



Office of the  
Deputy Prime Minister  

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Creating sustainable communities

# Planning Policy Guidance Note 3: Housing Update

## Supporting the Delivery of New Housing

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Office of the Deputy Prime Minister: London

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## Supporting the Delivery of New Housing

New paragraph 42 (a) of PPG3 is as follows:

42(a) Local planning authorities should consider favourably planning applications for housing or mixed use developments which concern land allocated for industrial or commercial use in saved policies and development plan documents or redundant land or buildings in industrial or commercial use, but which is no longer needed for such use, unless any of the following apply:

- the proposal fails to reflect the policies in this PPG (including paragraph 31), particularly those relating to a site's suitability for development and the presumption that previously-developed sites (or buildings for re-use or conversion) should be developed before greenfield sites;
- the housing development would undermine the planning for housing strategy set out in the regional spatial strategy or the development plan document where this is up-to-date, in particular if it would lead to over-provision of new housing and this would exacerbate the problems of, or lead to, low demand;
- it can be demonstrated, preferably through an up-to-date review of employment land<sup>1</sup> (refer to Annex D for practice guidance), that there is a realistic prospect of the allocation being taken up for its stated use in the plan period or that its development for housing would undermine regional and local strategies for economic development and regeneration.

<sup>1</sup> 'Employment Land Reviews: Guidance Note' ODPM 2004.