

# East Ayrshire Local Development Plan 2

## Housing Technical Paper

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## 1. Executive Summary

- 1.1. This technical paper was prepared in winter 2021/spring 2022. It sets out the approach that has been taken to determine the Housing Supply Target (HST) and Minimum All-Tenure Housing Land Requirement (MATHLR or HLR) for East Ayrshire Local Development Plan 2 (EALDP2). It addresses both market and affordable housing for each Sub Housing Market Area within East Ayrshire and for East Ayrshire as a whole and provides information on the context within which the HST and MATHLR have been established. It justifies the approach taken to the determination of the HST and MATHLR in the preparation of EALDP2 within the context of Scottish Planning Policy (SPP) 2014 and the Draft National Planning Framework (NPF4).
- 1.2. The MATHLR represents the minimum capacity of housing land that a Planning Authority must allocate for residential development during the Local Development Plan period. The determination of a HST and MATHLR for the East Ayrshire has occurred at the juncture of two Planning Acts, as well as the preparation of a new National Planning Framework (NPF4) that will incorporate SPP and become an integral part of forthcoming Local Development Plans. It was therefore considered prudent to prepare the content of this technical paper under the requirements of the current SPP but also alongside the determination of a MATHLR for East Ayrshire, with the guidance of the Scottish Government and the Centre for Housing Market Analysis (CHMA). An effort has been made to ensure that each figure is compatible, is robust and credible and has an appropriate range of evidence as a basis.
- 1.3. The 10 year HST and MATHLR for East Ayrshire and for each Sub-Housing Market Area, split by affordable and private market provision and depicted as total completions and completions per annum is as follows:

| <i>Area/Figure</i>           |        | <i>Market Housing</i> |          | <i>Affordable Housing</i> |          | <i>TOTAL Housing</i> |          |
|------------------------------|--------|-----------------------|----------|---------------------------|----------|----------------------|----------|
| East Ayrshire HMA            | HST    | 2050                  | 205 p.a. | 1080                      | 108 p.a. | 3130 <sup>1</sup>    | 313 p.a. |
|                              | MATHLR | 2640                  | 264 p.a. | 1410                      | 141 p.a. | 4050                 | 405 p.a. |
| Cumnock Sub-HMA              | HST    | 270                   | 27 p.a.  | 220                       | 22 p.a.  | 490                  | 49 p.a.  |
|                              | MATHLR | 340                   | 34 p.a.  | 290                       | 29 p.a.  | 630                  | 63 p.a.  |
| Doon Valley Sub-HMA          | HST    | 40                    | 4 p.a.   | 30                        | 3 p.a.   | 70                   | 7 p.a.   |
|                              | MATHLR | 50                    | 5 p.a.   | 40                        | 4 p.a.   | 90                   | 9 p.a.   |
| Kilmarnock & Loudoun Sub-HMA | HST    | 1740                  | 174 p.a. | 830                       | 83 p.a.  | 2570                 | 257 p.a. |
|                              | MATHLR | 2250                  | 225 p.a. | 1080                      | 108 p.a. | 3330                 | 333 p.a. |

TABLE 1. HST AND MATHLR FOR EAST AYRSHIRE AND FOR EACH SUB-HOUSING MARKET AREA

- 1.4. More detail on the background to and determination of the HST and MATHLR for the East Ayrshire Housing Market Area and each Sub-Housing Market Area can be seen in subsequent sections.

<sup>1</sup> Rounding to 3130 is explained in Appendix 2.

## 2. Context & Overview

### National Planning Framework 4 (NPF4)

- 2.1. The National Planning Framework (NPF) is a long term plan for Scotland that sets out where development and infrastructure is needed to support sustainable and inclusive growth. A Draft National Planning Framework 4 (NPF4) was published for consultation by the Scottish Government in November 2021. NPF4 will replace NPF3 when it is adopted by Scottish Ministers, will incorporate SPP and will have the status of the development plan for planning purposes. This is a change from the provisions of the 1997 Act and will mean that the policies of NPF4 will have a stronger role in informing day-to-day decision making. The Council has sought to influence the development of NPF4 and has participated in a number of consultation exercises in that regard.

### Scottish Planning Policy (SPP) 2014

- 2.2. The purpose of the SPP is to set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. A key element of SPP is the delivery of new housing. Local Development Plans are required to facilitate a sustainable pattern of development through the efficient use of land, buildings and infrastructure, all within the context of the local environment.
- 2.3. It is necessary to ensure that EALDP2 accords with those provisions of SPP that pertain to housing land supply. SPP stipulates that Planning Authorities should:
- Identify functional housing market areas;
  - Be informed by a robust Housing Need and Demand Assessment (HNDA);
  - Establish a Housing Supply Target (HST) separated into affordable and market sector requirements based on evidence from the HNDA;
  - Increase the HST by between 10% and 20% to establish a Housing Land Requirement (HLR);
  - Ensure that the HST and HLR cover a period of 10 years from the date of the adoption of the Plan;
  - Set an affordable housing requirement for the area and identify any expected developer contributions toward the delivery of affordable housing;
  - Provide an indication of the possible scale and location of the housing land requirement beyond year 10 and up to year 20; and
  - Allocate a generous range of sites which are effective or expected to become effective during the plan period so as to ensure a minimum 5 year supply of housing land at all times
- 2.4. SPP will be incorporated into NPF4 at such point as NPF4 is adopted by Scottish Ministers. For the purposes of the production of housing land figures for East Ayrshire an approach has been taken whereby, with the best information available at the time, the MATHLR has been produced under the provisions of the Draft NPF4 and the HST has been produced so as to comply with the requirements of SPP.

## Minimum All-Tenure Housing Land Requirement

- 2.5. The Planning (Scotland) Act 2019, sets out a requirement for NPF4 to include ‘targets for the use of land in different areas of Scotland for housing’. The Minimum All-Tenure Housing Land Requirement (MATHLR), as this target is described, constitutes the minimum amount of housing land to be allocated within each Local Development Plan (LDP). It is expected that LDPs should identify land to at least meet the minimum requirement or figure.
- 2.6. As part of the Draft NPF4 consultation exercise which encompassed all Planning Authorities in Scotland, the Scottish Government/CHMA presented to East Ayrshire Council in early 2021 an initial default MATHLR estimate of 350 dwellings to be allocated during the 10 year EALDP period. This figure comprises an existing housing need figure (homeless households in temporary accommodation and households both overcrowded and concealed) of 200 dwellings, plus 50 newly forming households which, with a generosity of 30% applied, produced a total of 350 dwellings (when rounded)<sup>2</sup>.
- 2.7. This figure was not considered to be sufficient to meet the Council’s needs, particularly when the Main Issues Report (MIR) to EALDP2 stated an ambition to stabilise and increase the resident population of the area so as to address projected long term population decline. The Council’s Housing Need and Demand Assessment (HNDA) 2018 indicated that around 2300 dwellings would be required during the 13 year period from 2021 to 2033. However, this figure was itself considered insufficient to reflect anticipated demand in the area. For example, the programmed rate of house completions from the 2021 Housing Land Audit<sup>3</sup> was on average 490 dwellings per year during the time period 2021/2022 to 2025/2026 and past rate of completions during the 2010 to 2019 time period averaged at 367 dwellings per annum.
- 2.8. A higher rate than both the initial MATHLR and HNDA 2018 estimate was considered more indicative of likely demand, particularly when the significant level of interest in housing land expressed during the EALDP2 call for sites process was taken into account.
- 2.9. Discussions between the Council and the Scottish Government/CHMA to determine an MATHLR for East Ayrshire took place during spring and summer 2021. Various proposals were discussed and a final figure of 4050 dwellings was submitted in September 2021 and subsequently published as part of the Draft NPF4 in November 2021. More information about the determination of the MATHLR can be seen in Appendix 2.

