

APPENDIX 3

URBAN CAPACITY STUDY (UCS)

PPG3 sets out the expectation that all planning authorities should undertake an Urban Capacity Study (UCS) in order to identify land for more sustainable development.

Much of the UCS cross refers with the National Land Use Database (NLUD), however whereas NLUD considers all previously developed land across the whole of the borough, the UCS provides a more exhaustive look at built up areas and their ability to accept more development.

In 1999 an Urban Capacity Study was undertaken in Whitehaven. This was followed in 2000 by studies of Millom, Cleator Moor, Egremont, Distington, Frizington, Seascale and St Bees. The study covered the built up areas, the definition of which was taken directly from the settlement boundaries as designated in the Local Plan. The UCS includes both town centre and existing residential areas. The study does not solely look at brownfield sites, but does exclude protected green areas, allotments, schools and town centre car parks.

The results of the survey are fed to both the County Council and North West Regional Planning Guidance. Our brownfield targets are based on this information.

NATIONAL LAND USE DATABASE (NLUD)

The overall aim of NLUD is to "*establish a complete, consistent and detailed geographical record of land use in England, which is kept up to date and delivers information to users that meets their business requirements*".

Data on previously developed land is captured at local authority level and therefore can be utilised for other purposes. One of its uses is assisting in identifying brownfield land which is suitable for housing.

The first NLUD survey was undertaken in 1998 and the database is updated annually.

From both the UCS and NLUD we are able to obtain a full appreciation of how much of the housing requirement can be accommodated within existing urban areas and/or on previously developed land. Using this information we can produce an informed estimate of the amount of Greenfield land which may be needed for development.

The following tables summarise the results of the NLUD and UCS.

Urban Capacity Study Summary (1999/2000)

Potential before policy and market constraints are applied		W/hvn	Cleator Moor	Egremont	Millom	Distington	Frizington	St Bees	Seascale	TOTAL	
	New Build Sites – Greenfield	653	156	228	110	73	63	78	62	1423	
	New Build Sites – Brownfield	861	122	52	23	25	28	9	32	1152	
	Conversions	115	34	16	21	11	27	0	0	224	
	Consolidated Housing Areas	985	90	105	35	50	63	20	65	1413	
	TOTAL	2614	402	401	189	159	181	107	159	4212	
Potential when policy and market constraints are applied											
Scenario 1	New Build Sites – Greenfield	Sites likely to come forward for development	134	49	51	110	0	44	8	42	438
		Marginal Sites	344	57	167	0	0	19	70	20	677
		Sites very unlikely to come forward for development	175	50	10	0	73	0	0	0	308
	New Build Sites – Brownfield	Sites likely to come forward for development	193	23	25	18	5	9	0	14	287
		Marginal Sites	445	86	27	2	0	11	9	18	598
		Sites very unlikely to come forward for development	223	13	0	3	20	8	0	0	267
	Conversions	Sites likely to come forward for development	46	22	16	8	0	0	0	0	92
		Marginal Sites	49	12	0	13	11	27	0	0	112
		Sites very unlikely to come forward for development	20	0	0	0	0	0	0	0	20
	Consolidated Housing Areas	Sites likely to come forward for development	99	15	0	0	0	15	0	0	129
		Marginal Sites	369	30	95	30	15	18	10	55	622
		Sites very unlikely to come forward for development	517	45	10	5	35	30	10	10	662
	Total	Sites likely to come forward for development	472	109	92	136	5	68	8	56	946
		Marginal Sites	1207	185	289	45	26	75	89	93	2009
		Sites very unlikely to come forward for development	935	108	20	8	128	38	10	10	1257

National Land Use Database (2002) Summary

	Previous developed land now vacant	Vacant Buildings	Derelict land and buildings	Previously developed land currently in use and allocated in (existing) local plan or with planning permission	Previously developed land or buildings currently in use with redevelopment potential	TOTAL
Number of sites	35	14.57	32	7	16	104.57
Area (<u>hectares</u>)	34.391	26	195.947	7.69	12.041	276.069
Number of sites with planning status	23	4.61	7	7	0	41.61
Area with planning status (<u>hectares</u>)	25.66	11	11.99	7.69	0	56.34