

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 ¹	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.

¹ 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)².
- 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 Audit³ 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.

² [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-2024-5-4/national-planning-framework-draft-housing-land-requirement-explanatory-report-2024-5-4/pages/2)

³ 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):

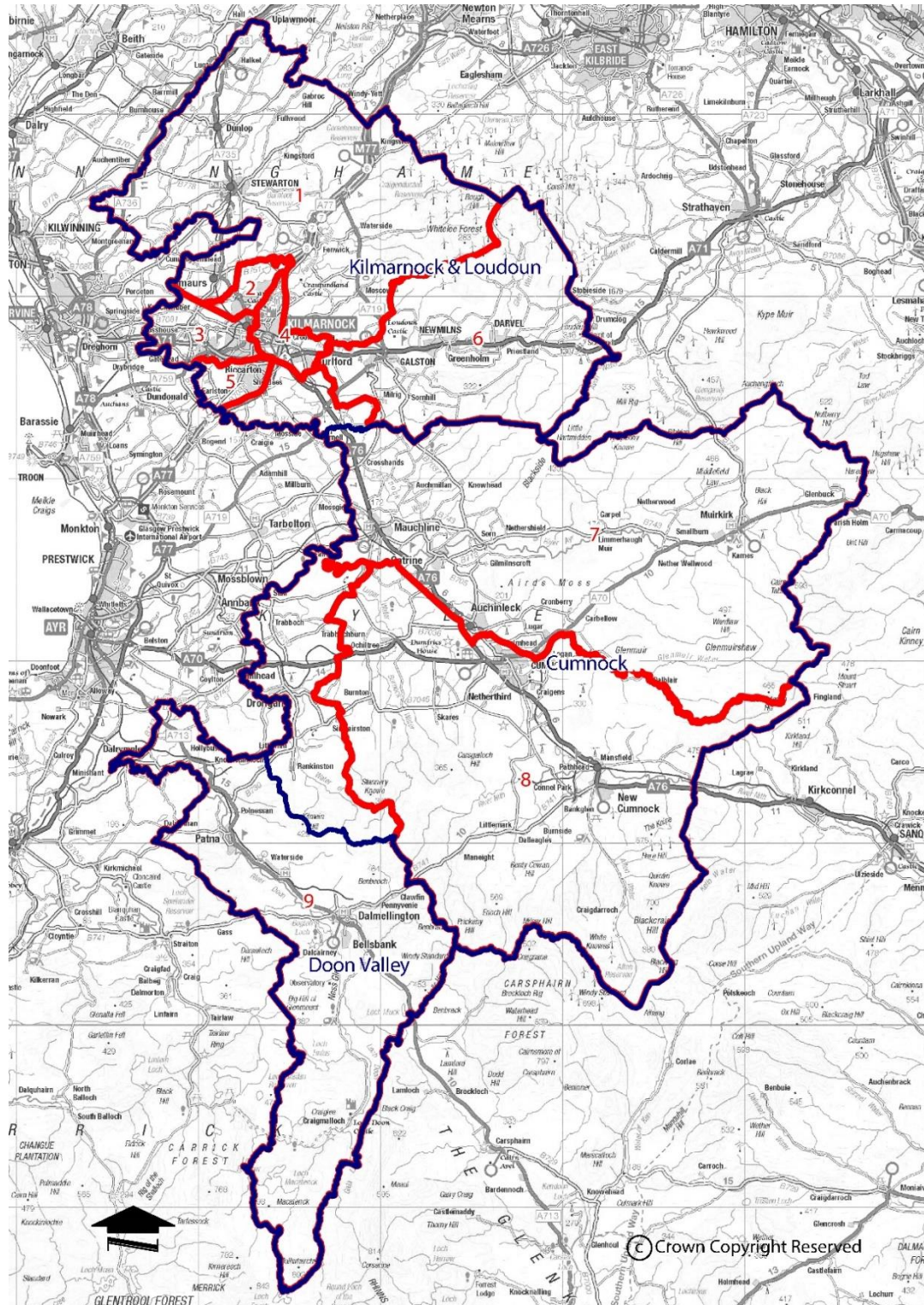


FIGURE 1. EAST AYRSHIRE SUB HOUSING MARKET AREAS (BLUE) AND COUNCIL WARDS (RED)

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.

