

Appendix 2

Minimum All-Tenure Land Requirement (MATHLR)

1. National Planning Framework (NPF) 4

The forthcoming NPF4 will set the local estimates to inform a Minimum All Tenure Housing Land Requirement (MATHLR). The initial 10-year default estimates proposed by the Scottish Government were as follows:

Table 1 – Angus MATHLR, Default Estimates

	Existing Housing Need	Newly-Forming Households	Flexibility Allowance (30% rural)	Minimum All Tenure Housing Land Requirement (MATHLR)	Housing Completions 2010-2019
Angus	150	500	200	850	2464

Source: [Scottish Government, MATHLR – Initial Default Estimates](#)

The 10 year total (850) is significantly lower in comparison to the previous 10-year completion rate (2,464) in Angus. As part of the Tayplan HNDA, an additional piece of work was commissioned to determine the accuracy of the default estimates. Utilising relevant local data and recent primary research, a number of alternative MATHLR scenarios were presented, each increasing the overall MATHLR for Angus as set out below.

Table 2 – Angus MATHLR, Alternative Scenarios (2021)

	*Existing Housing Need	Newly-Forming Households	Flexibility Allowance (30% rural)	Minimum All Tenure Housing Land Requirement (MATHLR)	Housing Completions 2010-2019
Angus	150	500	200	850	2464
Scenario 1	1350	500	550	2400	2464
Scenario 2	1350	800	650	2800	2464
Scenario 3	1350	650	550	2550	2464

Source: Angus Housing Need & Demand Assessment (2021)

The Council responded by setting out their preferred option, Scenario 3, on the basis that this is the most accurate reflection based on relevant local data, with little justification for the ‘high migration’ households projections Scenario 2 (see Appendix 1 for further discussion on the selection of scenarios).

* Existing Housing Need

The default estimate (150) derived from the number of homeless households in temporary accommodation (100) plus households who are both overcrowded and concealed (54). The latter figure derived from a dataset where the national figure was applied to local level. This was not considered robust methodology and the decision was taken to propose revised ‘Existing Housing Need’ figures from the work undertaken by Arneil Johnston (see Table 3, Local Estimate for Existing Housing Need)

Table 3 – Angus HNDA, Local Estimate for Existing Housing Need (2021)

Source: Angus HNDA (2021)

Homeless Households & those living in temporary accommodation	Concealed and overcrowded households	Specialist Housing Requirements	Poor Quality Housing	Local Estimate for Existing Housing Need
410	755	154	16	1,355

We then applied this alternative existing need (rounded to 1,350) which gave the following MATHLR proposal.

Table 4 – Angus MATHLR Proposal, Scenario 3

	Existing Need	New Households	Flex Allowance	MATHLR	Completions 2010-2019
Scenario 3	1350	650	550	2550	2464

Source: Angus HNDA (2021)

The scenario supports the ambition of the local development planning process to focus on quality and location rather than volume alone.

2. Land Supply

The Planning Act (2019) introduced significant change for the preparation of development plans and housing policy, introducing NPF4 but also removing the existing arrangements for strategic development planning and replacing them with Regional Spatial Strategies (RSS) which will inform future versions of both the NPF4 and Local Development Plans (LDP).

Scottish Planning Policy requires local authorities to ensure a generous supply of land to deliver HSTs. The Angus Local Development Plan (2016) sets out where land is being allocated to meet development needs and where new development should and should not happen. It makes provision to meet the housing land supply with policy guiding and allocating the location and volume of land which have been granted planning permission for housing and other land with agreed potential for new homes. The ALDP review commenced in 2021 to ensure that an up-to-date plan is in place at all times and to ensure consistency with the Strategic Development Plan.

The Angus Housing Land Audit (2022) provides an annual assessment of the extent and effectiveness of the housing land supply across Angus, setting out an estimate of potential new home completions over the next five years. The audit comprises all sites of five or more houses and although delivery capacity for smaller sites is not included, completions are included in delivery calculations. Since approval of the LDP (2016), the housing land requirement outlined a generous land supply with the potential to deliver 2,048 over the period 2022-27, effectively surpassing the current annual Housing Land Requirement of 342 (The HST was 314 units per annum).

Table 5 - Angus Housing Land Audit – Housing Land Supply and Potential Output (April 2022)

Area	North	East	South	West	Angus
Potential Output	573	301	645	529	2,048

Source: [Angus Housing Land Audit \(2022\)](#)

As we move forward and look to the programming over the period to 2027, a significant number of units are on sites currently under construction (1,129) and there are a number of units on sites that are not under construction but do have active planning permission (380). Overall, both completions and estimated outputs are generous, with the exception of the North HMA, which exhibits a lack of effective five year supply, particularly within the main urban settlements, in addition to lower historical completion rates.

The audit outlined strong private sector completion figures over the past 5 years, helped mainly by significant development in the East and South Housing Market Areas, with delivery of units greater than the anticipated programming.

Table 6 - Angus Housing Land Audit – Completions in Angus (April 2022)

Year	2017/18	2018/19	2019/20	2020/21	2021/22
Completions (sites of 5 or more)	278	302	230	241	278

Source: [Angus Housing Land Audit \(2022\) - Completions](#)

3. Conclusion

The Scottish Government assessed the work undertaken by the Council to revise the estimated need, and as such the proposed MATHLR is 2,550, Scenario 3. A [draft was laid in Parliament](#) in early November 2022, following which there will be further debate and time allowance for implementation of regulations and transition to the new system prior to full adoption.

In terms of the proposed numbers, it is worth illustrating the relationship and parity between land supply, housing need, and proposed housing supply targets over the 10-year period.

Table 7 – Angus (Housing Need, Land Supply & HSTs)

Angus	10-Years
HNDA Estimate	2,202
MATHLR	2,550
HST	1,740

- The MATHLR assessment includes the flexibility allowance (30%), which added 550 to provide the 10-year figure. Without which the MATHLR would be 2,000. (Table 2)
- The new build housing supply target will require land for at least 1,740 units.
- The gap between estimated housing need (2,202) and HST (1,740) will be catered for in various ways to utilise ineffective stock.

From an LHS perspective, one of the challenges will be to ensure that contributions from sites in private ownership are utilised appropriately to deliver housing that reflects demand across the whole of Angus.