

6 REVISED GOVERNMENT GUIDANCE ON PLANNING FOR HOUSING (AN192-2003)

The Scottish Executive has produced updated advice on planning and housing. Members may recall commenting previously on Consultative Drafts of National Planning Policy Guideline 3 (NPPG3) – Planning for Housing and Planning Advice Note 38 (PAN 38) – Housing Land.

Scottish Planning Policy 3 “Planning for Housing” (SPP 3) updates National Planning Policy 3 (NPPG3) “Land for Housing” revised in 1996. It reflects the key planning policies in SPP1: “The Planning System” (revised in 2002), addressing them in relation to new housing development. A key feature of the guidance is the increased focus on design quality issues. This complements Dundee City Council’s efforts to improve standards in new housing through vehicles such as the Local Plan and the Urban Design Guide.

SPP3 recognises that local circumstances may demand a different approach to the provision of housing and requires local plans to provide guidance on density appropriate to particular locations and sites. Reflecting wider government policy, SPP3 supports the reuse of previously developed land for housing where a viable and environmentally satisfactory development can be achieved.

SPP3 advocates that a longer term approach to planning for housing should be adopted and that the plan-led process of providing housing land should give greater certainty and be more responsive. In this respect the revised Planning Advice Note 38: “Housing Land” (PAN38), sets out advice on the approach to estimating the requirement for new housing and the provision of land to meet the requirement, and other detailed technical matters less appropriate to SPP3.

Reflecting the increased emphasis on design in SPP3, the Scottish Executive has also for the first time published Planning Advice Note 67: “Housing Quality” (PAN 67). “Designing Places”, published November 2001, set out the Scottish Executive’s aspirations for design and the role of the planning system in delivering them. This PAN explains how “Designing Places” should be applied to new housing. The design, quality and character of new housing built today will play a large part in shaping Dundee for decades to come. Guidance that reinforces and supports the emphasis that Dundee City Council has recently placed on securing quality in new housing development is therefore welcomed.

Members should also note that in relation to the development and design of housing the Finalised Dundee Local Plan Review is in line with the above government guidance.