
**AYRSHIRE JOINT STRUCTURE PLAN AND TRANSPORTATION COMMITTEE
2 JUNE 2006**

Agreed Housing Land Supply Audit 2005 to 2012

PURPOSE OF REPORT

- 1 To inform Members that the Housing Land Supply Audit for the period 2005 to 2012 has been agreed with Homes for Scotland and to advise that the results of the Audit demonstrate that a five year effective land supply is being maintained within each Council area.

BACKGROUND

- 2 Members will recall that a draft Housing Land Supply Audit for 2005 to 2012 was prepared in August 2005, the details of which were reported to the Committee at their meeting in September 2005. The draft Audit was prepared as the basis for discussion with the private house-building industry, over the availability and effectiveness of land for housing. A meeting was held on 27 March 2006 with Homes for Scotland, representing the private housebuilders, Communities Scotland, Scottish Water and the Councils to discuss the Audit.

DETAIL

- 3 Scottish Planning Policy 3 “Planning for Housing” states that planning authorities should undertake careful and regular monitoring of completions, land availability and future requirements through a housing land audit and ensure that a supply of effective land for at least the next five years is maintained at all times. The purpose of the audit meeting is to allow discussion between the Councils and the housebuilding industry over the effectiveness of identified housing development sites. The auditing process aims to make a rigorous assessment of the likelihood of sites being developed over the next seven years and the potential number of dwelling units that this could yield over this period. The results of this exercise are used to determine whether an effective five year land supply is being maintained.
- 4 The draft 2005 to 2012 Audits identified a total effective land supply for Ayrshire of 9376 units and a further non-effective supply of 6779 units. As a result of the discussions with Homes for Scotland ten sites were deleted and alterations were made to the capacity and anticipated output of a further 24 sites. The net effect of these amendments has been to reduce the effective land supply by 174 units and increase the non-effective supply by 68 units. Overall the total land supply

(effective and non effective) was reduced by 106 units. Table 1 below summarises the changes between the pre and post audit land supply. Appendix 1 at the end of this report contains full details of the agreed audit.

Table 1: Comparison of Pre And Post Audit Housing Land Supply

Council Area		Private Sector		Social Sector		Total	
		2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012
East	<i>Pre Audit</i>	2277	1213	8	30	2285	1243
	Post Audit	2413	1096	8	30	2421	1126
North	<i>Pre Audit</i>	4691	1828	360	57	5051	1885
	Post Audit	4388	2021	345	67	4733	2088
South	<i>Pre Audit</i>	1794	3591	246	60	2040	3651
	Post Audit	1827	3573	221	60	2048	3633
Ayrshire	<i>Pre Audit</i>	8762	6632	614	147	9376	6779
	Post Audit	8628	6690	574	157	9202	6847

DISPUTED SITES

- 5 The 2005 Audit is notable for the extent of agreement between all parties over the effective land supply. There were only two sites where agreement could not be reached with Homes for Scotland regarding effectiveness. The output from these two sites amounts to 29 units between 2005 and 2012.

FIVE YEAR LAND SUPPLY

- 6 The approved Ayrshire Joint Structure Plan 2000 identifies a requirement for 15,297 dwellings to be constructed throughout Ayrshire between 1998 and 2010. For the period 2005 to 2010, the Structure Plan requirement is 6,375 units. Table 2 below sets out the Structure Plan requirements by Council area and compares these to the projected output from the established land supply.

Table 2: Comparison Of Structure Plan Housing Requirements With Projected Output 2005 To 2010

Council Area	Structure Plan Requirement 2005 to 10	Projected Output from Effective Land Supply 2005 to 10	Difference Between Effective Supply and Requirement
East Ayrshire	1,636	1,947	+311
North Ayrshire	3,085	3,690	+605
South Ayrshire	1,654	1,738	+84

- 7 The final column of Table 2 demonstrates that within each Council area, the effective land supply exceeds the Structure Plan housing requirement and it is concluded therefore that there is an effective five year land supply for each housing market area within Ayrshire.

