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OFFICE OF THE
EXECUTIVE LEADER
29 JAN 2008

Iain Wright MP
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Dear Councillor Woodward, 25 JAN 2008

INTERPRETATION OF PPS3

Thank you for your letter of 18 December to Rt Hon Hazel Blears MP concerning the approach to identifying land for housing set out in PPS3. I am replying as this falls within my Ministerial responsibilities.

The Government welcomes the commitment that PUSH has shown towards housing delivery, consistent with the Government's housing ambitions. In particular, we welcome your members desire to follow a plan-led approach to housing which seeks to use suitable brownfield sites as well as getting Local Development Frameworks in place as soon as practicable.

Turning to the point you raise, PPS3 does not stop local authorities taking advantage of windfall sites to boost the delivery of housing in their areas. But it does seek to ensure that, generally speaking, housing provision is properly planned, and that local authorities develop clear and informed strategies for the location of housing development, and for the infrastructure needed to service it. This is why PPS3 asks local authorities, wherever they can, to identify specific sites in their plans where they consider homes should be built and discourages an over-reliance on windfall sites (such as garden land) that may come forward randomly and speculatively.

As you rightly state in your letter, the Government does recognise that in some circumstances it may make sense for local authorities, within a planned strategy, to include a windfall allowance in planning their land supply. This means that authorities within an area like PUSH could follow such an approach providing they can clearly demonstrate why, in the particular circumstances of their individual local areas, specific sites cannot be identified. Our objective is, however, that wherever possible, land supply and housing delivery benefit from a plan-led approach.

I hope this provides you with the reassurance you are seeking.

*Yours sincerely
Iain Wright*

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