

National Planning Framework 4

Minimum All-Tenure Housing Land Requirement

RESPONSE TEMPLATE

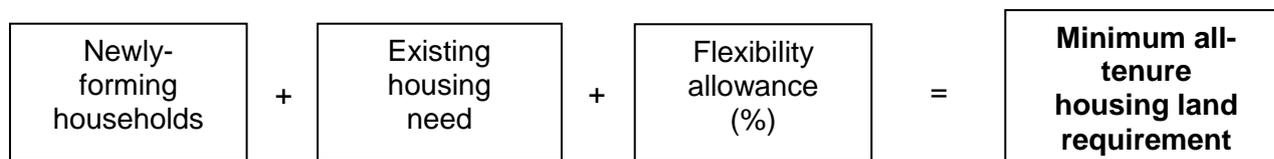
Scottish Government

Planning & Architecture Division and Housing & Social Justice

February 2021

PURPOSE

The Scottish Government has produced initial default estimates of the 10 year minimum all-tenure housing land requirement for each local authority and national park authority. These are derived from three main inputs:



The initial default estimates are set out in the Guidance and Method Paper that accompany this Response Template. They are a first step towards developing a Scotland-wide picture of the amount of land for housing that will be needed in the future to guide allocations in Local Development Plans (LDPs). They are a starting point for authorities to consider and input to in order to inform the final figures that will feature in the draft NPF4.

Authorities are being asked to consider the default assumptions for household projections and existing housing need, flexibility allowance and estimates and to make a case for adjusting them where there is clear and robust evidence and policy requirements do to so. The Guidance indicates how authorities should go about making the case for change and this template must be used to respond. The two should therefore be used in tandem. Please note that word limits set out in the template must be observed as closely as possible.

An Excel Calculator is also provided. It shows the default calculations and allows authorities to input adjusted data in three simple steps to produce locally adjusted estimates. If making a case for change, authorities must use the calculator and submit this alongside the template.

Prior to submitting the template to the Scottish Government for formal assessment, authorities are encouraged to discuss this with Scottish Government housing and planning officials and to seek any advice as they build a case. Requests of this nature should be sent to the following mailbox (NPF4housingland@gov.scot) in the first instance.

On completion, the response template and calculator should be submitted to the mailbox for assessment by Scottish Government housing and planning officials. The appraisal criteria that will be used are set out in the accompanying Guidance. A short Assessment Report will be written-up and this will contain the Scottish Government's decision.

STEPS TO TAKE

- Step 1** Read the Guidance and Method Paper accompanying this template.
- Step 2** Work with your Housing Market Partnership (HMP) and local stakeholders to consider and discuss the initial default estimates of the minimum all-tenure housing land requirement.
- Step 3** Use this response template to make a case for any adjustments you wish to make to the initial default estimates. Note that the response template should be no longer than **12 pages** (excluding the cover sheets) and this will be observed by SG when assessing the templates.
- Step 4** Discuss the template with SG housing and planning officials if that is useful.
- Step 5** The response template should be signed-off by the Head of Housing and the Head of Planning or the equivalent senior official from each department.
- Step 6** Submit the completed response template to the SG for consideration using the mailbox (NPF4housingland@gov.scot).

TEMPLATE PART 1 – Household Projections (Newly-Forming Households)

Instructions

The Scottish Government's initial default estimates use the NRS 2018-based principal household projections (equivalent to step 1 of the HNDA Tool). Alternative household projections are available including the NRS low migration variant and high migration variant. Some authorities also produce household projections in-house and authorities can consider the use of these where they can make a robust case for this.

Use the space below to provide evidence for the use of an alternative household projection. This must explain how the housing completions data provided by the Scottish Government has been considered. It must also include the actual household projections that you wish to use. Where necessary, tables of figures can be provided in an Annex.

Take no more than the 2 pages.

The Council is currently undertaking our South Ayrshire Housing Needs and Demand Assessment 2021 and therefore until this document has gone through consultation and approval process we are content that the Initial Default Estimate is used for our minimum all tenure housing requirement within the Draft NPF4.

The Council does however anticipate that the land requirement for housing will be significantly more than projected by Scottish Government based on current demands for housing (affordable and private) within our local authority area, developer interest, past housing completion rates and the impact of home working patterns following the pandemic on people's locational mobility, which would favour South Ayrshire.

In the Initial Default Estimate the Council would prefer that the figures were not rounded to the nearest 50 but nearest 10.

(see page 4 of the Guidance Note)

TEMPLATE PART 2 – Existing Housing Need

Instructions

The Scottish Government's initial default estimates include an estimate of existing housing need (equivalent to step 2 of the HNDA Tool). This includes homeless households in temporary accommodation and households who are *both* overcrowded *and* concealed.

Use the space below to provide robust evidence for the use an alternative existing housing need figure. This must explain how the housing completions data provided by the Scottish Government have been considered. This must also include the existing housing need figure that you wish to use. Where necessary tables of figures can be provided in an Annex.

