

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE –
25 MARCH 2002

REPORT ON: DUNDEE LOCAL PLAN REVIEW: HOUSING LAND SUPPLY
ISSUES

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 190-2002

1 PURPOSE OF REPORT

- 1.1 To provide a background to Committee on housing land supply issues to inform the Dundee Local Plan Review process.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee notes the content of this Report as background to the preparation of the Dundee Local Plan Review and in particular, the allocation of housing land within the strategic context set by the Finalised Dundee and Angus Structure Plan.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising for the City Council as a direct result of this Report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The availability of a range of opportunities for new, good quality housebuilding in the City will help satisfy people's housing aspirations within Dundee, in accordance with the Dundee 21 key theme that local needs be met locally. The development of new housing also has an important role to play in community regeneration initiatives in the City.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Access to good quality housing is important in seeking to promote equality of opportunity. The availability of a range of housebuilding opportunities across the City is an important element in the achievement of this.

6 BACKGROUND

- 6.1 Members will be aware that work is currently underway on the preparation of the Dundee Local Plan Review. In developing a Consultative Draft of this Plan, a range of opportunities have been made available to interested parties to become involved in the process by expressing views on policies and proposals to be contained in the Plan.
- 6.2 Among the main issues emerging from this involvement is the strategy for future housing land release in the Local Plan. This Report has been brought forward to inform Elected Members of the current land supply situation in the City and to set out

the strategic context for housing land release set by the Finalised Dundee and Angus Structure Plan.

- 6.3 Debates on housing land matters are characterised by the polarised views of different interests, including varying development interests, local communities and environmental groups. The development plan, comprising the Structure Plan and the Local Plan, has a key role to play in considering these interests and steering an appropriate course forward that recognises both the positive and negative impacts that new housing development can have on the environment, regeneration and quality of life.
- 6.4 Within the City's context, the Finalised Dundee and Angus Structure Plan approved by the Planning and Transportation Committee in December 2001 plays a key role in setting the strategic context for housing land release and offering broad guidance on the scale and location of development. It is the purpose of the Local Plan Review to interpret this strategic guidance and allocate specific sites for housing development. In addition, the Local Plan is required to contain policies to deal with housing development proposals on sites that are not allocated for this purpose.
- 6.5 When considering housing land supply issues, the starting point is the established land supply. This includes :
- all land with planning permission including the remaining capacity of sites under construction,
 - land allocated in adopted local plans, and
 - other land and buildings that the planning authority has agreed has potential for housing development.
- 6.6 National Planning Policy Guideline 3: Land for Housing (revised 1996) states that structure plans should set the context for ensuring that a minimum five year effective housing land supply continues to be available at all times. The effective housing land supply is the part of the established housing land supply that is expected to be free of constraints in the five year period under consideration and will therefore be available for the construction of houses. Only land in the established land supply can be considered for assessment as effective. Planning Advice Note 38 sets out criteria for assessing the effectiveness of housing sites. These criteria are contained in Appendix 1 to this Paper.

Emerging Development Plan Context

- 6.7 The Finalised Dundee and Angus Structure Plan identifies in Schedule 1 the scale of housing land release in Dundee over the period 2001-2011 and more tentatively the 2011-2016 period. This is based on an assessment of need and demand factors in the area identified as the Dundee and South Angus housing market area. This area extends beyond the administrative boundaries of Dundee into Angus. A plan of this area forms Appendix 2 to this Paper.
- 6.8 The demand for housing in the Dundee and South Angus housing market area forecast in the Finalised Structure Plan is indicated in the Table below:

Period	Forecast Demand	Total

2001-2006	600 per annum	3000
2006-2011	575 per annum	2875
2011-2016	550 per annum	2750
Total		8625

- 6.9 Of this total figure of 8625, Schedule 1 of the Finalised Structure Plan requires that 6060 should be identified in the Dundee City Council area; 1170 in the Dundee Western Gateway area; and 1395 in the Monifieth, Sidlaw and Carnoustie area.
- 6.10 The need for a minimum five year land supply to be maintained at all times however, means there already exists a substantial supply of land for housing development in and around the City. Figures from the Dundee and Angus Housing Land Audit 2001 for the Dundee City area are as follows :

Dundee City			
	Brownfield	Greenfield	Total
Established Land Supply	2350	940	3290
Effective Land Supply	1780	740	2520

Note: Figures have been rounded.