CONCLUSIONS

- 8 The 2005 to 2012 Housing Land Supply Audit has achieved a high degree of agreement between the private housebuilding industry and the Councils over the effectiveness of housing development sites across Ayrshire. The projected numbers of dwellings that will be completed over the period 2005 to 2010 exceeds the housing requirements set out in the Approved Ayrshire Joint Structure Plan for the period 2005 to 2010, demonstrating that there is an effective five year housing land supply.

RECOMMENDATION

- 9 It is recommended that the Committee note the contents of the report.

Ian Johnson
 Manager
 Ayrshire Joint Structure Plan and Transportation Committee

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APPENDIX A - AGREED HOUSING LAND SUPPLY AUDIT 2005 TO 2012

Table 1a) Total Housing Land Supply – East Ayrshire – 31 March 2005

Town	Private Sector		Housing Association		Public Sector		Total	
	2005 to 12	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012
Auchinleck	112	18	0	0	0	0	112	18
Bellsbank	0	75	0	0	0	0	0	75
Catrine	15	46	0	0	0	0	15	46
Crookedholm	25	0	0	0	0	0	25	0
Crosshouse	14	57	0	0	0	0	14	57
Cumnock	123	161	0	0	0	0	123	161
Dalmellington	20	35	0	0	0	0	20	35
Dalrymple	43	13	0	0	0	0	43	13
Darvel	79	30	0	0	0	0	79	30
Drongan	62	7	0	0	0	0	62	7
Dunlop	16	24	0	0	0	0	16	24
Fenwick	20	30	0	0	0	0	20	30
Galston	75	14	0	0	0	0	75	14
Hurlford	40	72	0	0	0	0	40	72
Kilmarnock	1194	287	8	0	0	0	1202	287
Kilmaurs	56	0	0	0	0	0	56	0
Knockentiber	72	0	0	0	0	0	72	0
Lugar	4	37	0	0	0	0	4	37
Lugton	4	3	0	0	0	0	4	3
Mauchline	116	102	0	0	0	0	116	102
Moscow	3	3	0	0	0	0	3	3
Muirkirk	4	3	0	20	0	0	4	23
New Cumnock	36	10	0	0	0	0	36	10
Newmilns	15	17	0	0	0	0	15	17
Ochiltree	9	10	0	0	0	0	9	10
Patna	7	30	0	0	0	0	7	30
Priestland	3	2	0	0	0	0	3	2
Sinclairston	2	2	0	0	0	0	2	2
Sorn	10	0	0	0	0	0	10	0
Stewarton	212	8	0	10	0	0	212	18
Waterside	22	0	0	0	0	0	22	0
Totals	2413	1096	8	30	0	0	2421	1126

Table 1b) Total Housing Land Supply - South Ayrshire – 31 March 2005

Town	Private Sector		Housing Association		Public Sector		Total	
	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012
Annbank	20	0	0	0	0	0	20	0
Ayr	576	2923	76	0	0	0	652	2923
By Ayr	2	3	0	0	0	0	2	3
Barr	2	2	0	0	0	0	2	2
Barrhill	0	0	6	6	0	0	6	6
By Coylton	16	0	0	0	0	0	16	0
By Dalrymple	2	2	0	0	0	0	2	2
By Stair	2	0	0	0	0	0	2	0
By Symington	53	0	0	0	0	0	53	0
Colmonell	0	0	4	4	0	0	4	4
Coylton	45	2	14	0	0	0	59	2
Crosshill	0	17	0	0	0	0	0	17
Dailly	14	28	0	0	0	0	14	28
Dundonald	13	0	0	0	0	0	13	0
Dunure	2	13	0	0	0	0	2	13
Fisherton	0	0	0	0	0	0	0	0
Girvan	75	37	16	20	0	0	91	57
Kirkmichael	0	0	24	0	0	0	24	0
Kirkoswald	7	0	7	0	0	0	14	0
Maidens	30	4	0	0	0	0	30	4
Maybole	68	22	0	0	0	30	68	52
Near Maybole	3	0	0	0	0	0	3	0
Minishant	4	5	0	0	0	0	4	5
Monkton	0	0	8	0	0	0	8	0
Mossblown	89	7	0	0	0	0	89	7
Prestwick	150	12	0	0	0	0	150	12
Straiton	0	0	12	0	0	0	12	0
Symington	158	13	0	0	0	0	158	13
Tarbolton	100	0	30	0	0	0	130	0
Troon	396	483	24	0	0	0	420	483
Turnberry	0	0	0	0	0	0	0	0
Totals	1827	3573	221	30	0	30	2048	3633

