
URBAN CAPACITY STUDY (Min 82/2000)

1 SUMMARY

- 1.1 This report presents to Members a project brief for an urban capacity study of the district and seeks Members' agreement to the arrangements.
- 1.2 The completion of an urban capacity study is required by the Government's Planning Policy Guidance Note No3 - Housing.
- 1.3 Given the timetable for publication of a Deposit Draft and the consequent need to appoint consultants to begin work on the urban capacity study as soon as practicable, it is proposed that, should the Sub-Committee agree the content of the study, action be taken under the arrangements for dealing with urgent business agreed at Council on 25 July 2000 (Minute 254). The Chief Executive will therefore seek to implement this Sub-Committee's recommendation, following consultation with the Chairman of the Transportation and Environmental Services Committee and the Group Leaders. A report of the action taken will be presented to the next meeting of Transportation and Environmental Services Committee

2 URBAN CAPACITY STUDY

- 2.1 Paragraph 24 of Planning Policy Guidance Note No.3 states:

"Land is a finite resource. Urban land and buildings can often be significantly underused. In order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies. These should consider various options in relation to density of development, levels of parking provision, different residential layouts and the mix of housing types."
- 2.2 Appendix one to this report provides the brief that will be circulated to consultants. The key purpose of the study is to gain detailed information about the potential of the urban areas (all areas outwith the Green Belt) in the district to contribute towards future housing allocations.
- 2.3 The results of the study will be assessed against future housing requirements, including the data provided in the Housing Needs Study, to enable conclusions to be reached about the need for future housing allocations. Notwithstanding the Government's requirement for this work to be carried out, an urban capacity study will provide basic information that should ensure future greenfield land allocations are kept to a minimum.

3 ENVIRONMENTAL IMPLICATIONS

- 3.1 The assessment of the capacity of the urban areas to accommodate further housing development has a direct relationship to the need for greenfield sites to be allocated for development in the future.

4 RESOURCE IMPLICATIONS

- 4.1 At a meeting of the Finance and General Purposes Committee on 13 July 2000, Members agreed to allocate a sum of £12,000 to undertake an urban capacity study.

5 RECOMMENDATION

- 5.1 It is proposed that the Sub-Committee **RECOMMENDS**

That the terms of reference and project brief for an urban capacity study of the district, be agreed, and that arrangements be made to appoint consultants as soon as is practicably possible. (HCPI)

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Background Papers:

None.

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