

Land Use Constraints (LUC) Data

Technical Information

Background

Landmark have derived their LUC dataset from the normalisation of land use types listed in the local development plans of Local Authorities in Great Britain. Land use data from both adopted plans and deposit plans were captured as a one-off exercise and are now maintained on an on-going basis, as and when new plans are published. Although there are 419 local authorities in Great Britain (including National Parks but excluding counties) many authorities, particularly in Scotland, have more than one current plan. The number of current plans in the Landmark database is 500. A further 220 plans which have now been superseded are also included.

1. Data specification

The data can be supplied in the following formats:

- Oracle Spatial
- MapInfo
- ESRI
- Other GIS formats on request.

2. Data attributes

2.1 Plan Boundaries Dataset

The plan boundary data refers to the Local Authority administrative boundary, as shown on the local plan. Users of the data should note that in some instances there may be minor discrepancies with the administrative boundary as shown in boundary line. Mis-matches may also occur across the local authority boundaries as shown on the local plans. This is due to the use of differing scales of background mapping by individual Local Authorities.

Attributes attached to the plan boundary are as follows:

Column Heading	Example	Description
Feature Key	18,978,467	Unique numeric reference used by Landmark for internal database management purposes
Plan Title	North East Edinburgh Local Plan	Title as written on the Local Plan written statement.
Plan Status	Adopted	Status of the local plan.
Published Date	30/04/1998	Publishing date of the local plan - <ul style="list-style-type: none"> • If only the year is listed on the plan, the date has been captured as the last day of the year. • If year and month are listed on the plan, the date has been captured as the last day of the month. • If year, month and day are listed then, the date has been captured as is.
Plan ID	201114400007	Unique plan ID which can be used to link to the plan features dataset.

2.2 Plan Features Dataset

Plan features are points, lines or polygons captured to the national grid from the local plan proposal map(s) and are attributed with the following data:

Column Heading	Example	Description
Feature Key	18,986,711	Unique numeric reference used by Landmark for internal database management purposes.
Map Legend Classification Text	Urban Wildlife Site	Designation for the feature as found on the proposal map key/legend. (Note: with approximately 500 current maps in the database and approximately 40 different land uses defined for each map the database of land use types totals over 20,000 although there will be many duplicates and similarities across different LAs).
Local Plan Major Text	Open Environment	Level 1 - Landmark standardised land use categories to enable cross plan referencing. 11 land use types exist at this top level - see list below.
Local Plan Minor Text	Nature Conservation	Level 2 - more detailed Landmark land use categories to enable cross plan referencing. 80 land use types exist at this level – see list below.
Policy Reference	E12	Policy number associated with this feature as captured from the proposals map. These policies are associated with specific geographical locations or sites.
Policy Chapter	Environment	Chapter within the written statement in which the associated policy can be found.
Policy Heading	Nature Conservation - Urban Wildlife Sites and Local Nature Reserve	Heading of the policy as detailed in the written statement.
Plan Name	North East Edinburgh Local Plan	Title of the plan as detailed on the front of the written statement. This attribute should be the same as in 'Plan boundaries dataset'
Plan ID	201114400007	Unique plan ID which can be used to link to the plan boundaries dataset. This attribute should be the same as in 'Plan boundaries dataset'

3 Housing

3.1 Land use types

The level 1 housing land use layer is comprised of:

Level 2	Level 3 (Local Authority designation) – some examples
Residential	Residential protection area Residential priority area
Housing Development	Proposed housing land Proposed housing development
Density Specification	Central density zone Housing density boundaries
Social /Affordable Housing	Low cost market housing Proposed affordable housing
Neighbourhood Renewal	Potential housing renewal area Residential enhancement area
Re-use/Conversion/Improvement of Existing Stock	Residential conversion Housing regeneration
Gypsy and Traveller's Sites	Travellers' site
Other Housing	Housing with associated uses Mobile home park

3.2 Housing densities

The data collected from the local plans is generally restricted to the geography of the mapped polygons, lines and points, together with associated attributes. However, a certain amount of information has also been attributed from the written policy statements. In respect of housing density information, the following section explains how the information is presented in the local plans and what is and is not available in the Landmark LUC database:

Source 1

'density specification' land use type from mapped proposals:

- No examples have been found where specific densities (i.e. numbers of houses) have been identified. In other words, this field is currently empty in the database.

Source 2

general text contained in the local authority written statement under headings such as general objectives, appendices and general text:

- Not collected, but unlikely to contain much, if any, housing density information.

Source 3

specific policy text specifically relating to housing chapters:

- The text captured is outlined in the example below:

Source	London Borough of Bromley - Unitary Development plan 2002
Chapter	Housing
Policy text collected - 1	<p>Policy heading: Housing supply</p> <p>Policy: H1</p> <p>Text: "The council will seek to make provision for at least 11,450 additional dwellings over the plan period subject to environmental constraints and requirements for other land uses by" etc.</p>
Policy text collected - 2	<p>Policy heading: Affordable housing</p> <p>Policy: H2</p> <p>Text: "The council will seek the provision of at least 2,300 additional affordable dwellings over the period 1997 – 2016"</p> <p>"On all suitable housing sites capable of providing 15 – 24 units (or 0.5 ha 0.8 ha gross, irrespective of number of units), the council will seek" etc.</p>
Comment 1	The policy text captured is the policy text generally written in bold or in a different colour on most local plans. This text refers to both specific geographic features (i.e. those on the map), and for general application (i.e. those that apply to the whole local authority area and are not specific to a geographic locality). No other text has been captured.
Comment 2	It is not possible to accurately estimate the number of plans and policies which provide the housing densities information as shown above. However, we expect that between 20-30% of this data is already available, leaving 70-80% requiring re-capture from the local plans.