Table 1c) Total Housing Land Supply – North Ayrshire (excluding Arran) – 31 March 2005

Town	Private Sector		Housing Association		Public Sector		Total	
	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012
Ardrossan	444	295	15	0	0	0	459	295
Barmill	46	10	0	0	0	0	46	10
Beith	232	94	0	0	0	0	232	94
By Beith	0	0	0	0	0	0	0	0
Dalry	220	102	0	0	0	0	220	102
Dreghorn	56	0	0	0	0	0	56	0
Fairlie	142	8	0	0	0	0	142	8
Glengarnock	3	108	0	0	0	0	3	108
Irvine	1476	613	71	15	0	0	1547	628
Kilbirnie	91	196	0	0	0	0	91	196
Kilwinning	381	10	35	0	0	0	416	10
By Kilwinning	4	4	0	0	0	0	4	4
Largs	170	14	0	10	0	0	170	24
Millport	37	84	0	0	0	0	37	84
Saltcoats	358	52	170	20	0	0	528	72
Skelmorlie	148	2	0	0	0	0	148	2
Springside	3	2	0	0	0	0	3	2
Stevenston	134	219	0	12	0	0	134	231
West Kilbride	174	12	6	0	0	0	180	12
Total	4119	1825	297	57	0	0	4416	1882

Table 1d) Total Housing Land Supply - Isle of Arran – 31 March 2005

Town	Private Sector		Housing Association		Public Sector		Total	
	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012
Blackwaterfoot	33	2	3	4	0	0	36	6
Brodick	76	105	0	0	0	0	76	105
Kildonan	20	5	0	0	0	0	20	5
Kilmory	0	0	25	0	0	0	25	0
Lamlash	131	84	3	3	0	0	134	87
Lochranza	0	0	3	3	0	0	3	3
Pirnmill	0	0	8	0	0	0	8	0
Shiskine	4	0	0	0	0	0	4	0
Sliddery	2	0	0	0	0	0	2	0
Whiting Bay	3	0	6	0	0	0	9	0
Total	269	196	48	10	0	0	317	206

Table 1e) Total Housing Land Supply – All Ayrshire – 31 March 2005

Council Area	Private Sector		Housing Association		Public Sector		Total	
	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012	2005 to 2012	Post 2012
East Ayrshire	2413	1096	8	30	0	0	2421	1126
South Ayrshire	1827	3573	221	30	0	30	2048	3633
North Ayrshire (Mainland)	4119	1825	297	57	0	0	4416	1882
North Ayrshire (Arran)	269	196	48	10	0	0	317	206
Total	8628	6690	574	127	0	30	9202	6847

Table 1f) Land Supply Programmed Output – 2005 to 2012 (All Tenures)

Council Area	Established Land Supply	Programmed Output 2005 to 2012								
		2005 – 06	2006 – 07	2007 – 08	2008 – 09	(all tenures) 2009 – 10	2010 – 11	2011 – 12	2005 – 12	Post 2012
East Ayrshire	3547	353	526	408	332	328	288	191	2421	1126
South Ayrshire	5681	294	355	469	377	243	182	128	2048	3633
North Ayrshire (excluding Arran)	6298	599	770	735	694	628	532	458	4416	1882
<u>Arran</u>	523	52	55	61	50	46	36	17	317	206
Ayrshire Total	16,049	1298	1706	1673	1453	1245	1038	794	9202	6847