- 6.11 This land supply has been considered in the Finalised Structure Plan and influences the scale and the strategy for additional land release over the Structure Plan period. By subtracting the effective land supply at June 2001 (2520) from the Finalised Structure Plan requirement of 6060 for Dundee City, effective sites for 3540 houses require to be found. This requirement is split with sites for 2495 houses to be found in the period 2001-2011, with the balance of 1045 in the period 2011-2016.
- 6.12 Whilst a proportion of these sites will come from the non-effective part of the existing established land supply, additional land will require to be identified through the Local Plan process.
- 6.13 In terms of the Dundee Local Plan Review currently being prepared, this will bring forward land allocations for the period up to 2011. Of the requirement for land for 2495 houses in the Finalised Structure Plan, greenfield additions are limited to a maximum of 390. This is in addition to the greenfield release advocated in the Dundee City Council area as part of the Dundee Western Gateway development.
- 6.14 Whilst placing strict limits on new greenfield land release outwith Dundee Western Gateway, the Finalised Structure Plan emphasises the need to maintain locational choice. This choice is achieved through a combination of sites already in the established land supply as well as new sites. The Table below illustrates the distribution of greenfield sites in the Dundee City Council area at June 2001. It should be noted that this supply is augmented by sites in the Angus Council area close to the boundary with Dundee.

Sector	Housing Numbers*	%	Estimated No of Years Supply (from 2001)
East	317	33.7	6-7 years

North East	184	19.6	6-7 years
North	251	26.7	7-8 years
North West	90	9.6	2 years
West	99	10.5	2-3 years
Total	941	100	N/A

*NB The housing numbers refer to the total capacity of greenfield sites in the established supply in Dundee City at June 2001

- 6.15 Within the context of the Dundee Local Plan Review, a number of parties have made submissions seeking the allocation of greenfield land for housing. Outwith Dundee Western Gateway, the majority of submissions have related to sites in the east and north east, including potentially significant allocations at Balmossie Grange, Arbroath Road, Pitkerro House and Ballumbie. Opportunities for further land release in the north are limited. This is also the case in the north west, where the only approach is an extension to the Baldragon development (allocated under HS49 in the Dundee Local Plan 1998).
- 6.16 The allocation of greenfield housing land in the Dundee Local Plan Review must be within the context set by the Finalised Structure Plan. As stated above, for the period up to 2011 the maximum number of additions to the existing effective supply is 390. The capacity of the greenfield sites that have been suggested for release by developers significantly exceeds this total. It is important therefore, that this issue is resolved through the Local Plan Review process and not prematurely through planning applications.

7 CONCLUSION

- 7.1 Against the background of population decline, demand for new housing is limited. Management of the housing land supply is therefore necessary to encourage development in the Council's preferred locations. In particular, greenfield release requires to be controlled to ensure that efforts to promote redevelopment of brownfield sites as part of broader regeneration initiatives are not undermined. Greenfield release around the City also requires to be limited in support of housing and business development in Dundee Western Gateway.
- 7.2 The Finalised Structure Plan establishes a strategic context for balanced housing land release across greenfield and brownfield sites which will offer choice of housing opportunity in the City. Articulating this strategic context at the site specific level is a key challenge for the Local Plan.

8 CONSULTATIONS

- 8.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning, have been consulted and are in agreement with the contents of this report.

9 BACKGROUND PAPERS

- 9.1 Finalised Dundee and Angus Structure Plan.
National Planning Policy Guideline 3 – Land for Housing.
Planning Advice Note 38 – Structure Plan Housing Land Requirements.

Mike Galloway
Director of Planning & Transportation

Keith Winter
Policy and Regeneration Manager

15 March 2002

KW/GH/EJ

Dundee City Council
Tayside House
Dundee

APPENDIX 1

Criteria for Assessing Effectiveness of Housing Sites

- **ownership:** the site is in the ownership of a party who can be expected to develop it or to release it for development in the five year period under consideration,
- **physical:** the site or relevant part of it is free from problems of slope, aspect, flood risk, ground stability difficulties or vehicular access problems, eg landlocking, which would preclude its economic development in the five year period under consideration,
- **contamination:** the site has not been subject to a contaminative use, or if it has, steps have been taken which would allow it to be developed and the houses to be marketed satisfactorily within the five year period under consideration,
- **deficit funding:** any funding required from public bodies to make a site economically viable is committed by the public bodies concerned within the five year period under consideration,
- **marketability:** the whole site, or relevant part of it, is marketable given the nature of customer requirements and preferences, or is reasonably expected to be marketable within the five year period under consideration,
- **programming:** the proportion of the housing capacity of the site which can be developed over the five year period under consideration taking into account lead-in times, capacity of the builder to develop the site, local market capacity to accommodate house release and the overall size of the site,
- **infrastructure:** the site is free of infrastructure constraints or any expenditure required on infrastructure provision is committed to enable house building within the five year period under consideration, and
- **land use:** housing is the sole preferred land use of the land in planning terms or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing becoming realistic option.

Source: Planning Advice Note 38 – Structure Plan Housing Land Requirements

