

National Planning Framework 4

Clackmannanshire

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
Clackmannanshire	450	1,500

The locally adjusted estimate of 1,500 units compares to an initial default estimate of 450 units. It is principally driven by existing housing need. Although the authority's written response references a potential 2,000 estimate, the 1,500 was confirmed in a follow-up discussion as that to be used.

The locally adjusted estimate is benchmarked against a long-term average completion rate of 201 per annum between 1997-2019 from the 2020 Housing Land Audit. Scottish Government data on completions (2010-2019) of 1,145 units is not referenced in the Council response but was noted as comparable in a follow up discussion ([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/pages/10-to-15.aspx)).

2 Household Projections (Newly-Forming Households)

The National Records of Scotland (NRS) 2018-based high migration variant has been used by the Council. The single year data are entered correctly in the Excel Calculator. This takes the number of newly-forming households to a figure of 300 over ten years compared to the default figure of 200.

The reasons that the authority give for using the higher migration variant include:

- An increased employment based i.e. the Stirling and Clackmannanshire City Region Deal, a Wellbeing Economy project, the Forth Valley Regional Economic Strategy and Recovery Plan and the Regional Spatial Strategy.
- Improvements in public transport (e.g. the new rail halt at Clackmannan).
- A possible shift to home working and country-side living as a result of the COVID-19 Pandemic.
- The difference between using the principal and high migration variants is only +81 over 10 years.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Clackmannanshire	200	300

3 Existing Housing Need

Existing Housing Need: Default Compared to Adjusted Estimates

	Default	Adjusted
Clackmannanshire	150	900

The Council's adjusted existing housing need estimate is based on current housing waiting list for non-transfer tenants. However, the Council also note that there will also be some of the 900 on the waiting list who will solve their own housing need by themselves in the existing market or move away and a downward adjustment would normally be done for this.

In follow-up information, the Council indicate that in their previous Housing Need and Demand Assessment (HNDA) they made an assumption of the number of applications withdrawn from the waiting list of around 5% net loss. However, they note that for this exercise, due to timescales, they have not factored in additional people on the waiting list with Registered Social Landlords. They refer that the 900 is an underestimate, it is a fluid number and should be treated as an average at any time. Whilst the 900 figure is therefore a conservative estimate, the expectation is this will be analysed in detail for the next HNDA, Local Housing Strategy and Local Development Plan.

4 Flexibility Allowance

The Council uses the urban flexibility classification of 25%.

CORE PROCESSES ASSESSMENT

1 Using the Response Template and Excel Calculator

The Council has used the Response Template and, in the main, have completed it correctly. The word limit has not been exceeded. A copy of the Excel Calculator has been submitted.

2 Housing Market Partnership and Stakeholders Involvement

The HMP members are Clackmannanshire Council, Homes for Scotland (HfS), Kingdom Housing Association, Allanwater, Champion Homes and Keepmoat Homes.

An initial meeting of the Clackmannanshire HMP was held on 21 April, 2021. The HMP did not agree the adjusted estimate.

	The authority note HfS support of the high migration variant of household growth and the Council's potential interest in survey work to inform the evidence base on existing housing need.
3	Joint Housing and Planning Senior Official Sign-Off Appropriately signed-off by senior housing and planning officials.
4	Statistical Evidence The Council have used some robust statistics to support their case for change including: <ul style="list-style-type: none"> • NRS 2018-based household projections They have also used some in-house sources of information including: <ul style="list-style-type: none"> • The council's waiting list (non-transfer tenants)
5	Policy Evidence It was suggested that there are a number of policy drivers that affect Clackmannanshire which should be taken into account. These include: <ul style="list-style-type: none"> • Initiatives such as Stirling and Clackmannanshire City Region Deal, a Wellbeing Economy project, development of a Forth Valley Regional Economic Strategy and Recovery Plan and the development of a Regional Spatial Strategy. • Significant improvements to public transport, including a new rail halt at Clackmannan and the potential for further improved rail links to the east and more frequent services to the west. • The potential impact of increased working from home. • A Scotland for the Future (the Scottish Government's new Demographic Strategy) identified that Scotland as a whole needs inward migration to boost population, especially young people and people of working age

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons above, the proposed MATHLR is:

	MATHLR
Clackmannanshire	1,500