

National Planning Framework 4

East Ayrshire

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
East Ayrshire	350	4,100

The Council initially proposed using an alternative methodology to arrive at a locally adjusted estimate. They took the average Scottish Government past completions 2010-2019 (365) ([Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](#)) and the 2020 Housing Land Audit (HLA) programmed completions (460), totalled them, divided by 2 (413), rounded to the nearest 10 (410) and multiplied them by 10 years to arrive at an adjusted estimate of 4,100.

In a supplementary submission the Council have reviewed their methodology that allows a more robust estimate to be determined. This estimate was 4,050 units.

2

Household Projections (Newly-Forming Households)

The Council did not initially use the National Records of Scotland (NRS) household projections on the basis that they predict a declining number of households which do not reflect the Council's growth aspirations.

In a supplementary submission, the Council noted that the high migration variant would bring about only a negligible increase compared to using the principal projection. However, they note a number of policy documents, local influences and priorities suggest that the rate of household growth is likely to be and should be higher than the NRS figures anticipate. They indicate that it will not be possible to meet the policy ambitions without a sufficient quantity of land allocated for housing development.

The Council revisited their methodology by looking at the Scottish rate of household growth in urban local authorities and rural local authorities based on the high migration variant from the 2018-based Household Projections. The percentage increase in households per year in rural areas is 0.21% and for urban areas 0.53%. For East Ayrshire this resulted in an authority-wide rate of household growth of 0.45% per annum and when this increase is added to the high migration variant for the period, it results in a household projection of 2,467 (2,450 rounded).

Housing Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
East Ayrshire	50	2,450

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>East Ayrshire</td> <td>200</td> <td>650</td> </tr> </tbody> </table> <p>In their initial response, the Council note the basis of the default estimate but indicate that a larger number of factors would contribute towards a more rounded understanding of need.</p> <p>In a supplementary submission the Council notes the HNDA 2018 existing need estimate of 650 units and that this equates to the need for new units for housing, having screened out need that can be met in-situ. They also note that the Strategic Housing Investment Plan programmes the completion of more than 1,300 units to the year 2026.</p>		Default	Adjusted	East Ayrshire	200	650
	Default	Adjusted					
East Ayrshire	200	650					
4	<p>Flexibility Allowance</p> <p>East Ayrshire Council, through a supplementary submission, used the rural flexibility 30%.</p>						

CORE PROCESSES ASSESSMENT

1	<p>Using the Response Template and Excel Calculator</p> <p>The Response Template has been used by the Council. This has, in the main, been completed correctly. Whilst the word limit within the template has not been exceeded the Council has additional supporting document to make its case which does exceed the word limit.</p> <p>An adjusted Excel Calculator, submitted as part of as supplementary submission, has been completed correctly.</p>
2	<p>Housing Market Partnership and Stakeholders Involvement</p> <p>The HMP comprises both public and private sector membership, including: Council officials representing housing, planning and the Members Officers Working Group, Homes for Scotland and a number of their Strathclyde sub-committee members (Barratt Homes, Miller Homes, Taylor Wimpey, Gladman and Persimmon).</p> <p>A range of methods and scenarios were discussed with Homes for Scotland (HfS) and house building representatives. The response noted HfS welcomed</p>

	<p>the inclusive and proactive approach, and the increase in the estimates but also confirmed that agreement was not confirmed.</p>
<p>3</p>	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Signed-off by senior planning and housing officers from East Ayrshire Council.</p>
<p>4</p>	<p>Statistical Evidence</p> <p>The Council has used some robust some sources of statistical evidence to support their case including:</p> <ul style="list-style-type: none"> • Scottish Government completions data <p>They have also used some in-house sources including:</p> <ul style="list-style-type: none"> • HLA programmed completions • HNDA 2018
<p>5</p>	<p>Policy Evidence</p> <p>The initial response and subsequent submission highlight the commitment that the next Local Development Plan (LDP) will, through its policies and housing land allocations, bring about an increase in the resident population of East Ayrshire so as to maintain the vibrancy and vitality of its towns, villages and wider economy. It refers to the Housing Need and Demand Assessment (HNDA) of 2018, that was confirmed as robust and credible, and the increase in households projected within it. Reference is also made to the Planning (Scotland) Act 2019 and the commitment it contains for National Planning Framework to increase the population of rural areas of Scotland. The long term impacts of the COVID-19 pandemic are also noted.</p> <p>A policy intervention highlighted as having potential to lead to an increase in the number of households in East Ayrshire is the Ayrshire Growth Deal (AGD). It is intended that Ayrshire Manufacturing Investment Corridor (AMIC), HALO Kilmarnock, Community Renewable Energy (CoRE) and other projects will encourage inward migration and thereby spur demand for new homes. The AGD as a whole has the potential to create 2,100 jobs in East Ayrshire.</p> <p>Other factors are also referred tom including the Strategic Housing Investment Plan (SHIP) (2021-2026) and Registers of Scotland house sales data.</p>

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons specified above the MATHLR is:

	MATHLR
East Ayrshire	4,050