

National Planning Framework 4

Angus

Minimum All-Tenure Housing Land Requirement

ASSESSMENT REPORT

Scottish Government

Planning & Architecture Division and Housing & Social Justice

September 2021

CORE OUTPUTS ASSESSMENT

1 Locally Adjusted Estimate

	Initial Default Estimate	Locally Adjusted Estimate
Angus	850	2,550

The locally adjusted estimate (2,550) is primarily driven by the adjustments made to existing housing need. It has been benchmarked against Scottish Government completions figure (2,464) ([Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/housing-statistics-quarterly-update/new-housebuilding-and-affordable-housing-supply-2023-2024/pages/1-introduction.aspx)) and the authority's Housing Land Audit (HLA) completions (2,919).

2 Household Projections (Newly-Forming Households)

The National Register of Scotland (NRS) 2018-based principal migration variant has been used by the council. The single year data is generated correctly within the Excel calculator.

The authority considered 3 scenarios and have used one which is based on the principal variant, however, it has been adjusted so that the annualised figure is based on a 10 year period rather than a 15 year period. The reasoning given for this is that more of the new households form in the first 10 years compared to 15 years, so that the latter produces slightly lower estimates of newly-forming households.

The Scottish Government used the 15 year approach so that the 10 year MATHLR would still be valid for use in the next Local Development Plan (LDP) even if this is not undertaken in the first five years after NPF4 has been formally adopted. The current Angus LDP was adopted on 23 September 2016. On their website, Angus Council indicate their intention to prepare a new LDP under the new legislative requirements introduced by the Planning (Scotland) Act 2019. They note this is likely to see a new LDP adopted in late 2023 / early 2024. In their Development Plan Scheme, Angus consider the benefit of this will be to prepare a plan that focuses on placemaking and development delivery, and be in closer alignment with wider national priorities. On this basis, it is expected that the planning authority will progress a new LDP within the earlier years of the NPF timeframe.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Angus	500	650

3	<p>Existing Housing Need</p> <p>Existing Housing Need: Default Compared to Adjusted Estimates</p> <table border="1"> <thead> <tr> <th></th> <th>Default</th> <th>Adjusted</th> </tr> </thead> <tbody> <tr> <td>Angus</td> <td>150</td> <td>1,350</td> </tr> </tbody> </table> <p>The TAYplan authorities invited Arniel Johnston to assist in their next Housing Need and Demand Assessment (HNDA) including alternative existing housing need estimates. The estimates were produced using a household survey carried out online and by telephone with around 2,100 interviews being undertaken, including around 850 from Angus residents. The methodology used took account of the need to avoid double counting and to ensure the sample is statistically robust.</p> <p>The proposed existing housing need figures are derived from five elements:</p> <ul style="list-style-type: none"> • homeless households and those in temporary accommodation • households under threat of eviction/ repossession • concealed and overcrowded households • waiting list information related to those requiring specialist housing • poor quality housing (Below Tolerable Standards) <p>The use of these element results in existing housing need estimates that are substantially higher than the default figures.</p>		Default	Adjusted	Angus	150	1,350
	Default	Adjusted					
Angus	150	1,350					
4	<p>Flexibility Allowance</p> <p>Angus use the default flexibility allowance of 30%.</p>						

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>The Response Template has been used, the word limit is not exceeded and the template has been completed correctly.</p> <p>The Council has used and submitted the Excel Calculator provided by the Scottish Government in order to adjust the default estimate.</p>
2	<p>Housing Market Partnership (HMP) and Stakeholders Involvement</p> <p>In April emails were sent to the HMP consisting of house builders and Registered Social Landlords active in Angus, Homes for Scotland, and</p>

	<p>Scottish Federation of Housing Associations inviting early responses to the initial default estimate.</p> <p>A joint online event bringing together the Tayside area authorities was held on 25 May, 2021 in inform the response to this work. Tayside-wide 66 attended, 22 from the Angus area. Through the workshop the HMP and stakeholders expressed support for the locally adjusted estimate although a substantial proportion of participants sought to promote a higher figure. It was recognised that there would be “opportunity for the housing land requirement in the LDP to be higher based on other information and research that comes forward between draft and publication”.</p> <p>Universally, stakeholders agreed that the initial default estimate is a significant underestimation of the housing need. Stakeholders supported the principle that the estimate of existing housing need should extend beyond temporary accommodation and both overcrowded and concealed households to measure the needs of those with; specialist housing needs; and poor housing condition. Having considered the evidence presented, the suggested local estimate of existing housing need was assessed by stakeholders as robust.</p> <p>It was noted at the workshop that using completions over the past decade as a benchmark may be scarred slightly from the financial crisis in 2008. Moreover, using a 10-year annualised figure of 255 homes per annum may mean the MATHLR is still light due to current high demand. However, it was agreed this may be a matter for the LDP rather than the MATHLR.</p> <p>The HMP and stakeholders registered that there was appetite for growth that needed to be reflected in the ambition of the MATHLR.</p> <p>In principle, there was unchallenged agreement for a higher figure to replace the initial default estimate.</p>
<p>3</p>	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Full sign-off by heads of planning and housing for Angus.</p>
<p>4</p>	<p>Statistical Evidence</p> <p>In the main, the Council has used well recognised sources of statistical evidence to support their case including:</p> <ul style="list-style-type: none"> • NRS, 2018-based household projections • Scottish Government completions data (based on NB1 and NB2 returns and housing association data) • completions data from the Council’s Housing Land Audit <p>The Council has not used one set of completions data over another but has triangulated the data sources to make the case for change.</p>

5 Policy Evidence

Angus developed and presented a case for expanding need to include or expand on homelessness, special needs and poor quality stock (Below Tolerable Standard). This is robustly presented and has resulted in an increase in need.

Angus Council uses the principal projection variant but adjusts the timeframe over which it is applied. They consider this would support the ambition of permitting the local development plan process to focus on matters of quality and location rather than the calculation. They also indicate that a joint HNDA is in progress and may provide an opportunity for further adjustment in response to the consultation on Draft NPF4.

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons specified above the proposed MATHLR is:

	MATHLR
Angus	2,550