

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE - 12 JUNE 2006

REPORT ON: HOUSING LAND - REVIEW OF LAND SUPPLY

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 330-2006

1 PURPOSE OF REPORT

- 1.1 To provide an updated assessment of housing land supply within the Dundee City Council Administrative area.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee notes the content of this report and authorises its use as a material consideration in the determination of planning applications for housing.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from this report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 There are no direct implications for Local Agenda 21 from the detail of this report. However this assessment does have relevance in the need to ensure an adequate supply and quality of housing for residents of Dundee.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are no equal opportunities implications associated with this report.

6 BACKGROUND

- 6.1 Members will be aware that the Dundee Local Plan Review was adopted in August 2005. That Plan allocates housing land for the period to 2011.
- 6.2 The Local Plan is set within the context of the Dundee and Angus Structure Plan, approved by Scottish Ministers in 2002. The Structure Plan sets out the housing land requirements for the period 2001-2011, then provides a further requirement (subject to review) for the period 2011-2016.
- 6.3 The Dundee Local Plan Review was the subject of a Public Local Inquiry in 2004. During that inquiry a number of objections were received which concentrated on the adequacy of Dundee's housing land supply. In particular the objections tended to argue in favour of further greenfield housing land release, a position not supported by Dundee City Council. The Reporters concluded in favour of Dundee City Council but moved that a full review of the status of Dundee's land supply be undertaken at an early stage of the Plan's life.
- 6.4 Dundee City Council, together with its Structure Plan partners at Angus Council, and representatives of the development industry produce an annual housing land audit.

That audit is the primary method of monitoring housing land and is based on statistics gathered in June each year.

Housing Land Assessment

- 6.5 The Dundee and Angus Structure Plan (Schedule 1, page 22) indicates a total housing land requirement of 7230 within Dundee for the period 2001 to 2016.

Effective Land Supply

- 6.6 Taking figures from the agreed housing land audits, Dundee has completed the construction of 3169 houses between 2001 and 2005, An effective land supply of 4961 houses remain available, providing a total of 8130.

Five Year Land Supply

- 6.7 Local Plans throughout Scotland are required to provide for the proper planning of an area by ensuring a five year supply of housing land exists throughout the lifetime of a plan. The Dundee Local Plan Review considers the period from 2005 to 2011 and therefore matches the time horizons indicated in the Structure Plan.
- 6.8 Schedule 1 of the Structure Plan allows for 5785 houses for period 2001-2011 (an average of 578 per annum), plus 1445 for the remaining years to 2016. On the basis of such averages this would indicate a future requirement for 4335 houses and that 2890 houses should have been built since 2001.
- 6.9 This corresponds quite closely to the actual situation which provides an effective land supply of 4961 houses and the completion of 3169 houses since 2001.

Further Considerations

- 6.10 Neither the Local Plan, nor the above figures take account of the contribution made by small developments (less than 5 houses). On average Dundee receives 33 houses per annum through such sites. Whilst perhaps not considered significant on a year by year basis, their cumulative effect would suggest a further contribution of around 363 houses could realistically be expected by 2016.
- 6.11 The above figures do not include sites currently listed as constrained in the Housing Land Audit. The nature of the constraints on such sites vary, but evidence would suggest that at least a proportion of those constraints could be removed over the Plan period. Such sites have a total capacity in the region of 144 houses - which if all were to be developed would equate to less than 2% of the housing land supply.
- 6.12 The above figures do not include an estimate of any potential future contribution to be made from the redevelopment of as yet unknown brownfield sites (Windfall Sites). Local Plan policy strongly supports brownfield redevelopment as a preference to further greenfield land release. To date, Dundee has experienced great success in the reuse and regeneration of brownfield sites for housing and this can be expected to continue, further adding to the housing land supply. Examples of such sites are:-
- Former Homebase, Riverside Drive: 202 houses (planning application August 2005)

- Ex Council housing sites such as Menzieshill high rise and Alexander Street high rise will become available within the Plan period.

7 CONCLUSIONS

- 7.1 This assessment of the housing land in Dundee has demonstrated that the City is meeting the requirements of the Dundee and Angus Structure Plan. On that basis there is no requirement at this time which would justify further land allocations, particularly on greenfield sites, beyond what is already identified in the Local Plan.
- 7.2 Should any of the existing allocated sites fail to come forward during the plan period, there is sufficient capacity within the remaining sites to provide for the Structure Plan requirements.
- 7.3 With the regular demand for redevelopment of brownfield sites this situation will require further, regular assessments of housing land during the plan period.

8 CONSULTATIONS

- 8.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

9 BACKGROUND PAPERS

- 9.1 Dundee and Angus Housing Land Audit 2005
Dundee Local Plan Review, August 2005
Dundee and Angus Structure Plan, 2002

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23 May 2006

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