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<sup>2</sup> [Supporting documents - Scotland 2045 - fourth National Planning Framework - draft housing land requirement: explanatory report - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/supporting-documents-2024-5-fourth-national-planning-framework-draft-housing-land-requirement-explanatory-report/pages/2.aspx)

<sup>3</sup> 2021 Housing Land Audit agreed with Homes for Scotland in February 2022.



### 3. Housing Market Area & Sub Housing Market Areas

3.1. In terms of the delivery of new homes, Scottish Planning Policy (SPP) 2014 requires Local Authorities to identify functional housing market areas which can contain different tiers of Sub-Housing Market Areas. East Ayrshire comprises of a single Housing Market Area, split into three Sub-Housing Market Areas (blue/purple), across nine Council Wards (red) (see below):

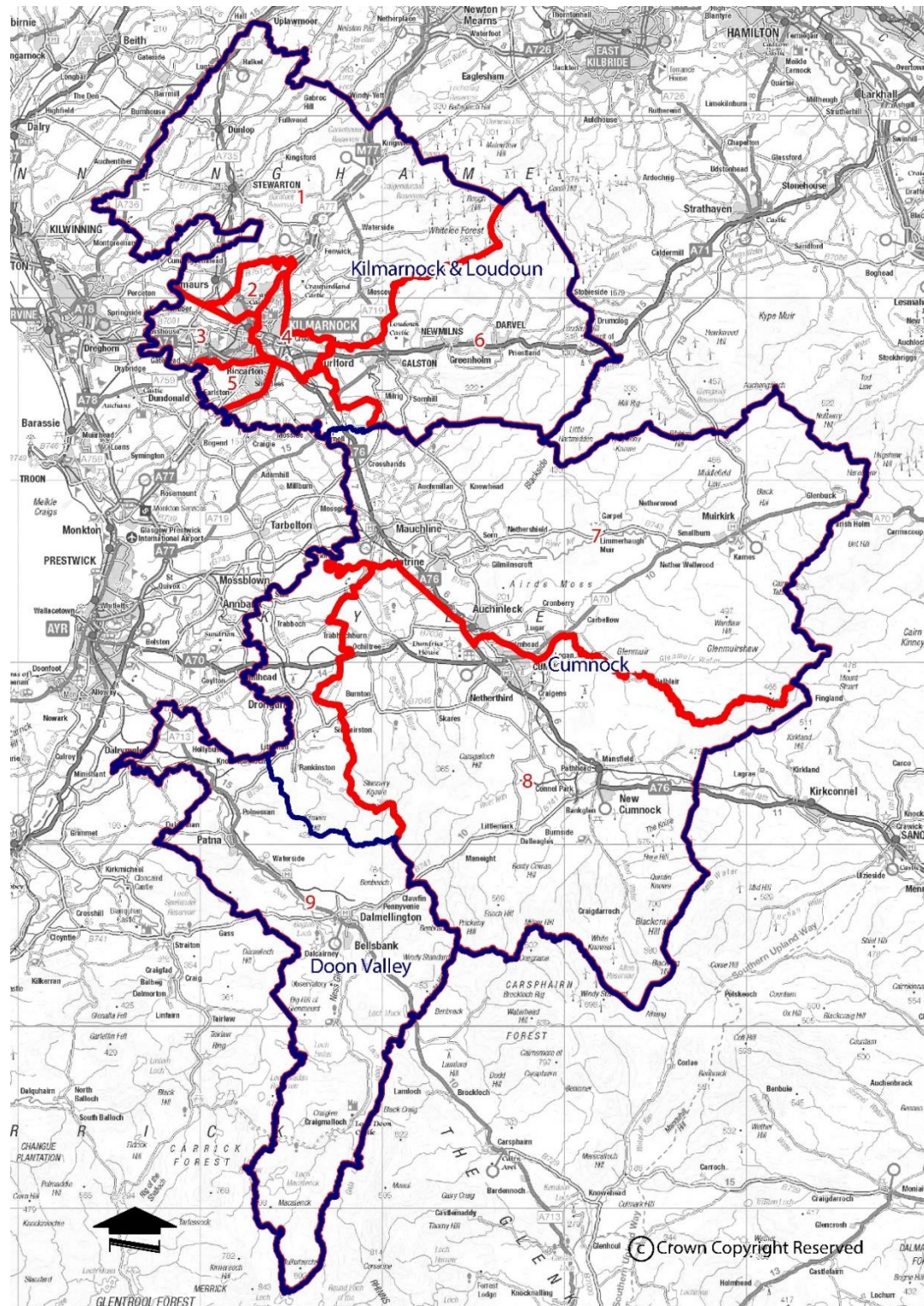


FIGURE 1. EAST AYRSHIRE SUB HOUSING MARKET AREAS (BLUE) AND COUNCIL WARDS (RED)

## 4. Supply of Land for Housing

4.1. Table 2 below presents the housing land supply that is required to be allocated in EALDP2 for the Plan period 2023-2033, the sum total of land that is proposed to be allocated in EALDP2 and additional land that it is *estimated* could be developed based on programmed completions from the 2021 Housing Land Audit and the Strategic Housing Investment Plan (SHIP) 2022-2027.

