

The Chief Planning Officer
Local Planning Authorities in England

15 June 2010

Chief Planning Officer Letter:

NEW POWERS FOR LOCAL AUTHORITIES TO STOP 'GARDEN GRABBING'

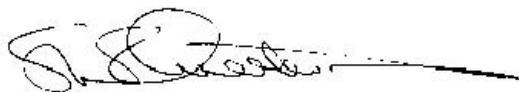
On 9th June 2010 Government implemented the commitment made in the Coalition Agreement to decentralise the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing'.

I am writing to confirm that the Government has amended Planning Policy Statement 3: Housing (PPS3) with the following changes:

- **private residential gardens are now excluded from the definition of previously developed land in Annex B**
- **the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47**

Together these changes emphasise that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas.

The amended policy document sets out the Secretary of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate are expected to have regard to this new policy position in preparing development plans and, where relevant, to take it into account as a material consideration when determining planning applications. I am copying this letter to the Planning Inspectorate.



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Chief Planner