

National Planning Framework 4

East Lothian

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 Lothian	6,050	6,400

The locally adjusted estimate is primarily driven by the projections for newly forming households. The Council agrees with the methodology and subsequent outputs of the initial default estimate with the exception to the existing housing need figures. This results in an adjusted MATHLR of 6,400; an increase of 350. This locally adjusted estimate is higher than the annual average number of homes completed within East Lothian over the last 10 years ([Scottish Government completions data](#) 5,124).

2 Household Projections (Newly-Forming Households)

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

The authority consider that given the 10 year timeframe for Local Development Plans it is prudent to use the principle migration variant. They note there is no information that would point to a consistent trend that requires the use of low or high variants. They consider that the probability is that over this period, migration will rise and fall and the use of the principle will reflect this.

Household projection is 4,350.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
East Lothian	4,350.	4,350

3 Existing Housing Need

Existing Housing Need: Default Compared to Adjusted Estimates

	Default	Adjusted
East Lothian	500	750

The Council propose an alternative existing housing need figure comprising:

- Homeless household in temporary accommodation and live homeless applications

	<ul style="list-style-type: none"> • Overcrowded <i>and</i> concealed household using the Scottish Government default • Support needs which cannot be met with the existing housing stock profile or by an adaptation to existing stock <p>The Council explains that these forms of existing housing need cannot be met in-situ. They have taken care to net off any in-situ solutions to arrive at an estimate of existing housing need that can must be delivered by a new unit of housing.</p>
4	<p>Flexibility Allowance</p> <p>East Lothian use the default flexibility allowance of 25%.</p>

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>The Response Template has been used to make the case for change, word limits are not exceeded and its completion is correct. A copy of the adjusted Excel Calculator has been provided.</p>
2	<p>Housing Market Partnership and Stakeholders Involvement</p> <p>A consultation was sent out to over 50 organisations including Homes for Scotland, house builders, planning consultants, community groups and local authority representatives. This focused on the initial default estimate. The locally adjusted estimate was not discussed and was not agreed. The revised existing housing need figure has subsequently been arrived at through the continued development of the HNDA process.</p> <p>A planned approach was supported by community groups to fully address impacts on infrastructure. The authority provided an overview of the position of Homes for Scotland, in that they propose a higher MATHLR, and respond with their views on this.</p>
3	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Senior planning and housing officers have not signed the template however their agreement was noted in the covering email.</p>

4 Statistical Evidence

The Council has used some well recognised sources of statistical evidence to support their case including:

- NRS 2018-based household projection (principal)
- Scottish Government estimate of concealed *and* overcrowded households

They have also used some in-house administrative sources of data and care has been taken to avoid double counting and over-estimation. These include:

- Housing Episode Forms
- Re-housing Panel Points

5 Policy Evidence

As East Lothian generally supports the approach for calculating the housing land requirement, there is no discussion on policy drivers that may impact on considerations.

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons specified above the MATHLR is:

	MATHLR
East Lothian	6,400