| <b>East Ayrshire Sub Housing Market Area</b> |   |                         |                |                    |                      |
|--|---|-------------------------|----------------|--------------------|----------------------|
| <b>Sub Housing Market Area/HMA</b>           |   | <b>KK &amp; Loudoun</b> | <b>Cumnock</b> | <b>Doon Valley</b> | <b>East Ayrshire</b> |
| <b>A</b>                                     | East Ayrshire HNDA 2018                                     | 1053                    | 424            | 96                 | 1573                 |
| <b>B1</b>                                    | Uplift from HNDA to HST                                     | 1517                    | 66             | -26                | 1557                 |
| <b>C</b>                                     | <b>Housing Supply Target (HST)</b>                          | <b>2570</b>             | <b>490</b>     | <b>70</b>          | <b>3130</b>          |
|  |   | 82.1%                   | 15.7%          | 2.2%               | 100%                 |
|  | Market  | 1740                    | 270            | 40                 | 2050                 |
|  | Affordable  | 830                     | 220            | 30                 | 1080                 |
| <b>B2</b>                                    | Uplift from HNDA to MATHLR                                  | 2277                    | 206            | -6                 | 2477                 |
| <b>D</b>                                     | <b>Minimum All-Tenure Housing Land Requirement (MATHLR)</b> | <b>3330</b>             | <b>630</b>     | <b>90</b>          | <b>4050</b>          |
|  |   | 82.2%                   | 15.6%          | 2.2%               | 100%                 |
|  | Market  | 2250                    | 340            | 50                 | 2640                 |
|  | Affordable  | 1080                    | 290            | 40                 | 1410                 |
| <b>E</b>                                     | <b>Housing Land (Allocated)</b>                             | <b>5027</b>             | <b>931</b>     | <b>187</b>         | <b>6145</b>          |
|  | Market  | 3775                    | 806            | 187                | 4758                 |
|  | Affordable  | 1252                    | 125            | 0                  | 1377                 |
|  | MATHLR plus allocated as %                                  | 151%                    | 148%           | 208%               | 152%                 |
| <b>F</b>                                     | <b>Surplus/Windfall*</b>                                    | <b>307</b>              | <b>493</b>     | <b>0</b>           | <b>717</b>           |
|  | Market  | 160                     | 216            | 0                  | 376                  |
|  | Affordable  | 64                      | 277            | 0                  | 341                  |
| <b>G</b>                                     | <b>Total Housing Land Supply</b>                            | <b>5251</b>             | <b>1424</b>    | <b>187</b>         | <b>6862</b>          |
|  | Market  | 3935                    | 1022           | 187                | 5144                 |
|  | Affordable  | 1316                    | 402            | 0                  | 1718                 |
| <b>H</b>                                     | <b>Housing Land Supply Surplus</b>                          | <b>1921</b>             | <b>794</b>     | <b>97</b>          | <b>2812</b>          |
|  | MATHLR plus all supply as %                                 | 158%                    | 226%           | 208%               | 169%                 |

TABLE 2. SUPPLY OF LAND FOR HOUSING. \*AS A CALCULATION OF DEVELOPMENTS OF 4 OR MORE DWELLINGS.

4.2. Table 3 provides further background and explanation to the figures that have been presented as 10 year totals within Table 2. For reference, each element is titled with the same letter as depicted in Table 2. Table 3 describes the inputs that have produced each figure above and directs the reader towards the relevant Appendix within which more detail can be found.

4.3. The surplus/windfall presented in (F) in Table 2, Table 3 and in Appendix 4 is an *estimate* of *potential* private market and affordable residential completions during the EALDP2 period. The surplus/windfall comprises land that has not been allocated in EALDP2 and there therefore exists the potential that delivery *may not* be undertaken as predicted. The purpose of the surplus/windfall presented is to represent what *may* occur if programmed trends at the time of writing are to continue for the remainder of the EALDP2 period so as to highlight the potential for additional completions above allocated housing land supply. These assumptions have been based on information drawn from the 2021 Housing Land Audit and the SHIP 2022-2027.

| ID | Element  | Calculation/Detail | Commentary  |
|----|--|--------------------|---|
| A  | East Ayrshire HNDA 2018                              | <i>Appendix 1</i>  | EALDP2 has been informed by a HNDA, which was given robust and credible status by the Scottish Government Centre of Housing Market Analysis (CHMA) on 18/04/2018. The HNDA has informed the determination of a Housing Supply Target (HST) and Minimum All-Tenure Housing Land Requirement (MATHLR) for EALDP2. The HNDA has provided an evidence base, in terms of future housing need and demand, for EALDP2 and the Local Housing Strategy (LHS). It also assists the Council and its partners by providing background information upon which planning and other policy decisions around the delivery of both market and affordable housing can be made. The HNDA indicated that land for around <b>1500</b> dwellings would be required in East Ayrshire during 2024 to 2033. |
| B  | Uplift from HNDA                                     | ↑                  | The Centre for Housing Market Analysis (CHMA) advise that the HNDA should be used as a guide to setting an HST and HLR (now MATHLR). The HNDA is not the sole determinant of the HST or MATHLR and is instead the starting point from which a determination may be made. An increase from the HNDA to the HST and MATHLR has therefore been made. More detail on the rationale for the increase can be seen in Appendix 2.  |
| C  | Housing Supply Target (HST)                          | <i>Appendix 2</i>  | An East Ayrshire-wide HST of <b>3130</b> has been determined through a combination of the level of existing need of <b>650</b> identified in the 2018 HNDA and <b>2475</b> , the average anticipated rate of household growth for urban and rural Local Authorities in Scotland applied to Kilmarnock & Loudoun, and Cumnock and the Doon Valley respectively.  |
| D  | Minimum All-Tenure Housing Land Requirement (MATHLR) | <i>Appendix 2</i>  | An East Ayrshire-wide MATHLR has been determined through the addition of a > <b>30%</b> generosity to the HST of <b>3130</b> to achieve <b>4050</b> . The generosity allows for flexibility and choice during the 10 year plan period should any allocated site or sites within the HST figure prove not to be effective.   |
| E  | Allocated Housing Land Supply                        | <i>Appendix 3</i>  | The housing land supply figure of <b>6145</b> units includes the total indicative capacity of all those residential sites allocated in EALDP2. Of this, land specifically allocated for affordable dwellings or which would be covered by the affordable housing policy as part of private market development would accommodate <b>1377</b> dwellings.  |
| F  | Surplus/Windfall                                     | <i>Appendix 4</i>  | The anticipated level of windfall development has been drawn from two separate sources. The first is windfall development (development taking place within sites not proposed to be allocated in EALDP2) from the SHIP 2022-2027 that has been estimated for each Sub-HMA and East Ayrshire as a whole. The second is windfall development as drawn from the five programming years of the 2021 HLA and then doubled to produce a ten year estimate, again, for each Sub-HMA and East Ayrshire as a whole.  |



|          |                             |              |   |
|----------|-----------------------------|--------------|---|
|          |                             |              | The aforementioned figure of <b>1377</b> affordable dwelling indicative capacity is slightly lower than the affordable housing MATHLR of <b>1410</b> . However, it is anticipated that a substantial number of affordable homes will be delivered on sites not allocated in the LDP. This pattern of development is as a consequence of the tendency for Council and RSL developments to be located on 'white' land within settlement boundaries, the eventual purpose of which could not have been forecast as part of the Plan preparation process. It is anticipated that a surplus or windfall affordable supply of <b>341</b> dwellings to reach a total of <b>1718</b> affordable homes <i>could</i> be achieved in this fashion <i>if</i> the Council and RSL construction programme unfolds at the same rate as programmed in the SHIP. |
| <b>G</b> | Total Housing Land Supply   | <b>F + G</b> | The total housing land supply comprises the indicative allocated housing land supply described in <b>(E)</b> plus the surplus of windfall development land described in <b>(F)</b> . The total housing land supply of <b>6862</b> is therefore an <i>estimate</i> of land that is available through allocation and with the <i>potential</i> to become available through windfall development taking place on non-allocated land.   |
| <b>H</b> | Housing Land Supply Surplus | <b>H - E</b> | The housing land supply surplus is the total housing land supply <b>(H)</b> minus the Housing Land Requirement <b>(E)</b> . The overall surplus of <b>2812</b> units demonstrates a substantial surplus of land in addition to the MATHLR to accommodate further development and allow for flexibility and choice.  |

