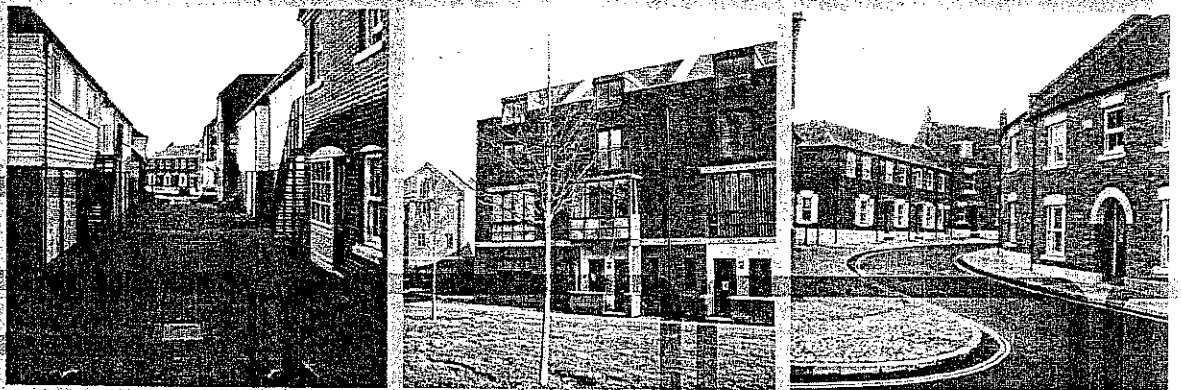




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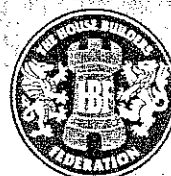
Delivering Sustainable Residential Environments: PPG3 and Highway Adoption



cabe



County
Surveyors'
Society



Planning
Officers
Society

06 Summary of interventions

6.1 The proposed Interventions are summarised on Table 6.1 overleaf, including the organisations we recommend as being primarily responsible.

6.2 We have attempted to prioritise actions by highlighting our view of both the:

- importance; and the
- timescale.

of the various interventions in Table 6.1, each on a three point scale. Importance has been described as high, medium and lower; and timescale as short, medium and long-term.

6.3 For example, considering the possible need for changes to the emerging legislation on planning must be done in the short term, but is not of the highest importance; whereas the clarification of PPG3 parking policy is highly important and should be made in the short term.

6.4 Where actions are recommended for implementation in the short term, we have identified them as a 'Quick Win' and have explained how these interventions will take effect.

6.5 Table 6.2 that follows shows how the proposed interventions seek to address the barriers identified in Section 2 of the report.

Table 6.1: Summary of Proposed Interventions

Key: ••• High Importance ••• Short Term
 •• Medium Importance •• Medium Term
 • Lower Importance • Long Term

Intervention	Quick Win?	Responsibility	Importance	Timescale	Comments
A1 – Publish and disseminate <i>Manual for Streets</i> ; withdraw DB32 and <i>Places Streets and Movement</i> .	Yes. Announcement of intention will itself stimulate debate and review of local policies and practice.	ODPM, with support from DfT, local government, CABE, Institutions, HBF, utilities etc.	•••	••	A start should be made on the preparation of the <i>Manual for Streets</i> as early as possible. Policy and objectives sections, and those replacing DB32, should be published first. Also include new Model Form of Agreement in first round to demonstrate links with adoption process.
A2 – Issue clarification of parking policy in PPG3.	Yes.	ODPM	•••	•••	Basic policy thrust needs to be clarified, plus detailed guidance for measuring spaces – notably garages – which could form part of <i>Manual for Streets</i> .
B1 – Introduce Public Realm Criterion to Local Transport Plan assessment framework, with specific reference to take up of <i>Manual for Streets</i> ; Make Planning Criterion framework more specific, with references to new Planning legislation and need for development team approach.		DfT	•••	••	Intervention could begin to have effect through inclusion of criterion in draft LTP guidance, to be published mid-2004. Final LTPs to be submitted July 2005 and adopted as local policy Spring 2006.