East Ayrshire Sub Housing Market Area					
<i>Sub Housing Market Area/HMA</i>		<i>KK & Loudoun</i>	<i>Cumnock</i>	<i>Doon Valley</i>	<i>East Ayrshire</i>
A	East Ayrshire HNDA 2018	1053	424	96	1573
B1	Uplift from HNDA to HST	1517	66	-26	1557
C	Housing Supply Target (HST)	2570	490	70	3130
		82.1%	15.7%	2.2%	100%
	<i>Market</i>	1740	270	40	2050
	<i>Affordable</i>	830	220	30	1080
B2	Uplift from HNDA to MATHLR	2277	206	-6	2477
D	Minimum All-Tenure Housing Land Requirement (MATHLR)	3330	630	90	4050
		82.2%	15.6%	2.2%	100%
	<i>Market</i>	2250	340	50	2640
	<i>Affordable</i>	1080	290	40	1410
E	Housing Land (Allocated)	5027	931	187	6145
	<i>Market</i>	3775	806	187	4758
	<i>Affordable</i>	1252	125	0	1377
	<i>MATHLR plus allocated as %</i>	151%	148%	208%	152%
F	Surplus/Windfall*	307	493	0	717
	<i>Market</i>	160	216	0	376
	<i>Affordable</i>	64	277	0	341
G	Total Housing Land Supply	5251	1424	187	6862
	<i>Market</i>	3935	1022	187	5144
	<i>Affordable</i>	1316	402	0	1718
H	Housing Land Supply Surplus	1921	794	97	2812
	<i>MATHLR plus all supply as %</i>	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 1500 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 3130 has been determined through a combination of the level of existing need of 650 identified in the 2018 HNDA and 2475 , 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 >30% generosity to the HST of 3130 to achieve 4050 . 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 6145 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 1377 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 1377 affordable dwelling indicative capacity is slightly lower than the affordable housing MATHLR of 1410 . 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 341 dwellings to reach a total of 1718 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.
G	Total Housing Land Supply	F + G	The total housing land supply comprises the indicative allocated housing land supply described in (E) plus the surplus of windfall development land described in (F) . The total housing land supply of 6862 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.
H	Housing Land Supply Surplus	H - E	The housing land supply surplus is the total housing land supply (H) minus the Housing Land Requirement (E) . The overall surplus of 2812 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	<i>Appendix 5</i>	<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 & 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 1080 unit HST is similar to the 1000 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>
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TABLE 4. DESCRIPTION OF HST & MATHLR AFFORDABLE HOUSING DETERMINATION

Glossary

Term	Description
HLA	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.
HNDA	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).
HST	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.
LHS	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.
MATHLR	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.
SHIP	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 HNDA⁴ 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
EAC	277	277	187	187	187	187	187	143	143	143	143	143	110

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
EAC	157	157	113	113	113	113	113	87	87	87	87	87	67

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
EAC	120	120	74	74	74	74	74	56	56	56	56	56	43

⁴ [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 Scenario⁵ 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 SIMD⁶ (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 Vl.	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

⁵ [List of Data Tables | National Records of Scotland \(nrscotland.gov.uk\)](#)

⁶ [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
East Ayrshire	3712	248	2475

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 total⁷ 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
East Ayrshire	650

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):

⁷ [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%
EAC	2475	650	3125	3130	313	100%

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%
EAC	2475	650	3125	0.30	4062	4050	405	100%

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
TOTAL				187

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

Kilmaurs	Site in Kilmaurs	K&L	0	0	0	50	0	50
Newmilns	Westgate House	K&L	0	0	12	0	0	12
Stewarton	Site in Stewarton	K&L	0	0	0	0	14	14
TOTAL								198

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	277
Doon Valley	0	0	0	0	0
K&L	147	683	766*	-83**	64
EAC	198	909	766	143	341

*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	493
Doon Valley	0	0	0
K&L	64	160	307
EAC	341	376	717

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 Vl.	8	8	5	5	5	5	5	4	4	4	4	4	3
EAC	120	120	74	74	74	74	74	56	56	56	56	56	43

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
EAC	185	300	147	134	143	0	0	0	0	0

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
EAC	48	48	48	48	48	48	48	48	48	48

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
EAC	478	909	1387	778	1082	1080	1410

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%
EAC	2050	65%	1080	35%	3130	100%