Take no more than the 2 pages.

(see page 4 & 5 of the Guidance Note)

The initial default position for South Ayrshire for existing housing need does feel low however this is a minimum figure.

The Council will comment further on the Minimum All-tenure Housing Land Requirement at Draft NPF4 stage when it is expected that our HNDA 2021 will be approved after consultation and review by CHMA.

TEMPLATE PART 3 – Flexibility Allowance

Instructions

The Scottish Government's initial default estimates include the addition of a 25 per cent flexibility allowance for urban areas and 30 per cent for rural areas. This is to provide a contingency or over programming of land to allow for changes in sites coming forward over the 10 year time frame of the local development plan.

Use the space below to provide evidence for the use of an alternative flexibility allowance, which should generally be no less than those provided. This must explain how the housing completions data provided by the Scottish Government has been considered. It must also include the percentage flexibility allowance that you wish to use.

Take no more than the 2 pages.

No issue with the flexibility allowance chosen by Scottish Government.

(see page 5 of the Guidance Note)

TEMPLATE PART 4 – Locally Adjusted Estimate of Minimum All Tenure Housing Land Requirement

Instructions

The Excel Calculator must be used to produce a locally adjusted estimate of the minimum all-tenure housing land requirement. The initial default and adjusted estimates must be provided below.

Initial Default Estimate =

Adjusted Estimate =

A copy of the adjusted Excel Calculator must be submitted with the response template.

Take no more than 1 page

(see page 5 of the Guidance Note)

No requirement to complete this section as the Council is satisfied at this stage with the Initial Default Estimate by Scottish Government for the minimum All-tenures Housing Land Requirement. It would be pre-mature at this stage in our HNDA process for the Council (and HMP) to suggest changes to either the Estimated Housing Need or projected new households projected by Scottish Government. Especially as our Draft HNDA 2021 for the South Ayrshire Housing Market area is not completed nor the assumptions and figures been scrutinised and approved by CHMA.

TEMPLATE PART 5 – Housing Market Partnership (HMP) and Stakeholder Involvement

Instructions

Use the space provided below to list the HMP membership, provide a summary of their views and an indication of whether the HMP has agreed the locally adjusted estimate of the minimum all-tenure housing land requirement. Also provide a list of additional stakeholders and a summary of their views. Use the sub-headings provided.

Take no more than 4 pages.

(see page 6 of the Guidance Note)

List of HMP members

- Kevin Anderson (Service Lead, Corporate Policy, Performance and Community Planning)
- Julie Nicol (Service Lead, Planning and Building Standards)
- Shirley Curran (Supervisory Planner – Development, Planning and Customers, Planning)
- Neil Feggans (Co-ordinator, Planning)
- John Hodge (Housing Asset Management Co-ordinator, Housing Services)
- Jim Johnstone (Service Lead, Economic Development)
- Ross Morris (Co-ordinator, Corporate and Housing Policy)
- Laura Penman (Co-ordinator, Housing New Build)
- Peter Rub (Corporate Policy Officer – Research and intelligence)
- Laura Thomson (Policy Officer, Corporate and Housing Policy)
- John Wood (Senior Manager, Planning and Performance, Health and Social Care Partnership)
- Theo Leijser (Service Lead, Economy and Regeneration)

Summary of HMP views

The HMP group agreed that the Council would not currently put forward a Locally Adjusted Estimate due to the current stage of the HNDA 2021 and await to submit any comments at Draft NPF4 stage. Although the HMP Group overwhelmingly think that the Initial Default Figure is very low they realise that this is a minimum all tenures land requirement figure. The Group acknowledges that the housing land requirements could rise with the completion of the HNDA 2021. The stakeholders have input their views and agreed upon the parameters to be used in terms of projections for South Ayrshire within the framework of the HNDA model. Subsequent development of the Local Housing Strategy (including HST) on the back of the HNDA 2021 and other Council Strategies to support inclusive sustainable growth, which would inform the next Local Development Plan (3) housing land requirements.

HMP agreement

Has the HMP agreed your minimum housing land figure? *Please delete accordingly*

YES

NO

If not, please explain any disputes

This will be agreed by HMP and representations made at the Draft NPF4 stage by the Council.

List of Additional Stakeholders

Summary of Stakeholders Views

TEMPLATE PART 6 – Joint Housing and Planning Senior Official Sign-Off

Instructions

This template should be agreed and signed-off, jointly, by the Head of Housing and the Head of Planning or the equivalent senior official from each department. Typed signatures can be provided.

Take no more than 1 page.

(see page 6 of the Guidance Note)

Head of Housing

Full Name: Kevin Anderson

Full Title: Service Lead, Corporate Policy, Performance and Community Planning

Email: Kevin.Anderson@south-ayrshire.gov.uk

Date: 3 June 2021

Signature:



Head of Planning

Full Name: Julie Nicol

Full Title: Service Lead, Planning and Building Standards

Email: Julie.nicol@south-ayrshire.gov.uk

Date: 3 June 2021

Signature:



