

National Planning Framework 4

Housing Land Requirement Explanatory Report Addendum

November 2022

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Introduction

The Minimum All-Tenure Housing Land Requirement (MATHLR) is contained within Annex E of National Planning Framework (NPF) 4. In finalising the MATHLRs, we have continued to use an evidence-based approach to refine the figures. For those instances where a local authority has completed a new Housing Need and Demand Assessment (HNDA) since Draft NPF4 was published, where applicable, information from this has been used to update existing need inputs.

HNDA Updates

This has resulted in a revised MATHLR figure for the following Local Authority areas. Annex A provides a breakdown of the inputs for Initial Default Estimates, Locally Adjusted Estimates, proposed MATHLRs in Draft NPF4 and revised MATHLRs in the Revised Draft NPF4.

City of Edinburgh

Draft MATHLR – 41,300	Final MATHLR – 36,750
Existing Need 8,950	Existing Need 5,300
Households 24,100	Households 24,100
Flexibility Amount 8,263	Flexibility Amount 7,347
Flexibility 25%	Flexibility 25%

- [HNDA3](#) for the South East Scotland area achieved robust and credible status from the Centre for Housing Market Analysis (CHMA) on Thursday 28th July 2022.
- This included an updated existing need figure for City of Edinburgh of 5,300.
- The proposed MATHLR within Draft NPF4 was informed by HNDA2, which included an existing need figure that counted overcrowded households and concealed households separately. [HNDA3](#) counted both overcrowded households and concealed households as a single household to reduce the potential for duplication.
- The approach taken within [HNDA3](#) and agreed by the South East Scotland Housing Market Partnership is considered a robust approach in accordance with the [Housing Need and Demand Assessment \(HNDA\): practitioner's guide 2020](#). This advises that the use of a count of households that are both concealed and overcrowded represents a minimum count of this type of existing need and the HNDA Guidance invites Local Authorities to amend this if they wish.

Dundee City

Draft MATHLR – 4,200	Final MATHLR – 4,300
Existing Need 2,150	Existing Need 2,250
Households 1,200	Households 1,200
Flexibility Amount 838	Flexibility Amount 863
Flexibility 25%	Flexibility 25%

- The Tayside Housing Market Partnership HNDA was appraised by CHMA in August 2022.
- This included an updated existing need figure for Dundee City of 2,250.
- CHMA confirmed that the HNDA has the potential to be robust and credible, subject to completion of 15 recommendations. There were no clarifications sought in respect of the existing need figures.

East Lothian

Draft MATHLR – 6,400	Final MATHLR – 6,500
Existing Need 750	Existing Need 850
Households 4,350	Households 4,350
Flexibility Amount 1,275	Flexibility Amount 1,300
Flexibility 25%	Flexibility 25%

- [HNDA3](#) for the South East Scotland area achieved robust and credible status from Centre for Housing Market Analysis (CHMA) on Thursday 28th July 2022.
- This included an updated existing need figure for East Lothian of 850.

Fife (North)

Draft MATHLR – 1,700	Final MATHLR – 1,750
Existing Need 650	Existing Need 700
Households 700	Households 700
Flexibility Amount 338	Flexibility Amount 353
Flexibility 25%	Flexibility 25%

- The Tayside Housing Market Partnership HNDA was appraised by CHMA in August 2022.
- This included an updated existing need figure for Fife (North) of 700.
- CHMA confirmed that the HNDA has the potential to be robust and credible, subject to completion of 15 recommendations. There were no clarifications sought in respect of the existing need figures.

Fife (Central and South)

Draft MATHLR – 5,650	Final MATHLR – 5,550
Existing Need 1,750	Existing Need 1,700
Households 2,750	Households 2,750
Flexibility Amount 1,125	Flexibility Amount 1,110
Flexibility 25%	Flexibility 25%

- [HNDA3](#) for the South East Scotland area achieved robust and credible status from Centre for Housing Market Analysis (CHMA) on Thursday 28th July 2022.
- This included an updated existing need figure for Fife (Central and South) of 1,700.

Midlothian

Draft MATHLR – 8,050	Final MATHLR – 8,850
Existing Need 500	Existing Need 1,100
Households 5,950	Households 5,950
Flexibility Amount 1,613	Flexibility Amount 1,766
Flexibility 25%	Flexibility 25%

- [HNDA3](#) for the South East Scotland area achieved robust and credible status from Centre for Housing Market Analysis (CHMA) on Thursday 28th July 2022.
- This included an updated existing need figure for Midlothian of 1,100.

West Lothian

Draft MATHLR – 9,600	Final MATHLR – 9,850
Existing Need 1,200	Existing Need 1,400
Households 6,500	Households 6,500
Flexibility Amount 1,925	Flexibility Amount 1,965
Flexibility 25%	Flexibility 25%

- [HNDA3](#) for the South East Scotland area achieved robust and credible status from Centre for Housing Market Analysis (CHMA) on Thursday 28th July 2022.
- This included an updated existing need figure for West Lothian of 1,400.

Revised MATHLR Submission

Eilean Siar

- Eilean Siar noted within their consultation response to Draft NPF4 that they would submit revised MATHLR figures.
- Revised figures were received in late May 2022. Following this further information was sought and whilst some evidence was provided, it was not possible to confirm its robustness prior to finalisation of NPF.
- The MATHLR therefore remains the same, however the local development plan process provides the opportunity for evidence to be considered in detail and if appropriate, to inform the MATHLR being exceeded.

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Annex A: Breakdown of Minimum All-Tenure Housing Land Requirement (MATHLR)

Local and National Park Authority	Initial Default Estimate	Locally Adjusted Estimate	Proposed MATHLR	Finalised MATHLR	Completions (2010-19)
Aberdeen City	4,750	7,000	7,000	7,000	7,734
Aberdeenshire	6,500	7,250	7,550	7,550	12,132
Angus	850	2,550	2,550	2,550	2,464
Argyll & Bute	200	2,150	2,150	2,150	2,025
Cairngorms National Park	850	850	850	850	850
City of Edinburgh	27,550	36,900	41,300	36,750	16,654
Clackmannanshire	450	1,500	1,500	1,500	1,145
Dumfries & Galloway	400	4,550	4,550	4,550	2,966
Dundee City	2,000	4,200	4,200	4,300	2,377
East Ayrshire	350	4,050	4,050	4,050	3,669
East Dunbartonshire	3,200	2,550	2,500	2,500	3,678
East Lothian	6,050	6,400	6,400	6,500	5,124
East Renfrewshire	4,050	2,300	2,800	2,800	2,999
Eilean Siar	100	192	192	192	1,270
Falkirk	5,250	5,250	5,250	5,250	4,579
Fife (Central and South)	4,200	5,650	5,650	5,550	9,613
Fife (North)	1,050	1,700	1,700	1,750	2,403
<i>All Fife</i>	<i>5,250</i>	<i>7,350</i>	<i>7,350</i>	<i>7,300</i>	<i>12,016</i>
Glasgow City	21,450	21,450	21,350	21,350	15,338
Highland	4,350	10,000	9,500	9,500	10,300
Inverclyde	250	1,500	1,500	1,500	2,397
Loch Lomond & Trossachs National Park	250	300	300	300	300
Midlothian	8,050	8,050	8,050	8,850	6,271
Moray	1,800	3,450	3,450	3,450	4,514
North Ayrshire	450	2,900	2,950	2,950	3,123
North Lanarkshire	6,300	9,000	7,350	7,350	7,567
Orkney	450	1,600	1,600	1,600	1,450
Perth & Kinross	2,650	8,500	8,500	8,500	5,560
Renfrewshire	4,900	4,900	4,900	4,900	5,846
Scottish Borders	1,750	4,400	4,800	4,800	3,512
Shetland	300	850	850	850	993
South Ayrshire	500	500	2,000	2,000	2,400
South Lanarkshire	7,800	7,800	7,850	7,850	11,341
Stirling	3,500	3,500	3,500	3,500	2,878
West Dunbartonshire	450	2,100	2,100	2,100	2,601
West Lothian	8,850	9,600	9,600	9,850	6,568

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Annex A: Breakdown of Minimum All-Tenure Housing Land Requirement (MATHLR)