Table 2a) Residential Completions – All Tenures – Total

Council Area	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	656	557	476	543	290	377	407	399	450	505
South Ayrshire Council	616	284	346	431	338	213	451	437	426	363
East Ayrshire Council	164	497	461	286	401	445	577	316	287	309
AYRSHIRE TOTAL	1436	1338	1283	1260	1029	1035	1435	1152	1163	1177

Ayrshire Ten Year Average

1231

Table 2b) Residential Completions - All Tenures – Completions 2003 to 2005 By Settlement

East Ayrshire Council			South Ayrshire Council			North Ayrshire Council					
Town	Number of dwellings 2002 to 2003	Number of dwellings 2003 to 2004	Number of dwellings 2004 to 2005	Town	Number of dwellings 2002 to 2003	Number of dwellings 2003 to 2004	Number of dwellings 2004 to 2005	Town	Number of dwellings 2002 to 2003	Number of dwellings 2003 to 2004	Number of dwellings 2004 to 2005
Auchinleck	0	13	46	Annbank	0	0	0	Ardrossan	10	53	71
Bellsbank	0	0	0	Ayr	266	98	150	Barrmill	0	0	0
Catrine	41	1	0	Ballantrae	8	3	0	Beith	1	5	8
Crookedholm	0	0	0	Barr	0	0	0	Blackwaterfoot	3	4	2
Crosshouse	6	3	6	Barrhill	0	0	0	Brodick	3	20	9
Cumnock	16	17	10	By Coylton	1	3	11	Burnhouse	0	0	0
Dalmellington	0	0	5	By Monkton	0	0	0	Dalry	23	38	7
Dalrymple	2	14	14	By Stair	0	0	0	Dreghorn	0	0	43
Darvel	1	29	52	By Symington	0	0	0	Fairlie	0	3	7
Drongan	0	0	72	Colmonell	0	0	0	Glengarnock	0	0	0
Dunlop	3	3	1	Coylton	42	28	39	Irvine	50	56	137
Fenwick	0	0	0	Crosshill	0	0	0	Kilbirnie	21	14	13
				Dailly	0	0	0	Kildonan	0	1	2
Galston	13	16	6	Dundonald	32	101	11	Kilmory	6	0	0
Hurlford	7	1	0	Dunure	0	0	0	Kilwinning	59	47	50
Kilmarnock	133	126	14	Girvan	2	9	7	Kilwinning Rural	0	0	0
				Kirkmichael	0	0	0	Lagg	0	0	0
Kilmaurs	6	13	14	Kirkoswald	0	0	0	Lamlash	5	1	2
Knockentiber	0	10	10	Loans	3	0	0	Largs	35	23	68
Lugar	0	0	0	Maidens	0	0	0	Lochranza	0	0	0
Mauchline	26	9	0	Maybole	18	57	41	Millport	0	0	0
Moscow	2	4	0	Minishant	0	0	0	Pirnmill	0	0	0
Muirkirk	0	0	0	Monkton	16	40	3	Saltcoats	62	124	44
New Cumnock	0	0	7	Mossblown	18	1	3	Seamill	0	0	0
Newmilns	40	10	13	Near Maybole	0	0	9	Shiskine	7	4	1
Ochiltree	2	5	28	Pinmore	0	0	0	Skelmorlie	3	23	22
Patna	0	0	0	Prestwick	3	4	22	Sliddery	0	2	0
Priestland	1	0	0	Straiton	0	0	0	Springside	8	0	0
Skares	0	0	0	Symington	4	26	11	Stevenson	57	5	0
Sorn	3	0	0	Troon	24	46	26	West Kilbride	46	27	19
Stewarton	14	13	11	Turnberry	0	10	30	Whiting Bay	0	0	0
Waterside	0	0	0								
Total (Ten Year Average)	316 (370)	287 (374)	309 (335)	Total (Ten Year Average)	437 (400)	426 (399)	363 (384)	Total (Ten Year Average)	399 (489)	450 (470)	505 (466)

