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<th>To:</th>
<th>PLANNING AND ENVIRONMENT COMMITTEE</th>
<th>Subject:</th>
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<td>From:</td>
<td>DIRECTOR OF PLANNING AND ENVIRONMENT</td>
<td>SPP3 PLANNING FOR HOUSING, PAN38 HOUSING LAND (REVISED 2003) AND PAN67 HOUSING QUALITY</td>
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<td>Date:</td>
<td>28 May 2003</td>
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1. **Purpose of Report**

1.1 This report is to advise members of the issue by the Scottish Executive of new policy guidance and advice on good practice for the provision of new housing, and to draw members attention to changes to previous advice that have implications for the Council.

2. **Sustainability Implications**

2.1 The principles of sustainable development in SPPG3 are in line with those contained in Scottish Planning Policy 1 The Planning System (SPPG1) and these principles are now expected to play a key part in delivering future housing developments.

3. **Background**

3.1 Scottish Planning Policy 3 (SPP3) Planning for Housing and Planning Advice Note 38 Housing Land (PAN 38) replace the previous National Planning Policy Guidance 3 (NPPG3) and PAN38, both dating from 1996. PAN 67 is a new publication which explains how the Executive's publication 'Designing Places' (published November 2001) should be applied to new housing.

3.2 Consultative drafts of SPP3 and PAN38 were issued in early 2002 and in June 2002 Committee agreed to support the three key themes of the documents: the creation of quality residential environments, guiding development to the right places and delivering an adequate supply of housing land. There were a number of issues in the consultative drafts, which it was felt would have benefited from clarification and more specific guidance and these were advised to the Executive. The finalised documents retain the key themes of the drafts and have addressed a number of North Lanarkshire's concerns. The way in which the documents address the main issues raised by the Council are detailed below.

4. **SPPG3 Planning for Housing**

4.1 At several points in the draft SPP it was proposed that development plans should, in taking a long term view over 20 years produce a 'locational strategy' indicating the likely direction of development over this period. There was a lack of clarity on the role of structure and local plans in this process, which was commented upon by the Council and other consultees. In response, the Executive has clarified in the finalised SPP that structure
plans are to set out an explicit strategy for 12 years in two phases with a broad indication of requirement thereafter, preferably up to 20 years.

4.2 In the draft consultation it was proposed that an effective land supply should be identified for 7 years, increased from 5 years in the 1996 guidance. However, many consultees, including the Council expressed concerns over the practicalities of identifying a supply for 7 years and the finalised SPP has reverted back to the requirement to provide sufficient effective land supply for a minimum of 5 years from the date of adoption of the plan. This will be the role of local plans.

4.3 It is important to note that this new guidance and advice will apply to future reviews of structure and local plans (paragraph 59 of SPP3) which means that existing plans are not immediately out of date in relation to housing requirements. Annual land supply audits can be used to ensure that sufficient effective housing land is available in advance of the production of new plans (paragraph 64).

4.3 There was confusion in the draft consultation regarding the role of the development plan in the provision of affordable housing, that is housing of reasonable quality affordable to people on modest incomes. The finalised SPP makes it clear that the need for affordable housing should be established in Councils’ local housing strategies and that development plans should allocate sufficient land overall to include affordable housing needs. There are other issues about affordable housing, especially funding, and it is stated that advice on good practice in relation to providing affordable housing through the planning system will be issued by the Executive in due course.

5 PAN38 Housing Land

5.1 PAN38 details the housing audit process, which is now to be used to ensure that a 5 year land supply is to be maintained at all times. The requirement in the draft was for a 7 year period, but following representations that this would be impractical, the time period has reverted to 5 years. The housing land audit should now specify the sites (or proportion of sites) which can be programmed over the shorter period of 5 years, but there remains a requirement to include the programming of sites expected to be developed shortly after the 5 years, including at least years 6 and 7, to demonstrate that sites will continue to be available to meet the housing land requirement.

5.2 The PAN continues to promote the concept of housing market areas (HMA’s) as a basis for calculating the housing land requirement. The consultative draft proposed a prescriptive level of self-containment for the first time, which would have resulted in an unmanageable number of market areas in the Glasgow and Clyde Valley that would not reflect the complex linkages which exist. There was also reference to ‘discrete HMA’s’ and ‘meaningful HMA’s’ which were not fully explained. The finalised PAN leaves it to Planning Authorities to define housing market areas in the context to future advice from Communities Scotland and the confusing terminology has also been withdrawn from the finalised PAN.

6 PAN67 Housing Quality

6.1 This PAN, which was not subject to consultation, has been issued in conjunction with SPP3 and PAN38. The PAN indicates how the Scottish Executive’s aspirations to raising design standards and creating high quality environments for people to live in should be applied to new housing. The PAN will be taken into account in the Council’s Design Strategy, which is currently being prepared. In the meantime, a set of design parameters has been drawn up for the sites in the Interim Housing Land Strategy in order to ensure a high standard of design in those developments.
7 Recommendation

7.1 It is recommended that Committee notes the content of this report.

David M. Porch
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