Local and National Park Authority	Initial Default Estimate				Locally Adjusted Estimate			
	Existing Need	Households	Flexibility %	Flexibility Amount	Existing Need	Households	Flexibility %	Flexibility Amount
Aberdeen City	500	3,300	25	950	500	5,100	25	1,400
Aberdeenshire	400	4,600	30	1,500	400	5,400	25	1,450
Angus	150	500	30	200	1,350	650	30	600
Argyll & Bute	150	0	30	50	850	800	30	495
Cairngorms National Park	50	600	30	200	50	600	30	195
City of Edinburgh	2,150	19,900	25	5,500	4,150	25,350	25	7,375
Clackmannanshire	150	200	25	100	900	300	25	300
Dumfries & Galloway	250	50	30	100	700	2,800	30	1,050
Dundee City	400	1,200	25	400	2,150	1,200	25	838
East Ayrshire	200	50	30	100	650	2,450	30	930
East Dunbartonshire	250	2,300	25	650			0	
East Lothian	500	4,350	25	1,200	750	4,350	25	1,275
East Renfrewshire	100	3,150	25	800			0	
Eilean Siar	69	0	30	21	81	67	30	44
Falkirk	350	3,850	25	1,050	350	3,850	25	1,050
Fife (Central and South)	600	2,750	25	850	1,750	2,750	25	1,125
Fife (North)	150	700	25	200	650	700	25	338
<i>All Fife</i>	<i>750</i>	<i>3,450</i>	<i>25</i>	<i>1,050</i>	<i>2,400</i>	<i>3,450</i>	<i>25</i>	<i>1,463</i>
Glasgow City	3,400	13,750	25	4,300			25	
Highland	700	2,650	30	1,000	4,350	3,350	30	2,310
Inverclyde	200	0	25	50			25	
Loch Lomond & Trossachs National Park	50	150	30	50	100	150	30	75
Midlothian	500	5,950	25	1,600	500	5,950	25	1,613
Moray	200	1,200	30	400	500	2,200	30	810
North Ayrshire	350	0	25	100	2,300	7	25	577
North Lanarkshire	900	4,150	25	1,250			25	
Orkney	50	300	30	100	250	1,000	30	375
Perth & Kinross	100	1,950	30	600	1,350	5,200	30	1,965
Renfrewshire	300	3,600	25	1,000			25	
Scottish Borders	100	1,250	30	400	100	3,300	30	1,020
Shetland	100	150	30	50	400	250	30	195
South Ayrshire	300	100	30	100	300	100	30	100
South Lanarkshire	850	5,400	25	1,550			25	
Stirling	300	2,400	30	800	300	2,400	30	810
West Dunbartonshire	350	0	25	100			0	
West Lothian	600	6,500	25	1,750	1,200	6,500	25	1,925

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 Annex A: Breakdown of Minimum All-Tenure Housing Land Requirement (MATHLR)

Local and National Park Authority	Proposed MATHLR				Finalised MATHLR			
	Existing Need	Households	Flexibility %	Flexibility Amount	Existing Need	Households	Flexibility %	Flexibility Amount
Aberdeen City	500	5,100	25	1,400	500	5,100	25	1,400
Aberdeenshire	400	5,400	30	1,740	400	5,400	30	1,740
Angus	1,350	650	30	600	1,350	650	30	600
Argyll & Bute	850	800	30	495	850	800	30	495
Cairngorms National Park	50	600	30	195	50	600	30	195
City of Edinburgh	8,950	24,100	25	8,263	5,300	24,100	25	7,347
Clackmannanshire	900	300	25	300	900	300	25	300
Dumfries & Galloway	700	2,800	30	1,050	700	2,800	30	1,050
Dundee City	2,150	1,200	25	838	2,250	1,200	25	863
East Ayrshire	650	2,450	30	930	650	2,450	30	930
East Dunbartonshire			25				25	
East Lothian	750	4,350	25	1,275	850	4,350	25	1,300
East Renfrewshire			25				25	
Eilean Siar	81	67	30	44	81	67	30	44
Falkirk	350	3,850	25	1,050	350	3,850	25	1,050
Fife (Central and South)	1,750	2,750	25	1,125	1,700	2,750	25	1,110
Fife (North)	650	700	25	338	700	700	25	353
<i>All Fife</i>	<i>2,400</i>	<i>3,450</i>	<i>25</i>	<i>1,500</i>	<i>2,400</i>	<i>3,450</i>	<i>25</i>	<i>1,450</i>
Glasgow City			25				25	
Highland	2,100	5,200	30	2,190	2,100	5,200	30	2,190
Inverclyde			25				25	
Loch Lomond & Trossachs National Park	100	150	30	75	100	150	30	75
Midlothian	500	5,950	25	1,613	1,100	5,950	25	1,766
Moray	500	2,200	30	810	500	2,200	30	810
North Ayrshire	2,300	50	25	588	2,300	50	25	588
North Lanarkshire			25				25	
Orkney	250	1,000	30	375	250	1,000	30	375
Perth & Kinross	1,350	5,200	30	1,965	1,350	5,200	30	1,965
Renfrewshire			25				25	
Scottish Borders	400	3,300	30	1,110	350	3,300	30	1,105
Shetland	400	250	30	195	400	250	30	195
South Ayrshire	1,350	200	30	465	1,350	200	30	465
South Lanarkshire			25				25	
Stirling	300	2,400	30	810	300	2,400	30	810
West Dunbartonshire			25				25	
West Lothian	1,200	6,500	25	1,925	1,400	6,500	25	1,965



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