Table 2c) Residential Completions - All Tenures – Completions for 2004 to 2005 By Local Plan Area

Name of Local Plan	Status	Number of Completions 2004 to 2005
North Ayrshire Local Plan (Excluding Arran)	Finalised	489
Arran Local Plan	Finalised	16
East Ayrshire Local Plan	Adopted	309
South Ayrshire	Finalised	363

Table 2d) – Residential Completions – Owner Occupier – Total

	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001 - 2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	289	345	395	468	235*	288	403	340	353	431
South Ayrshire Council	470	228	276	355	263	213	374	264	400	264
East Ayrshire Council	164	281	414	253	374	428	517	252	287	303
Ayrshire Total	923	854	1085	1076	872	929	1294	856	1040	998

Table 2e) – Residential Completions – Owner Occupier – Brownfield

	1995 – 1996	1996 - 1997	1997 – 1998	1998 - 1999	1999 - 2000	2000 - 2001	2001-2002	2002-2003	2003 -2004	2004-2005
North Ayrshire Council	82	159	170	189	90	107	177	122	143	258
South Ayrshire Council	247	107	108	186	179	153	279	90	164	144
East Ayrshire Council	61	149	149	114	149	96	165	91	178	146
AYRSHIRE TOTAL	390	415	427	489	418	356	621	303	485	548

Table 2f) Residential Completions – Owner Occupier – % Brownfield

	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	28	46	43	40	38	37	43	36	40	60
South Ayrshire Council	52	47	39	52	68	72	75	34	41	54
East Ayrshire Council	37	53	36	45	40	22	32	36	62	48
AYRSHIRE TOTAL	42	48	39	45	48	38	48	35	47	55

Ten Year Average	45
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Table 2g) Residential Completions – Owner Occupier – Greenfield

	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	207	186	225	279	145	181	226	218	210	173
South Ayrshire Council	223	121	168	169	84	60	95	174	236	120
East Ayrshire Council	103	132	265	139	225	332	352	161	109	157
AYRSHIRE TOTAL	533	439	658	587	454	573	673	553	555	450

Table 2h) Residential Completions – Owner Occupier - % Greenfield

	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	72	54	57	60	62	63	57	64	60	40
South Ayrshire Council	48	53	61	48	32	28	25	66	59	46
East Ayrshire Council	63	47	64	55	60	78	68	64	38	52
TOTAL AYRSHIRE	58	52	60	55	52	62	52	65	53	45

Ten Year Average	55
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Table 2i) Residential Completions – Housing Associations – Total

	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	144	88	81	75	55	89	4	59	97	74
South Ayrshire Council	146	36	70	76	75	0	77	173	26	99
East Ayrshire Council	0	212	47	33	27	13	60	64	0	6
TOTAL AYRSHIRE	290	336	198	184	157	102	141	296	123	179

Table 2j) Residential Completions – Public Sector – Total

	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
North Ayrshire Council	223	124	0	0	0	0	0	0	0	0
South Ayrshire Council	0	20	0	0	0	0	0	0	0	0
East Ayrshire Council	0	4	0	0	0	4	0	0	0	0
AYRSHIRE TOTAL	223	148	0	0	0	4	0	0	0	0

Table 3 – Summary of Disputed Sites

SA0514	St Catherines	Ayr	Homes for Scotland dispute the effectiveness of this site as there is currently no firm commitment by South Ayrshire Council to dispose of it for development.
SA0539	53-59 Main Street (former night club)	Ayr	Homes for Scotland dispute the viability of re-developing the former night club building due to its form and location.