Source 4

tabular information and other text not defined as policy data:

- Not collected

Source	East Devon Local Plan First Deposit January 2002																																		
Chapter	Population and Housing																																		
Policy text collected but contains no density information	<p>Policy heading: Residential Land Allocation</p> <p>Policy: H2</p> <p>Text: "Land is allocated for residential development in East Devon at the locations listed below":</p>																																		
Table below NOT collected	<table border="1"> <thead> <tr> <th><i>Town</i></th> <th><i>Site no</i></th> <th><i>Area</i></th> <th><i>Dwellings</i></th> <th><i>Etc.</i></th> </tr> </thead> <tbody> <tr> <td>Axminster</td> <td>AX02</td> <td>3.62</td> <td>109</td> <td></td> </tr> <tr> <td>Honiton</td> <td>HN02</td> <td>0.82</td> <td>45</td> <td></td> </tr> <tr> <td>Seaton</td> <td>ST02</td> <td>10.72</td> <td>300</td> <td></td> </tr> <tr> <td>Etc</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>etc</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					<i>Town</i>	<i>Site no</i>	<i>Area</i>	<i>Dwellings</i>	<i>Etc.</i>	Axminster	AX02	3.62	109		Honiton	HN02	0.82	45		Seaton	ST02	10.72	300		Etc					etc				
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Comment	These site density tables are quite common in many local plans and are sometimes combined in the same plan with policies where the density is contained in the text as source 3 above.																																		

4 LUC Data Classification

The table below outlines the level 1 and 2 classification structure of the LUC data:

LEVEL 1	DESCRIPTION	LEVEL 2	DESCRIPTION
1	ECONOMY	1.1	Business and Industry
		1.2	Offices
		1.3	Distribution, Warehousing and Freight Handling
		1.4	Arts, Culture and Entertainment
		1.5	Hotels, Conferences and Exhibitions
		1.6	Development Opportunities/Sites
		2	HOUSING
2.2	Housing Development		
2.3	Density Specification		
2.4	Social /Affordable Housing		
2.5	Neighbourhood Renewal		
2.6	Re-use/Conversion/Improvement of Existing Stock		
2.7	Gypsy and Traveller's Sites		
2.8	Other Housing		
3	TOWN CENTRES & RETAILING	3.1	Retail Development
		3.2	Town Centres/Large Centres/Primary Retail
		3.3	District/Local Centres
		3.4	Retail Frontage
		3.5	Retail and Non Retail Uses
		3.6	Rear Servicing Areas
		3.7	Other Town Centres and Retailing
4	TRANSPORT & DEVELOPMENT	4.1	Public Transport
		4.10	Seaports/Container Ports
		4.11	Other Transport
		4.2	Buses and Coaches
		4.3	Rail
		4.4	Roads
		4.5	Walking
		4.6	Cycling
		4.7	Airports and Heliports
		4.8	Parking
4.9	Park and Ride		
5	OPEN ENVIRONMENT	5.1	Green Belt
		5.10	Sites of Special Scientific Interest/Nature Conservation
		5.11	Rivers, Canals, Streams, inc. Frontage
		5.12	Coastline or Coastal Area
		5.13	Country Park
		5.14	Agricultural Land (High Quality)
		5.15	Other Environmental Improvement
		5.2	Metropolitan Open Land

		5.3	Areas of Outstanding Natural Beauty
		5.4	Areas/Sites of Landscape Importance
		5.5	Green Chains and Walking Routes
		5.6	Trees and Green Corridors
		5.7	Public or Other Open Space
		5.8	Proposed Public Open Space
		5.9	Burial Space
6	HERITAGE ENVIRONMENT	6.1	Conservation Area
		6.2	Area of Special Character
		6.3	Important Views and High Buildings
		6.4	Ancient Monument Sites
		6.5	Area of Archaeological Importance
		6.6	Historic Parks and Gardens
		6.7	Areas of Historic Landscape Value
		6.8	Other Built and Historic Environment
7	WASTE, POLLUTION, MINERALS, WATER AND ENERGY	7.1	Waste
		7.2	Pollution
		7.3	Minerals
		7.4	Water and Sewerage
		7.5	Potential Development Hazard/Bad Neighbour
		7.6	Energy
		7.7	Other Waste, Pollution, Minerals, Water and Energy
8	COMMUNITY & SOCIAL FACILITIES	8.1	Education
		8.2	Health
		8.3	Social/Community Facilities
		8.4	Sport, leisure and recreation
		8.5	Allotments
		8.6	Other Community and Social
9	RURAL SETTLEMENT	9.1	Village Confines
		9.2	Village (Part)
		9.3	Other Rural Settlement
10	BOUNDARIES	10.1	Plan Boundary
		10.2	Inset Map Boundaries
		10.3	Urban Area Boundary
		10.4	Settlement Boundary
		10.5	Other Boundary
11	OTHER AREA/SITE	11.1	Unnamed Area/Site
		11.2	Mixed Uses
		11.3	Named Area/Site