

National Planning Framework 4

South 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	Adjusted Estimate
South Ayrshire	500	500

The Council initially confirmed that as they were undertaking their Housing Need and Demand Assessment (HNDA) 2021, it was content that the initial default estimate be used for its housing land requirement (500). They did note that they anticipated the land requirement for housing would be significantly more than projected by Scottish Government based on current demands for housing (affordable and private) within the local authority area, developer interest, past housing completion rates and the impact of home working patterns following the pandemic.

Subsequently, an updated response has been provided based on the draft HNDA, ahead of it being submitted for review.

2 Household Projections (Newly-Forming Households)

The National Records of Scotland (NRS) 2018-based principal migration variant was initially used by the Council. The single year data is generated correctly within the Excel Calculator. The Council report they are not yet ready to adjust their estimate until the next HNDA has been approved.

In a supplementary submission the Council indicate that whilst they could justifiably use either variant, the high migration variant is more likely given levels of in-migration and recent housing market activity that is possible influenced by the pandemic. This results in household growth of 176.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted	MATHLR
South Ayrshire	100	100	176

3 Existing Housing Need

The default existing need estimate was initially used by the Council. The Council reported they were not yet ready to adjust their estimate until the next HNDA has been approved.

In a supplementary submission, it was recognised that South Ayrshire Council's HNDA 2021-2026 is currently in draft format ahead of being submitted to the Scottish Government for review. The Council proposed using

	<p>the Existing Need figure in this document as a more realistic interim estimate. This calculation was carried out utilising a methodology that estimates housing need across a number of relevant indicators, before deducting those that could be feasibly met by in-situ solutions. An Existing Need figure of 1,328 units was established.</p> <p>Existing Need: Default Compared to Adjusted Estimates As Well As MATHLR</p> <table border="1"> <thead> <tr> <th></th> <th>Default</th> <th>Adjusted</th> <th>MATHLR</th> </tr> </thead> <tbody> <tr> <td>South Ayrshire</td> <td>300</td> <td>300</td> <td>1,328</td> </tr> </tbody> </table>		Default	Adjusted	MATHLR	South Ayrshire	300	300	1,328
	Default	Adjusted	MATHLR						
South Ayrshire	300	300	1,328						
4	<p>Flexibility Allowance</p> <p>South Ayrshire use the rural flexibility of 30%.</p>								

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>The Response Template has been used, word limits are not exceeded and its completion appears, in the main, to be correct. However it is noted the stakeholder sections have not been completed.</p>
2	<p>Housing Market Partnership and Stakeholders Involvement</p> <p>The HMP, which is comprised of Council officials across difference services, agreed that the Initial Default Estimate figure is very low. The group agreed upon the parameters to be used in terms of projections for South Ayrshire within the framework of the HNDA model.</p> <p>As such, in relation to this response, the high migration variant and Estimate of Housing Need from the HNDA have been used in the calculation. Subsequent development of the Local Housing Strategy (including HST) on the back of the HNDA 2021 and other Council Strategies to support inclusive sustainable growth, will inform the next Local Development Plan (3) housing land requirements.</p> <p>The HMP agreed a housing land requirement of 2,000.</p>
3	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Signed-off by senior planning and housing officers from South Ayrshire Council.</p>

4	<p>Statistical Evidence</p> <p>The Council used robust Scottish Government data sources.</p>
5	<p>Policy Evidence</p> <p>Given the approach was based on the HNDA and the NRS high migration variation there was little reference made to specific policy drivers within the response template.</p>

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)					
	<p>For the reasons specified above, the proposed MATHLR is:</p> <table border="1" style="margin-left: 20px;"> <tr> <td style="width: 80%;"></td> <td style="text-align: center;">MATHLR</td> </tr> <tr> <td>South Ayrshire</td> <td style="text-align: center;">2,000</td> </tr> </table>		MATHLR	South Ayrshire	2,000
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