in this policy but some real dangers too. The need to analyse market needs up to 20 years ahead is likely to become a guessing game. Too much rural land might be allocated under pressure from housebuilders and if it is not needed, it could be consumed with lower density developments. The suggestion that 'policy constraints' should be reviewed when need and demand are judged to be high can only increase the pressure to build in Oxford's green belt "

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