

National Planning Framework 4

Midlothian

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
Midlothian	8,050	8,050

The covering email to Midlothian’s response noted that the Planning Committee agreed not to submit a locally adjusted estimate at this stage but did agree to feedback on the work.

The Council is generally supportive of the Government’s approach and of the proposed land requirement figure, although still challenging they are in line with recent completion rates (10 year 6,271 units – Scottish Government completions) - [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/12.aspx)).

The estimate exceeds the 10 year completions by nearly 2,000 units.

2 Household Projections (Newly-Forming Households)

The National Records of Scotland (NRS) 2018-based principal household projection is used by the Council. The authority notes that using this is reasonable and appropriate, particularly given the ongoing uncertainty of the long term impact and recovery from the current COVID-19 Pandemic and Brexit. They refer that the 2018 data was published in 2020 and represent the most up to date official data available.

The authority note that in terms of the estimated number of new households, the proposed figures are broadly similar to those identified in the proposed Strategic Development Plan 2 and the more recent interim Regional Spatial Strategy for Edinburgh and the South East of Scotland.

The household projection is 5,950.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Midlothian	5,950	5,950

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>Midlothian</td> <td>500</td> <td>500</td> </tr> </tbody> </table> <p>The Scottish Government default existing housing need estimate has been accepted by the Council and no adjustment is proposed.</p>		Default	Adjusted	Midlothian	500	500
	Default	Adjusted					
Midlothian	500	500					
4	<p>Flexibility Allowance</p> <p>The Council uses 25% flexibility.</p> <p>However, they provide challenge to this. They do acknowledge that the proposed review period for the new LDP process will be double what it is currently and that this longer period may introduce more risk in terms of sustained delivery of Housing Supply Targets. However, they state that there is little explanation as to why the figure is set at 25% for urban authorities.</p> <p>The Council state they understand and accept the principal of including a flexibility allowance in the overall land requirement but are of the view that a flexibility allowance of 20% (which is double that of SESplan2) would be more consistent with SGs explanation for the increase. However, the Council does not seek to make any alteration.</p>						

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>As the council have not made any changes to the initial default estimate they have chosen not to submit an Excel calculator or a Response Template but instead a short 3 page submission.</p>
2	<p>Housing Market Partnership and Stakeholders Involvement</p> <p>There is no reported engagement with the HMP or stakeholders in respect of the estimate.</p>
3	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Senior planning and housing officers have not signed-off the submission</p>

4	<p>Statistical Evidence</p> <p>The Council accept all of the SG defaults and have therefore used the SG sources of statistical evidence to make their case including:</p> <ul style="list-style-type: none"> • NRS 2018-based household projection (principal) • Scottish Government estimate of existing housing need
5	<p>Policy Evidence</p> <p>The authority note that are currently working with the SESplan Housing Market Partnership to prepare a new Housing Need and Demand Assessment (HNDA) to inform the next LDP.</p>

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)	
For the reasons specified above the proposed MATHLR is:	
	MATHLR
Midlothian	8,050