TABLE 3. DESCRIPTION OF HST, MATHLR AND SURPLUS/WINDFALL DETERMINATION PROCESS

|                                 |            |  |
|---------------------------------|------------|--|
| Affordable HST and MATHLR split | Appendix 5 | <p>A division of the HST and MATHLR for each Sub-HMA and for East Ayrshire as a whole into affordable and private market delivery has been made. The affordable figure has been determined through a combination of the expected housing delivery through the affordable housing policy in the Kilmarnock &amp; Loudoun Sub-HMA and the estimated programming of the 2022-2027 SHIP. Affordable totals have been subtracted from the overall HST and MATHLR respectively to determine the private market contribution. It should be noted that the affordable <b>1080</b> unit HST is similar to the <b>1000</b> unit HST as defined in the 2017 LDP</p> <p>Policy 9(h) of the Draft NPF4 states that development proposals that make provision for affordable homes in areas where there is an identified requirement should be supported. The mechanism by which affordable housing provision can be achieved in LDP2 complies with this requirement. With regard to the definition of a specific figure or proportion of the HST or MATHLR (HLR) for affordable housing, the approach in this paper has been to accord with the requirements of SPP 2014.</p> |
|---------------------------------|------------|--|

TABLE 4. DESCRIPTION OF HST & MATHLR AFFORDABLE HOUSING DETERMINATION

## Glossary

| <b>Term</b>   | <b>Description</b>  |
|---------------|---|
| <b>HLA</b>    | The East Ayrshire Housing Land Audit 2021 is an assessment of the housing land supply available in the East Ayrshire Council area as at 1st April 2021. The audit identifies and provides a programme of expected housing delivery over an initial and two following 5 year periods and includes expectations for the delivery of new homes up to the end of March 2036. The HLA was agreed with Homes for Scotland in February 2022 and provides a more buoyant prediction of housing completions than the HNDA 2018. The initial 5 year period provides an indication of "effective" land supply in the East Ayrshire Council area. |
| <b>HNDA</b>   | The East Ayrshire Local Development Plan 2 (EALDP2) has been informed by a robust and credible HNDA. The East Ayrshire Local Authority administrative area formed the boundary for the HNDA study. The HNDA was given robust and credible status by the Scottish Government Centre of Housing Market Analysis (CHMA) on 18th of April 2018. The HNDA has informed the determination of a Housing Supply Target (HST) and Housing Land Requirement (HLR) for the East Ayrshire Local Development Plan 2 (EALDP2).  |
| <b>HST</b>    | The Housing Supply Target is a policy view of the number of homes the Council has agreed will be delivered in each housing market area over the period of the LDP and Local Housing Strategy.   |
| <b>LHS</b>    | The sets out East Ayrshire Council's vision for the future of housing and housing related services over a five year period. It also sets out the Council's approach to meeting statutory duties such as eradicating fuel poverty, supporting the development of the Health and Social Care Partnership and improving house condition across all tenures.  |
| <b>MATHLR</b> | The Minimum All-Tenure Housing Land Requirement is a figure around 30% higher than the HST to provide additional land in the area to allow for flexibility of range and choice. It represents the minimum amount of housing land the Council must allocate for residential development in the Local Development Plan.   |
| <b>SHIP</b>   | The Strategic Housing Investment Plan 2022-2027 is a five year rolling Plan that links the strategic priorities identified in the Council's Local Housing Strategy (LHS) to the delivery of additional affordable housing. The purpose of the SHIP is to guide the allocation of available Scottish Government investment funding to meet the affordable HST, as set out in the LHS and its associated priorities and outcomes.   |

## Appendix 1: HNDA 2018

### East Ayrshire Housing Need & Demand Assessment 2018

The sole constituent element of the HNDA<sup>4</sup> that factored into the production of the all-tenure MATHLR was the existing need estimate of 650 dwellings, this approach having been agreed by the Scottish Government and CHMA. The uplift from the initial HNDA estimates is considered appropriate as a consequence of the Scottish Government and East Ayrshire Council ambition to increase the resident population of the area through the generous provision of LDP-allocated housing land. The ten plan period years 2024 to 2033 are depicted in Tables (1A), (1B) & (1C) for the purposes of representing HNDA figures prior to uplift to HST and MATHLR.

#### 1A. All-tenure HNDA

| Sub HMA    | 2021       | 2022       | 2023       | 2024       | 2025       | 2026       | 2027       | 2028       | 2029       | 2030       | 2031       | 2032       | 2033       |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K&L        | 187        | 187        | 126        | 126        | 126        | 126        | 126        | 95         | 95         | 95         | 95         | 95         | 74         |
| Cumnock    | 73         | 73         | 50         | 50         | 50         | 50         | 50         | 39         | 39         | 39         | 39         | 39         | 29         |
| Doon Vl.   | 17         | 17         | 11         | 11         | 11         | 11         | 11         | 9          | 9          | 9          | 9          | 9          | 7          |
| <b>EAC</b> | <b>277</b> | <b>277</b> | <b>187</b> | <b>187</b> | <b>187</b> | <b>187</b> | <b>187</b> | <b>143</b> | <b>143</b> | <b>143</b> | <b>143</b> | <b>143</b> | <b>110</b> |

#### 1B. Private Market HNDA

| Sub HMA    | 2021       | 2022       | 2023       | 2024       | 2025       | 2026       | 2027       | 2028      | 2029      | 2030      | 2031      | 2032      | 2033      |
|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| K&L        | 107        | 107        | 78         | 78         | 78         | 78         | 78         | 59        | 59        | 59        | 59        | 59        | 46        |
| Cumnock    | 41         | 41         | 29         | 29         | 29         | 29         | 29         | 23        | 23        | 23        | 23        | 23        | 17        |
| Doon Vl.   | 9          | 9          | 6          | 6          | 6          | 6          | 6          | 5         | 5         | 5         | 5         | 5         | 4         |
| <b>EAC</b> | <b>157</b> | <b>157</b> | <b>113</b> | <b>113</b> | <b>113</b> | <b>113</b> | <b>113</b> | <b>87</b> | <b>87</b> | <b>87</b> | <b>87</b> | <b>87</b> | <b>67</b> |

#### 1C. Affordable HNDA

| Sub HMA    | 2021       | 2022       | 2023      | 2024      | 2025      | 2026      | 2027      | 2028      | 2029      | 2030      | 2031      | 2032      | 2033      |
|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| K&L        | 80         | 80         | 48        | 48        | 48        | 48        | 48        | 36        | 36        | 36        | 36        | 36        | 28        |
| Cumnock    | 32         | 32         | 21        | 21        | 21        | 21        | 21        | 16        | 16        | 16        | 16        | 16        | 12        |
| Doon Vl.   | 8          | 8          | 5         | 5         | 5         | 5         | 5         | 4         | 4         | 4         | 4         | 4         | 3         |
| <b>EAC</b> | <b>120</b> | <b>120</b> | <b>74</b> | <b>74</b> | <b>74</b> | <b>74</b> | <b>74</b> | <b>56</b> | <b>56</b> | <b>56</b> | <b>56</b> | <b>56</b> | <b>43</b> |

<sup>4</sup> [East Ayrshire Housing Need and Demand Assessment 2018 \(east-ayrshire.gov.uk\)](http://east-ayrshire.gov.uk)

## Appendix 2: Housing Supply Target (HST) & Minimum All-Tenure Housing Land Requirement (MATHLR)

The Scottish rate of household growth in urban Local Authorities and rural Local Authorities based on the High Migration Scenario from the NRS Household Projections for Scotland 2018 High Migration Scenario<sup>5</sup> has been established (2A).