Intervention	Quick Win?	Responsibility	Importance	Timescale	Comments
<p>B2 – Revise Best Value Performance Indicators for Planning to include encouragement to better integration of development control functions, and to encourage local authorities to improve quality of new local streets.</p>		<p>ODPM and DfT</p>	<p>••</p>	<p>•••</p>	<p>To form part of general review of BVPIs for Planning. – Earliest opportunity would be in Best Value guidance for 2004/5.</p>
<p>B3 – Organise series of awareness raising regional conferences, setting out Government intentions, inviting debate and providing showcase for good practice both technical and procedural.</p>	<p>Yes - Allied to announcement of intention on <i>Manual for Streets</i>.</p>	<p>ODPM with DfT, HBF, local government and others.</p>	<p>••</p>	<p>••</p>	<p>To kick start the process of change.</p>
<p>B4 – Establish Good Practice Guidance and Awards. Disseminate good practice through regular seminars, aimed at all stakeholders.</p>	<p>Yes, with initial round coming from above conferences.</p>	<p>CABE, with others.</p>	<p>••</p>	<p>•••</p>	<p>Possibly as extension to existing initiatives – Building for Life and Design for Homes.</p>

Table 6.1: Summary of Proposed Interventions – continued

Key: ••• High Importance ••• Short Term
 •• Medium Importance •• Medium Term
 • Lower Importance • Long Term

Intervention	Quick Win?	Responsibility	Importance	Timescale	Comments
C1 – Review proposed planning reforms to identify opportunities for better integration of planning and highways development control.	Yes, assuming opportunities exist in current round of legislation.	ODPM	••	•••	Consideration of intervention needed to suit parliamentary/regulatory timescales.
D1 – Publish joint ODPM/DfT Circular on the justification for and calculation of any payments for the future maintenance of adopted highways.		ODPM and DfT	••	••	Should be linked to the definition of freely adoptable materials in the emerging <i>Manual for Streets</i> .
E1 – Publish guidance on the establishment of properly-constituted local organisations capable of taking on maintenance liability for the public realm.		CABE Space.	•	••	

Intervention	Quick Win?	Responsibility	Importance	Timescale	Comments
<p>F1 – Amend Highways Act to permit making of Regulations; Pass Regulations to place <i>Manual for Streets</i> on a statutory basis.</p>		<p>ODPM and DfT</p>	<p>••</p>	<p>••</p>	<p>May not be necessary if other interventions achieve widespread acceptance of new approaches, but progress will need to be carefully monitored.</p>
<p>F2 – Specific revisions to the Highways Act.</p>					<p>See paragraph 5.126.</p>

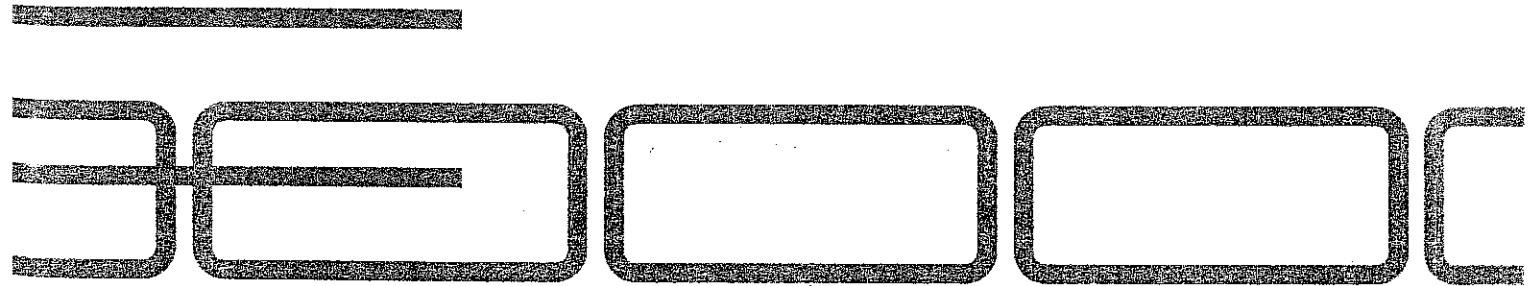
Appendix 2



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Delivering Planning Policy for Housing

