

PPS3: Housing

Background

Prior to September 2007, the full UDP was the Statutory Development Plan for the Isle of Wight. The introduction of new Local Development Frameworks¹ and transitional arrangements for moving from old style Development Plans to new frameworks necessitated agreement between GOSE and the IW Council a list of policies within the UDP which would be saved beyond September 2007.

The saved policies relating to housing and design as set out in the UDP² are:

- G1 – Development Envelopes
- G4 – General locational criteria
- G5 – Development outside defined settlements
- D1 – Standards of Design
- D13 – Energy conservation
- D14 – Light spillage
- H3 – Allocated housing sites
- H7 – Extensions and alterations
- H9 – Housing outside development boundaries
- H14 – Locally affordable housing
- H15 – Rural exceptions
- TR7 – Highways considerations for new developments
- TR16 – Parking policies and guidelines
- L10 – open space in housing developments

Some policies which were not saved had SPG to accompany them, and these documents are now considered by the Council to be good practice guides, which form a material consideration when making planning decisions.

The following is a list of current SPG and good practice guides (previously SPG)³:

(a) *SPG:*

- Countryside Design Summary
- Residential Infill (areas covered by policy H9)
- Extending Your Home
- Residential Layout (for sites allocated under policy H3)
- Replacement Dwellings in the Countryside
- Open Space Provision in Residential Development
- Affordable Housing

(b) *Good Practice Guidance*

- Residential infill (for sites within Development Envelopes)
- Residential Layout (for any site which is not allocated in the UDP)
- Design for Community Safety

¹ Town and Country Planning (Local Development) (England) Regulations (2004) (as amended in May 2008)

² http://www.iwight.com/living_here/planning/Planning_Policy/Unitary_Development_Plan

³ http://www.iwight.com/living_here/planning/Planning_Policy/Supplementary_Planning_Guidance

PPS3: Housing was introduced by DCLG in December 2006 and this now sets the Government's national policies on planning for housing, and became a material consideration when making planning decisions from 1st April 2007⁴.

Whilst the whole of PPS3 is a material consideration, the LPA would particularly highlight the following paras that are considered of particular relevance when determining planning applications:

- Para 14 – character and local distinctiveness
- Para 16 – matters arising to assess when considering design quality
- Para 69 – general regard criteria
- Para 73 – applications on sites with a previous similar permission

Particularly at paragraphs 14 and 16, PPS3 talks about scale, design, layout and density which should '...maintain and improve local character', and 'is well integrated with, and compliments, the neighbouring buildings and the local area...' This should include improving the relationship with neighbouring properties.

When determining applications the LPA uses PPS3, SPG and Good Practice and considers that paras 14 and 16 of PPS3 are of particular relevance in terms of local character and distinctiveness.

In considering local character and distinctiveness the following sources are used as evidence:

- Village Design Statements and Parish Plans. Some VDS are adopted SPG⁵, whilst more recent Parish Plans and VDS are considered material considerations.
- Conservation Area designation and Conservation Area Appraisals⁶.
- AONB Management Plan character zones (see AONB Management Plan⁷).
- Historic Environment Action Plan⁸. More information on this can be obtained from the Archaeology Centre.

Dealing with Applications where Pre-Application Advice predates September 2007

The LPA is suggesting the following approach to address applications:

As Agent/Architect, we suggest that you examine any previous advice given against advice given in the PPS3 element of this note.

Scenario 1:

If no scheme is yet worked up, please use this note to help guide your first proposals before arranging any further pre-application discussions.

Scenario 2:

If a scheme is proposed and has gone through various iterations:

- i. Review the proposal against the advice given in this note.

⁴ PPS3: Housing, DCLG (2006) para 8

⁵ http://www.iwight.com/living_here/planning/Planning_Policy/Supplementary_Planning_Guidance

⁶ http://www.iwight.com/living_here/conservation_and_design/Conservation_Areas

⁷ <http://www.wightaonb.org.uk/en/publications>

⁸ http://www.iwight.com/living_here/planning/Archaeology/historic.asp

- ii. Seek an early appointment with the Case Officer to review the scheme in light of your own review under (i) above.

We will ensure that appointments with Case Officers for such situations are prioritised.

Our major role, other than determining the application, will be to form a view on the extent to which it is reasonable and fair to request extensive alterations. (We do however reserve the right to review the numbers of units proposed on sites)

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