### 2A. Urban/Rural Split – Projected Household Growth

| Local Authority Type | 2022      | 2037      | % change | % change p.a.        |
|----------------------|-----------|-----------|----------|----------------------|
| Urban (households)   | 703,920   | 725,628   | 3.1%     | 0.20558943159898300% |
| Rural (households)   | 1,836,560 | 1,982,812 | 8.0%     | 0.53089054142768600% |

The average rate of household growth was applied to urban Kilmarnock & Loudoun Sub-HMA (urban) and rural parts (remainder) of East Ayrshire proportionately as a percentage of the East Ayrshire-wide expected number of households at the start of the period in 2022 and (when zeroed), the following rate of household growth is achieved (2B).

### 2B. Urban/Rural Split – Projected Household Growth

| Area  | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Urban | 255  | 232  | 205  | 205  | 205  | 204  | 204  | 204  | 204  | 206  | 204  | 204  | 204  | 204  | 204  |
| Rural | 58   | 48   | 36   | 36   | 36   | 36   | 36   | 36   | 36   | 36   | 35   | 35   | 35   | 35   | 35   |
| EAC   | 314  | 279  | 240  | 240  | 240  | 240  | 240  | 240  | 240  | 242  | 239  | 239  | 239  | 239  | 239  |

The estimated rate of growth in the rural area was then split into 81% for Cumnock Sub-HMA and 19% for the Doon Valley Sub-HMA according to the respective proportionate population total of each area as detailed in the 2020 SIMD<sup>6</sup> (2C).

### 2C. Urban/Rural Split by Sub-Housing Market Area – Projected Household Growth

| Sub HMA  | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| K&L      | 255  | 231  | 204  | 204  | 204  | 204  | 204  | 204  | 204  | 206  | 204  | 204  | 204  | 204  | 204  |
| Cumnock  | 47   | 39   | 29   | 29   | 29   | 29   | 29   | 29   | 29   | 29   | 28   | 28   | 28   | 28   | 28   |
| Doon VI. | 11   | 9    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    |
| EAC      | 314  | 279  | 240  | 240  | 240  | 240  | 240  | 240  | 240  | 242  | 239  | 239  | 239  | 239  | 239  |

<sup>5</sup> [List of Data Tables | National Records of Scotland \(nrsotland.gov.uk\)](#)

<sup>6</sup> [SIMD \(Scottish Index of Multiple Deprivation\)](#)

The total projected household growth for the 2022 to 2036 time period is then divided by 15 and multiplied by 10 (2D).

## 2D. Projected Household Growth by Sub-Housing Market Area

| Sub-Housing Market Area | Projected Household Growth | Divided by 15 | Multiplied by 10 |
|-------------------------|----------------------------|---------------|------------------|
| Kilmarnock & Loudoun    | 3145                       | 210           | 2097             |
| Cumnock                 | 460                        | 31            | 306              |
| Doon Valley             | 108                        | 7             | 72               |
| <b>East Ayrshire</b>    | <b>3712</b>                | <b>248</b>    | <b>2475</b>      |

The anticipated level of existing need as detailed in the HNDA was 650 dwellings for East Ayrshire as a whole. It is not anticipated that a level of existing housing need exists in Doon Valley, where a requirement for developers to provide 15% affordable dwellings in the first East Ayrshire Local Development Plan (EALDP) 2017 has not proven to be necessary. The Council's SHIP has furthermore not identified any new sites in the Doon Valley. Consequently, a proportional split by population total<sup>7</sup> between the Kilmarnock & Loudoun Sub-HMA and the Cumnock Sub-HMA has been made to produce the following figures (2E), i.e. excluding any Doon Valley requirement.

## 2E. Existing Need by Sub-Housing Market Area

| Sub-Housing Market Area | Existing need (estimate) |
|-------------------------|--------------------------|
| Kilmarnock & Loudoun    | 469                      |
| Cumnock                 | 181                      |
| Doon Valley             | 0                        |
| <b>East Ayrshire</b>    | <b>650</b>               |

Household projections and the estimated proportional split of existing need is then applied to each Sub-Housing Market Area and East Ayrshire as a whole to produce the following the following HST calculation (2F):

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<sup>7</sup> [SIMD 2020/2017 NRS small area population estimates](#)

## 2F. Housing Supply Target calculation

| Sub HMA     | D. Household Projections | E. Existing Need | D. + E.     | 10 Yr. HST  | Annual HST | Proportion  |
|-------------|--------------------------|------------------|-------------|-------------|------------|-------------|
| Cumnock     | 306                      | 181              | 487         | 490         | 49         | 15.7%       |
| Doon Valley | 72                       | 0                | 72          | 70          | 7          | 2.2%        |
| K&L         | 2097                     | 469              | 2566        | 2570        | 257        | 82.1%       |
| <b>EAC</b>  | <b>2475</b>              | <b>650</b>       | <b>3125</b> | <b>3130</b> | <b>313</b> | <b>100%</b> |

When applied to each Sub-Housing Market Area the following MATHLR calculation (the addition of a 30% surplus) is made (**2G**):

## 2G. MATHLR calculation

| Sub HMA     | Household Projections | Existing Need | D. + E. (F.) | . Flexibility | D. + E. + F. | 10 Yr. MATHLR | Annual MATHLR | Proportion  |
|-------------|-----------------------|---------------|--------------|---------------|--------------|---------------|---------------|-------------|
| Cumnock     | 306                   | 181           | 487          | 0.30          | 634          | 630           | 63            | 15.6%       |
| Doon Valley | 72                    | 0             | 72           | 0.30          | 93           | 90            | 9             | 2.2%        |
| K&L         | 2097                  | 469           | 2566         | 0.30          | 3335         | 3330          | 333           | 82.2%       |
| <b>EAC</b>  | <b>2475</b>           | <b>650</b>    | <b>3125</b>  | <b>0.30</b>   | <b>4062</b>  | <b>4050</b>   | <b>405</b>    | <b>100%</b> |

The MATHLR division by Sub-Housing Market Area has therefore been informed by an anticipated and desired level of household growth, a split in household expectations between defined urban (Kilmarnock) and rural (Cumnock & Doon Valley) areas and an anticipation of existing need as informed by the 2018 HNDA. This division is considered to be an appropriate reflection of demand and desired growth for each Sub-Housing Market Area and for East Ayrshire as a whole.



