

If you would like to know more about the implications of PPS3, or any other aspect of Urban Design, contact:

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Planning Policy Statement 3: Housing - implications to urban design

On the 1st April 2007, Planning Policy Statement 3 (PPS3): Housing came into full force. Whilst PPS3 reinforces many of the principles established in PPS1 (Planning Policy Statement 1: Delivering Sustainable Development), in terms of design it has a number of implications for the development industry.



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Decent homes for all

“The Government’s key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live” (para. 9).

To achieve this goal, the Government is seeking the following:

- A wider choice of high quality homes, across tenures;
- Provide greater opportunities for ownership;
- Ensure high quality housing for those who cannot afford market housing;
- Improve affordability across the housing market; and
- Create sustainable, inclusive, mixed communities.

The policy, therefore, seeks to link high quality housing with affordability and the appropriate locations.

Well-designed, high quality housing

“Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities” (para. 12).

A series of design considerations which can be used to assess the design quality of a development are set out and represent a similar approach as CABI’s Building for Life.

Reference is also made to the Code for Sustainable Homes and the need to encourage applicants to bring forward sustainable and environmentally friendly new housing developments.

Local planning authorities are further urged to monitor design quality to ensure that policy requirements are being met.

Housing mix

“Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people” (para. 20).

Local planning authorities are encouraged to plan for a mix of housing based on the different types of households likely to be required over the plan period and set the percentages of various housing types within Local Development Documents. This should include market and affordable housing, household types (family, single person, couples etc) and the type and size of affordable housing.

Developers are also encouraged to bring forward proposals which reflect the demand of the local area as well as the types of households requiring market housing to sustain mixed communities.

Suitable location

“..the Government’s policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure” (para. 36).

The Government’s target of 60% homes to be built on Brownfield land is reiterated whilst Green Belt reviews in areas of high demand may be appropriate.

PPS3 emphasises that the location of new housing should relate to existing community facilities, local services, infrastructure and public transport and assist in sustaining such facilities as well as make a contribution to cutting carbon emissions.

Efficient use of land

“Good design is fundamental to using land efficiently” (para. 48). “Successful intensification need not mean high rise development or low quality accommodation with inappropriate space” (para. 49).

PPS3 continues to use the PPG3 minimum density of 30 dwellings per hectare although omits the previously used upper limit.

Most importantly, PPS3 calls for Local Planning Authorities to set local density standards or ranges.

The character of the local area is identified as an important consideration and, whilst intensive development may not always be appropriate, if well-designed and built in the right location it can enhance the character and quality of an area.

Pegasus Urban Design

Pegasus Urban Design, part of the Pegasus Planning Group, has extensive experience of delivering high quality residential developments that are compliant with the Government’s latest direction in terms of design.

Our experience covers a vast range of projects from large scale urban extensions to strategies for regeneration and detailed layout design. All of our projects are PPS compliant and demonstrate innovative design solutions whilst maximising the development potential of the site on behalf of our clients.