PPG3 Implementation Study



Policy Aspect/barrier	Potential Response/mechanism
Widening housing opportunity and choice	
Current linkage between ONS projections, local assessments of housing need and regional policy objectives in determining RPG housing requirements is unclear and inconsistent between RPGs.	Good practice guidance.
No national review of RPG requirement setting or performance.	Regular monitoring report.
Housing and employment strategies should be better integrated.	RDAs and RPBs to consolidate joint working.
How to manage the release of housing sites within a sub-region/region is unclear.	<ul style="list-style-type: none"> • Next PPG11 and/or accompanying good practice guidance. • Co-ordination by GOs and RPBs.
Current linkage between qualitative elements of local housing needs assessments and housing mix of developments is unclear.	Good practice guidance.
Maintaining a supply of housing	
UHCS methodologies not always consistent and comprehensive.	<ul style="list-style-type: none"> • RPBs to review first round of UHCS and produce regional methodological framework. • RPBs to share good practice. • ODPM to review UHCSs to inform an update of <i>Tapping the Potential</i>.
UHCS not always published with the draft local plan.	ODPM clarification on timing. Revised PPG12.

Policy Aspect/barrier	Potential Response/mechanism
<p>Employment land review methodologies are unclear and inconsistent within and between regions.</p>	<ul style="list-style-type: none"> • Next PPG4 and/or accompanying good practice guidance. • RPBs to co-ordinate regional/ sub-regional methodologies.
<p>Confusion on how to handle identification of operational employment sites.</p>	<p>Good practice guidance.</p>
<p>'Not greenfield never' message of PPG3, not as clearly understood as 'brownfield first'.</p>	<p>ODPM restatement.</p>
<p>Definition of category 'vacant land not previously developed' unclear.</p>	<p>ODPM to review to inform an update of <i>Tapping the Potential</i>.</p>
<p>Inexperience in developing land release policies and how to manage release when housing requirements are met.</p>	<ul style="list-style-type: none"> • Good practice guidance. • RPBs/LAs to share good practice.
<p>Lack of widespread and systematic monitoring, confused and complicated monitoring requirements, and lack of resources for monitoring.</p>	<ul style="list-style-type: none"> • ODPM restatement of importance of monitoring. • ODPM seminars to discuss options for improvement. • ODPM to review its data collection. • Incentivise monitoring through Planning Delivery Grant.
<p>Lack of confidence in securing mixed-use proposals on employment sites.</p>	<p>RPBs/LAs to share good practice.</p>

Policy Aspect/barrier	Potential Response/mechanism
Creating sustainable residential environments	
Difficulties in achieving public transport accessibility in new developments.	<ul style="list-style-type: none"> • Good practice guidance. • Joint working between LAs and public transport providers. • RPBs/LAs to share good practice including s106 agreements on bus routes.
Shortage of trained urban design support in many local authorities to deliver good design.	<ul style="list-style-type: none"> • ODPM to identify measures to improve urban design expertise available to local authorities. • LAs to investigate pooling resources, appoint own or external urban design support, depending on need and resources for such assistance.
Difficulties in achieving good design and PPG3 densities, including inflexible highway standards.	<ul style="list-style-type: none"> • Dissemination of findings of current ODPM research on PPG3 and highways, including regional workshops for planning and highway engineers. • RPBs/LAs to produce design guidance jointly between planning and highways.
Guidance on parking is unclear, including what is a car parking space and is meant by the 1.5 average space standard, and how the requirement varies according to location.	<ul style="list-style-type: none"> • ODPM clarification. • Good practice guidance.

Policy Aspect/barrier	Potential Response/mechanism
Definitions	
<p>The definition of development within curtilage and determining when a previously-developed site has blended into the landscape are unclear.</p>	<ul style="list-style-type: none"> • ODPM clarification. • ODPM to assemble case law.
Towards better implementation	
<p>Making sure progress in PPG3 implementation continues.</p>	<p>Review of PPG3 implementation in 2 to 3 years time.</p>
<p>Perception that PPG3 applies only to certain areas.</p>	<p>ODPM restate that PPG3 applies universally.</p>
<p>Government Offices do not have sufficient resources to engage effectively with local authorities.</p>	<p>Proactive role by adequately resourced Government Offices, focusing on early identification and resolution of issues with their local authorities.</p>