## Appendix 3: Allocated Housing Land Supply

### 3A. Cumnock Sub-HMA

| Reference | Settlement  | Address/Description | Sub-HMA | Indicative Capacity |
|-----------|-------------|---------------------|---------|---------------------|
| AL-H1     | Auchinleck  | Coal Road           | Cumnock | 56                  |
| AL-H2     | Auchinleck  | Dalsalloch Wood     | Cumnock | 106                 |
| AL-H3     | Auchinleck  | School Road         | Cumnock | 10                  |
| CA-H1     | Catrine     | John Street (E)     | Cumnock | 9                   |
| CA-H2     | Catrine     | John Street (W)     | Cumnock | 14                  |
| CA-H3     | Catrine     | Mill Street         | Cumnock | 5                   |
| CA-H4     | Catrine     | Shawwood Farm       | Cumnock | 80                  |
| MA-H1     | Mauchline   | Sorn Road           | Cumnock | 92                  |
| MA-H2     | Mauchline   | Station Road (N)    | Cumnock | 95                  |
| MA-H3     | Mauchline   | Station Road (S)    | Cumnock | 105                 |
| MK-H1     | Muirkirk    | Smallburn Road      | Cumnock | 8                   |
| MK-H2     | Muirkirk    | Wellwood Street     | Cumnock | 26                  |
| BS-H1     | Burnside    | Burnside (W)        | Cumnock | 9                   |
| BS-H2     | Burnside    | Burnside (E)        | Cumnock | 7                   |
| CN-H1     | Cumnock     | Auchinleck Road     | Cumnock | 40                  |
| CN-H2     | Cumnock     | Barrhill Road       | Cumnock | 27                  |
| CN-H3     | Cumnock     | Dalgleish Avenue    | Cumnock | 55                  |
| CN-H4     | Cumnock     | Ryderston Avenue    | Cumnock | 9                   |
| NC-H1     | New Cumnock | Castle              | Cumnock | 5                   |
| NC-H2     | New Cumnock | Crown Hotel         | Cumnock | 14                  |
| NC-H3     | New Cumnock | Dalhanna Drive      | Cumnock | 14                  |
| DG-H1     | Drongan     | Martnaham Way       | Cumnock | 88                  |
| DG-H2     | Drongan     | Mill O'Shield Road  | Cumnock | 60                  |
| TOTAL     |             |                     |         | 931                 |

### 3B. Doon Valley Sub-HMA

| Reference | Settlement    | Address/Description | Sub-HMA     | Indicative Capacity |
|-----------|---------------|---------------------|-------------|---------------------|
| DA-H1     | Dalmellington | Ayr Road            | Doon Valley | 24                  |
| DA-H3     | Dalmellington | High Street         | Doon Valley | 36                  |
| DA-H2     | Dalmellington | Gateside Road       | Doon Valley | 4                   |

|              |           |                        |             |            |
|--------------|-----------|------------------------|-------------|------------|
| DR-H1        | Dalrymple | Burnton Road           | Doon Valley | 55         |
| PA-H2        | Patna     | Carskeoch Caravan Site | Doon Valley | 17         |
| PA-H1        | Patna     | Ayr Road               | Doon Valley | 40         |
| PA-H3        | Patna     | Cemetery Road          | Doon Valley | 6          |
| PA-H4        | Patna     | Main Street            | Doon Valley | 5          |
| <b>TOTAL</b> |           |                        |             | <b>187</b> |

### 3C. Kilmarnock & Loudoun Sub-HMA

| Reference | Settlement              | Address/Description    | Sub-HMA | Indicative Capacity |
|-----------|-------------------------|------------------------|---------|---------------------|
| CR-H1     | Crookedholm             | Grougar Road (E)       | K&L     | 60                  |
| CH-H1     | Crosshouse              | Gatehead Road          | K&L     | 138                 |
| CH-H2     | Crosshouse              | Holm Farm              | K&L     | 20                  |
| CH-H3     | Crosshouse              | Irvine Road            | K&L     | 39                  |
| DL-H1     | Darvel & Priestland     | Burn Road              | K&L     | 15                  |
| DL-H2     | Darvel & Priestland     | Crofthead              | K&L     | 27                  |
| DL-H3     | Darvel & Priestland     | Jamieson Road          | K&L     | 40                  |
| DL-H4     | Darvel & Priestland     | West Donnington Street | K&L     | 21                  |
| DU-H1     | Dunlop                  | West View Terrace      | K&L     | 6                   |
| FW-H1     | Fenwick & Laigh Fenwick | Bowling Green Road     | K&L     | 20                  |
| FW-H2     | Fenwick & Laigh Fenwick | Main Road              | K&L     | 29                  |
| FW-H3     | Fenwick & Laigh Fenwick | Stewarton Road         | K&L     | 10                  |
| GA-H1     | Galston                 | Belvedere View         | K&L     | 144                 |
| GA-H2     | Galston                 | Brewland Street        | K&L     | 17                  |
| GH-H1     | Gatehead                | Main Road              | K&L     | 7                   |
| HU-H1     | Hurlford                | Galston Road           | K&L     | 100                 |
| KK-H1     | Kilmarnock              | Altonhill              | K&L     | 800                 |
| KK-H2     | Kilmarnock              | Bridgehousehill        | K&L     | 200                 |
| KK-H3     | Kilmarnock              | Fardalehill (E)        | K&L     | 249                 |
| KK-H4     | Kilmarnock              | Fardalehill (W)        | K&L     | 800                 |
| KK-H5     | Kilmarnock              | Glasgow Road (E)       | K&L     | 79                  |
| KK-H6     | Kilmarnock              | Glasgow Road (W)       | K&L     | 45                  |
| KK-H7     | Kilmarnock              | Irvine Road            | K&L     | 133                 |
| KK-H8     | Kilmarnock              | Kennedy Drive          | K&L     | 48                  |
| KK-H9     | Kilmarnock              | Maxholm                | K&L     | 300                 |

|        |              |                          |     |      |
|--------|--------------|--------------------------|-----|------|
| KK-H10 | Kilmarnock   | Moorfield                | K&L | 58   |
| KK-H11 | Kilmarnock   | Mnt Pleasant Way/Hill St | K&L | 30   |
| KK-H12 | Kilmarnock   | Northcraigs              | K&L | 485  |
| KK-H13 | Kilmarnock   | Sutherland Drive         | K&L | 10   |
| KK-H14 | Kilmarnock   | Treesbank                | K&L | 269  |
| KK-H15 | Kilmarnock   | Western Road (N)         | K&L | 10   |
| KK-H16 | Kilmarnock   | Western Road (S)         | K&L | 47   |
| KM-H1  | Kilmaurs     | Crosshouse Road          | K&L | 128  |
| KM-H2  | Kilmaurs     | Habbieauld Road          | K&L | 29   |
| KM-H3  | Kilmaurs     | Irvine Road              | K&L | 65   |
| KM-H4  | Kilmaurs     | Standalane               | K&L | 44   |
| KT-H1  | Knockentiber | Southhook Road           | K&L | 86   |
| ST-H1  | Stewarton    | Draffen East             | K&L | 70   |
| ST-H2  | Stewarton    | Kilwinning Road          | K&L | 350  |
| TOTAL  |              |                          |     | 5027 |

## Appendix 4: Surplus/Windfall

The private level of windfall (**4A**) is calculated through the estimate of a total of **188** dwellings in private market windfall sites of **4** or more units drawn from the 2021 Housing Land Audit, multiplied by two to achieve **376** over ten years. **216** for in the Cumnock Sub-HMA, **160** for the Kilmarnock & Loudoun Sub-HMA and **0** for the Doon Valley Sub-HMA.

