

# Case Study: Open for business: Minimum All Tenure Housing Land Requirement & LDP2 allocation of housing sites

## Attribute 12: This Planning Authority supports the delivery of consented development

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### Context

East Ayrshire Council was preparing its second local development plan under the transitional arrangements as National Planning Framework 4 (NPF4) was being drafted, complicating the determination of the housing land supply. Ongoing discussions with Homes for Scotland as part of the Housing Land Audit process identified that a full review of all housing land would be required to ensure the ongoing effectiveness of the land supply. A new requirement - the MATHLR (Minimum all tenure housing land requirement) 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 (Housing Supply Target) and MATHLR for East Ayrshire occurred at the juncture of two Planning Acts, as well as the preparation of the new National Planning Framework (NPF4) and new Local Development Plan. This case study considers the process that East Ayrshire went through to determine the MATHLR and allocate housing land.

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### What happened

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. 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 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, nor did it reflect the programmed rate of house completions from the 2021 Housing Land Audit which was on average 490 dwellings per year.

Discussions between the Council and the Scottish Government/ Centre for Housing Market Analysis (CHMA) to determine a MATHLR for East Ayrshire took place during spring and summer 2021. This determination was based on a methodology prepared by the CHMA as set out in the Draft NPF4: Housing Land Requirement - Explanatory Report. Various proposals were discussed, including an initial proposal of 4100 units, the determination of which was considered by the CHMA not to be sufficiently robust. A final figure of 4050 dwellings was agreed upon after extensive discussions with the CHMA, submitted in September 2021 and subsequently included in Draft NPF4 when it was released for consultation in November 2021. The inclusion of the 4050 MATHLR in Draft NPF4 and NPF4 indicates that the Scottish Government considers that figure is robust and credible. To ensure that housing land supply is sufficiently generous to allow for any unforeseen problems in the delivery of sites, additional residential capacity has been allocated above the MATHLR. This 52% addition achieves a total indicative housing land supply within allocated sites capable of accommodating development of 6145 units.

Eight weekly meetings with Homes for Scotland during the formulation of the plan assisted in assessing the effectiveness of existing and potential housing sites and each potential housing site was presented to a Members Officers Working Group.

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## Areas of collaboration

The work on the MATHLR and the submission to the Scottish Government was supported by Homes for Scotland and Strathclyde sub-committee members. Meetings then took place between the Scottish Government and CHMA and the Planning Authority. In terms of the Local Development Plan, a Members Officers Working Group was established which included a range of Elected Members, and representatives from departments across the Council for example from Education, Roads, Housing, Waste. There was strong collaboration with Homes for Scotland through eight weekly meetings.

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## What was the overall result?

As a result of the substantial collaborative work put into the housing land and site selection process, the outputs and outcomes are that:

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- We have a generous amount of housing land a positive to ensure that sufficient range and choice is afforded to developers, the Council and Registered Social Landlords.
  - We are working towards our aim to stabilise East Ayrshire's population and stimulate population growth.
  - The DPEA concluded that the approach aligns with national policy, and in particular NPF4's expectation to promote an ambitious approach. It should also serve to promote the availability of a wider range and choice of sites and so improve the functioning of the housing market.
  - Relationships have been strengthened with Homes for Scotland and internally between departments via the MOWG process.
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## Lessons learned

### What worked well:

**Relationships developed** – working well internally and with Homes for Scotland led to a smoother plan preparation and examination process. We continue to develop these relationships.

**The quality of document produced** – Due to the collaboration a robust and credible LDP has been produced.

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# What contribution did it make towards delivering outcomes?

## **NPF4**

### Sustainable places

- ☐ Climate change and nature crisis
- ☐ Climate mitigate and adaptation
- ☐ Biodiversity
- ☐ Natural Places
- ☐ Soils
- ☐ Forestry, woodland and trees
- ☐ Historic assets and places
- ☐ Green belts
- ☒ Brownfield, vacant and derelict land and empty buildings
- ☐ Coast development
- ☐ Energy
- ☐ Zero waste
- ☐ Sustainable transport

### Liveable places

- ☐ Design, quality and place
- ☒ Local living and 20 minute neighbourhoods
- ☐ Quality homes
- ☒ Rural homes
- ☒ Infrastructure first
- ☐ Heat and cooling
- ☐ Blue and green infrastructure
- ☐ Play, recreation and sport
- ☐ Flood risk and water management
- ☐ Health and safety
- ☐ Digital Infrastructure

### Productive places

- ☐ Community Wealth Building
- ☐ Business and industry
- ☐ City, town, local and commercial centres
- ☐ Retail
- ☒ Rural development
- ☐ Tourism
- ☐ Culture and creativity
- ☐ Aquaculture

☐ Minerals

## Place and Wellbeing Outcomes

☒ Movement

☐ Spaces

☐ Resources

☐ Civic

☒ Stewardship