### 4A. Private Surplus/Windfall

| Settlement   | Address                       | Sub HMA | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 | 2025-2026 | TOTAL         |
|--------------|-------------------------------|---------|-----------|-----------|-----------|-----------|-----------|---------------|
| Drongan      | 2 Littlemill Road             | Cumnock | 0         | 0         | 6         | 0         | 0         | 6             |
| Rural Area   | Ballochmyle Hospital          | Cumnock | 0         | 21        | 21        | 22        | 22        | 86            |
| Rural Area   | Land adj. Hayhill             | Cumnock | 0         | 16        | 0         | 0         | 0         | 16            |
| Kilmarnock   | 108-114 John Finnie Street    | K&L     | 4         | 0         | 0         | 0         | 0         | 4             |
| Rural Area   | A735 near Dunlop              | K&L     | 0         | 11        | 12        | 0         | 0         | 23            |
| Hurlford     | Galston Road                  | K&L     | 0         | 12        | 0         | 0         | 0         | 12            |
| Galston      | Glebe Road                    | K&L     | 11        | 0         | 0         | 0         | 0         | 11            |
| Knockentiber | Kilmaurs Road                 | K&L     | 9         | 0         | 0         | 0         | 0         | 9             |
| Rural Area   | Kingsford B769 F              | K&L     | 4         | 0         | 0         | 0         | 0         | 4             |
| Rural Area   | Middlethird Farm              | K&L     | 4         | 0         | 0         | 0         | 0         | 4             |
| Rural Area   | Nether Newton Farm            | K&L     | 0         | 4         | 0         | 0         | 0         | 4             |
| Lugton       | Old Station Yard, Dunlop Road | K&L     | 5         | 0         | 0         | 0         | 0         | 5             |
| Darvel       | East of 139 East Main Street  | K&L     | 0         | 4         | 0         | 0         | 0         | 4             |
| TOTAL        |                               |         |           |           |           |           |           | 188 * 2 = 376 |

SOURCE: EAST AYRSHIRE HOUSING LAND AUDIT (HLA) 2021. DEVELOPMENTS OF 4 OR MORE DWELLINGS.

The affordable level of windfall (**4B**) has been calculated from those SHIP sites that are either not proposed to be allocated in EALDP2 or for which a precise site cannot be determined at this time.

### 4B. SHIP Surplus/Windfall

| Settlement  | Address             | Sub HMA | 2024 | 2025 | 2026 | 2027 | 2028 | TOTAL |
|-------------|---------------------|---------|------|------|------|------|------|-------|
| Cumnock     | George McTurk Court | Cumnock | 36   | 0    | 0    | 0    | 0    | 36    |
| New Cumnock | Mason Avenue        | Cumnock | 0    | 0    | 15   | 0    | 0    | 15    |
| EA Wide     | Phase 3 Site        | K&L     | 0    | 0    | 0    | 29   | 0    | 29    |
| Kilmarnock  | Phase 2 Site        | K&L     | 0    | 0    | 42   | 0    | 0    | 42    |

|                  |                   |     |   |   |           |           |           |            |
|------------------|-------------------|-----|---|---|-----------|-----------|-----------|------------|
| <b>Kilmaurs</b>  | Site in Kilmaurs  | K&L | 0 | 0 | 0         | <b>50</b> | 0         | <b>50</b>  |
| <b>Newmilns</b>  | Westgate House    | K&L | 0 | 0 | <b>12</b> | 0         | 0         | <b>12</b>  |
| <b>Stewarton</b> | Site in Stewarton | K&L | 0 | 0 | 0         | 0         | <b>14</b> | <b>14</b>  |
| <b>TOTAL</b>     |                   |     |   |   |           |           |           | <b>198</b> |

SOURCE: EAST Ayrshire STRATEGIC HOUSING INVESTMENT PLAN (SHIP) 2022 – 2027

The total estimate of affordable land surplus is calculated by adding those completions from (4B) above to an estimation of completions at an identical rate as detailed in the SHIP 2022-2027 for the remaining five years. The remaining affordable housing contribution within housing sites of 30 or more houses allocated in the Kilmarnock & Loudoun Sub-HMA that have not fallen within the SHIP 2022-2027 programme is then subtracted from the total (4C).

#### 4C. Affordable Housing Land Surplus/Windfall

| Sub HMA     | A. SHIP Surplus/Windfall | B. SHIP 2024-2028 | C. Affordable Policy Sites | D. (B. - C.) | A. + D. (Surplus) |
|-------------|--------------------------|-------------------|----------------------------|--------------|-------------------|
| Cumnock     | 51                       | 226               | 0                          | 226          | <b>277</b>        |
| Doon Valley | 0                        | 0                 | 0                          | 0            | <b>0</b>          |
| K&L         | 147                      | 683               | 766*                       | -83**        | <b>64</b>         |
| <b>EAC</b>  | <b>198</b>               | <b>909</b>        | <b>766</b>                 | <b>143</b>   | <b>341</b>        |

\*As a proportion of total allocated land with the potential to deliver affordable homes that does not fall within the SHIP 2022-2027. \*\*On the assumption that a proportion of the SHIP units in the Kilmarnock & Loudoun area detailed in 4D above would be accommodated within private market sites with an affordable requirement. The remainder would constitute windfall development.

This produces a total of **341** units and a total affordable housing land supply of **1718** dwellings. Please note that this level of completions is reliant on the future development of the SHIP as desired by the Housing service.

The total surplus/windfall is calculated by adding the estimated affordable surplus/windfall to the estimated private surplus/windfall (4D).

#### 4D. TOTAL Land Surplus/Windfall

| Sub HMA     | A. Affordable Surplus/Windfall | B. Private Surplus/Windfall | C. TOTAL Surplus/Windfall (A. + B.) |
|-------------|--------------------------------|-----------------------------|-------------------------------------|
| Cumnock     | 277                            | 216                         | <b>493</b>                          |
| Doon Valley | 0                              | 0                           | <b>0</b>                            |
| K&L         | 64                             | 160                         | <b>307</b>                          |
| <b>EAC</b>  | <b>341</b>                     | <b>376</b>                  | <b>717</b>                          |

## Appendix 5: Affordable HST & MATHLR

The determination of the affordable HST and MATHLR is as follows. The HNDA (**Appendix 1**) is split into a private market and affordable contribution (**5A**) to isolate the affordable element.

### 5A. Affordable HNDA

| Sub HMA    | 2021       | 2022       | 2023      | 2024      | 2025      | 2026      | 2027      | 2028      | 2029      | 2030      | 2031      | 2032      | 2033      |
|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| K&L        | 80         | 80         | 48        | 48        | 48        | 48        | 48        | 36        | 36        | 36        | 36        | 36        | 28        |
| Cumnock    | 32         | 32         | 21        | 21        | 21        | 21        | 21        | 16        | 16        | 16        | 16        | 16        | 12        |
| Doon VI.   | 8          | 8          | 5         | 5         | 5         | 5         | 5         | 4         | 4         | 4         | 4         | 4         | 3         |
| <b>EAC</b> | <b>120</b> | <b>120</b> | <b>74</b> | <b>74</b> | <b>74</b> | <b>74</b> | <b>74</b> | <b>56</b> | <b>56</b> | <b>56</b> | <b>56</b> | <b>56</b> | <b>43</b> |

SHIP programming per year and per site has then been aggregated according to which Sub-HMA it falls within and totalled annually for East Ayrshire as a whole (**5B**).

### 5B. SHIP

| Sub HMA     | 2024       | 2025       | 2026       | 2027       | 2028       | 2029     | 2030     | 2031     | 2032     | 2033     |
|-------------|------------|------------|------------|------------|------------|----------|----------|----------|----------|----------|
| K&L         | 149        | 189        | 93         | 109        | 143        | 0        | 0        | 0        | 0        | 0        |
| Cumnock     | 36         | 111        | 54         | 25         | 0          | 0        | 0        | 0        | 0        | 0        |
| Doon Valley | 0          | 0          | 0          | 0          | 0          | 0        | 0        | 0        | 0        | 0        |
| <b>EAC</b>  | <b>185</b> | <b>300</b> | <b>147</b> | <b>134</b> | <b>143</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

The contribution made by those sites allocated for housing in Kilmarnock & Loudoun that do not fall within the SHIP but for which a 25% affordable housing contribution must be made has been established (**5C**).

### 5C. Affordable policy sites

| Sub HMA     | 2024      | 2025      | 2026      | 2027      | 2028      | 2029      | 2030      | 2031      | 2032      | 2033      |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| K&L         | 48        | 48        | 48        | 48        | 48        | 48        | 48        | 48        | 48        | 48        |
| Cumnock     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| Doon Valley | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| <b>EAC</b>  | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> | <b>48</b> |



Those allocated sites with no site specific commitment in the SHIP 2022-2027 are highlighted as ‘No’ in the second column of (5D). Delivery at KK-H1 and KK-H4 (3C) considered as maximum estimate of total delivery of 40 units per year each (10 affordable) during the EALDP2 period.

#### 5D. Allocated housing sites w/ affordable designation or contribution

| Settlement   | Address              | SHIP | Sub HMA | Ref    | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|--------------|----------------------|------|---------|--------|------|------|------|------|------|------|------|------|------|------|
| Auchinleck   | Coal Road            | Yes  | Cumnock | AL-H1  | 0    | 56   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Crosshouse   | Gatehead Road        | No   | K&L     | CH-H1  | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    |
| Crosshouse   | Irvine Road          | Yes  | K&L     | CH-H3  | 0    | 0    | 9    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Cumnock      | Craigens Road (PH 1) | Yes  | Cumnock | CN-M2  | 0    | 0    | 25   | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Cumnock      | Craigens Road (PH 2) | Yes  | Cumnock | CN-M2  | 0    | 0    | 0    | 25   | 0    | 0    | 0    | 0    | 0    | 0    |
| Cumnock      | Dalgleish Avenue     | Yes  | Cumnock | CN-H4  | 0    | 55   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Darvel       | Jamieson Road        | No   | K&L     | DL-H1  | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    |
| Galston      | Belvedere View       | No   | K&L     | GA-H1  | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    |
| Hurlford     | Galston Road North   | No   | K&L     | HU-H2  | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    |
| Kilmarnock   | Altonhill            | No   | K&L     | KK-H1  | 10   | 10   | 10   | 10   | 10   | 10   | 10   | 10   | 10   | 10   |
| Kilmarnock   | Bridgehousehill      | Yes  | K&L     | KK-H2  | 101  | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Fardalehill (W)      | No   | K&L     | KK-H3  | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    |
| Kilmarnock   | Fardalehill (W)      | No   | K&L     | KK-H4  | 10   | 10   | 10   | 10   | 10   | 10   | 10   | 10   | 10   | 10   |
| Kilmarnock   | Glasgow Road (E)     | No   | K&L     | KK-H5  | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    |
| Kilmarnock   | Glasgow Road (W)     | Yes  | K&L     | KK-H6  | 0    | 45   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Irvine Road          | Yes  | K&L     | KK-H7  | 0    | 94   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Kennedy Drive        | Yes  | K&L     | KK-H8  | 48   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Maxholm              | Yes  | K&L     | KK-H9  | 0    | 0    | 30   | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Moorfield            | No   | K&L     | KK-H10 | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    |
| Kilmarnock   | Mount Pleasant Way   | Yes  | K&L     | KK-H11 | 0    | 0    | 0    | 30   | 0    | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Sutherland Drive     | Yes  | K&L     | KK-H13 | 0    | 0    | 0    | 0    | 10   | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Treesbank            | Yes  | K&L     | KK-H14 | 0    | 0    | 0    | 0    | 119  | 0    | 0    | 0    | 0    | 0    |
| Kilmarnock   | Western Road (S)     | No   | K&L     | KK-H16 | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    |
| Kilmaurs     | Crosshouse Road      | No   | K&L     | KM-H1  | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    |
| Kilmaurs     | Standalane           | No   | K&L     | KM-H4  | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    |
| Knockentiber | Southhook Rd         | No   | K&L     | KT-H2  | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    |
| New Cumnock  | Former Crown Hotel   | Yes  | Cumnock | NC-H2  | 0    | 0    | 14   | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Stewarton    | Kilwinning Road      | No   | K&L     | ST-H2  | 9    | 9    | 9    | 9    | 9    | 9    | 9    | 9    | 9    | 9    |

The affordable housing HST has been determined through the addition of those affordable policy sites for which a specific SHIP commitment has not been made (5C) to those SHIP sites where programming has been established (5D). These figures, once aggregated, have been combined with the HNDA total. An average of the two figures has then been established, so as to take account of the HNDA and ensure that the affordable housing contribution is not unduly high as a proportion of the overall HST (5E). A 30% generosity has then been applied to establish the MATHLR.

#### 5E. Affordable housing HST & MATHLR

| Sub HMA     | Aff Policy Sites | SHIP Sites | Aff Sites (TOTAL) | HNDA 2018 (10yr) | Ave HNDA+EALDP2 Aff | 10 Yr. HST  | 10 Yr. MATHLR |
|-------------|------------------|------------|-------------------|------------------|---------------------|-------------|---------------|
| Cumnock     | 0                | 226        | 226               | 218              | 222                 | 220         | 290           |
| Doon Valley | 0                | 0          | 0                 | 53               | 27                  | 30          | 40            |
| K&L         | 478              | 683        | 1161              | 507              | 834                 | 830         | 1080          |
| <b>EAC</b>  | <b>478</b>       | <b>909</b> | <b>1387</b>       | <b>778</b>       | <b>1082</b>         | <b>1080</b> | <b>1410</b>   |

The affordable HST comprises of a substantial proportion of those requirements when considered on an all-tenure basis. The breakdown by Sub-HMA and for East Ayrshire as a whole is as follows (5F):

#### 5F. Affordable housing HST

| Sub HMA     | Market Housing |            | Affordable Housing |            | All Housing |             |
|-------------|----------------|------------|--------------------|------------|-------------|-------------|
|             | HST (TOTAL)    | HST (%)    | HST (TOTAL)        | HST (%)    | HST (TOTAL) | HST (%)     |
| Cumnock     | 270            | 55%        | 220                | 45%        | 490         | 100%        |
| Doon Valley | 40             | 57%        | 30                 | 43%        | 70          | 100%        |
| K&L         | 1740           | 68%        | 830                | 32%        | 2570        | 100%        |
| <b>EAC</b>  | <b>2050</b>    | <b>65%</b> | <b>1080</b>        | <b>35%</b> | <b>3130</b> | <b>100%</b> |