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**AYRSHIRE JOINT STRUCTURE PLAN AND TRANSPORTATION COMMITTEE  
3 DECEMBER 2004**

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**Draft Ayrshire Housing Land Supply Audit 2004 to 2011**

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PURPOSE OF REPORT

- 1 To advise the Committee on changes in the housing land supply for Ayrshire during the period March 2003 - March 2004.

BACKGROUND

- 2 Scottish Planning Policy 3: *Planning for Housing* and Planning Advice Note 38, *Housing Land (revised 2003)* recommend that an audit of land available for housing development be undertaken on an annual basis. Planning authorities are advised to ensure that there is a minimum five year supply of housing land that is 'effective' and is agreed to be by all relevant parties (local authorities, the house building industry, infrastructure providers and Communities Scotland). This report presents an analysis of the draft audit for the period 2004 to 2011. The draft has been forwarded to Homes for Scotland (representing the house-building industry), Scottish Water and Communities Scotland for comment. If required, a meeting will be organised with these parties, in early course, should there be any disputes regarding the draft audit.

HOUSING DEMAND

- 3 In the past year within Ayrshire there were 1163 house completions recorded on the sites which are monitored (excludes small sites of less than 4 units), 1040 were within the private sector and the remainder, 123, were completed by Housing Associations. This was an increase on the total number of houses completed in 2002/2003 (856) and is slightly below the average number of annual completions for the last decade (1243 units) (see chart 1 at end of report). The Joint Structure Plan seeks to accommodate an average of 1275 houses per annum over the period 1998 to 2005. Since 1998 a total of 7074 houses have been completed on sites included within the housing audit (average of 1179 per annum) indicating that the current level of house building activity is within the provisions of the Joint Structure Plan.
- 4 A quarter (280) of the new houses were completed in Irvine, Kilmarnock and Ayr. The output from the principle settlements has fallen over the past two audit periods (see charts 2, 3, 4 and 5 at end of report). The decline in activity in these areas has however been partly made up in the smaller towns, including Dundonald (101 units), Maybole (57 units) and Saltcoats (124 units). This varies from the established pattern of new housing development that has seen more than half of all new housing being completed within the three principle towns. However, its likely that these towns will

re-establish themselves as the main locations for new house building in Ayrshire once the larger developments such as Montgomery Park West in Irvine (Ref NA0525), Springhill Farm (Ref EA202419B) and Altonhill (Ref EA20293) in Kilmarnock and West Sanquhar Road (Ref SA0490), Doonholm (Ref SA0506A) and Citadel Plots 6, 7 & 8 (Ref SA0248) are commenced. Over the period 2004 to 2011, it is expected that 41% of all new completions will take place within these towns.

This pattern is in accordance with the settlement strategy of the Joint Structure Plan, which regards the principal towns as the primary locations for new development.

- 5 47 % of the private sector housing units were built on brownfield land, which is an increase on the average for the last ten years of 43%. Projections for the period 2004 to 2011 (see below) suggest that the proportion of development taking place on brownfield land will remain around 40%.

### HOUSING LAND SUPPLY IN AYRSHIRE

- 6 Within Ayrshire the established land supply totals 13,893 housing units. Of this supply 8136 units are considered not to have any constraints associated with them (the effective supply) and have therefore been programmed for completion during the period 2004-2011. The remainder of the supply (5757 units) is available to meet longer-term needs or will be the subject of future local plan review. Some 94% of the total housing land supply is allocated to private sector investment with the balance being within the housing association sector. Since the previous audit, 45 new sites have been added, providing an additional 734 dwelling units over the period 2004 to 2011.

### CONCLUSIONS

- 7 The level of building activity accords with the provisions made within the Joint Structure Plan for accommodating Ayrshire's increasing number of households. The proportion of new houses being built on brownfield land has increased compared to last year and longer term projections suggest that 40% of new housing will be completed on previously used land.

A full summary of the audit is attached at the end of this report.

### RECOMMENDATION

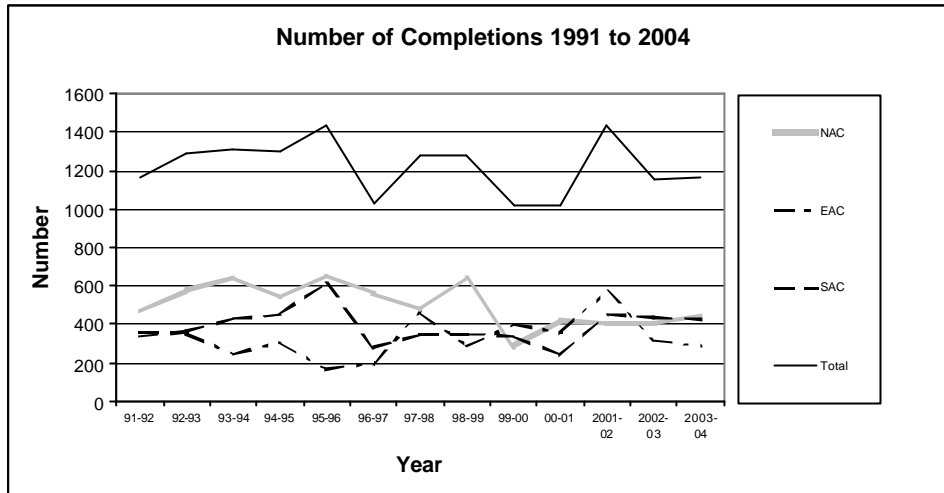
- 8 It is recommended that the Committee note the contents of this report.

Ian Johnson  
 Manager  
 Ayrshire Joint Structure Plan and Transportation Committee

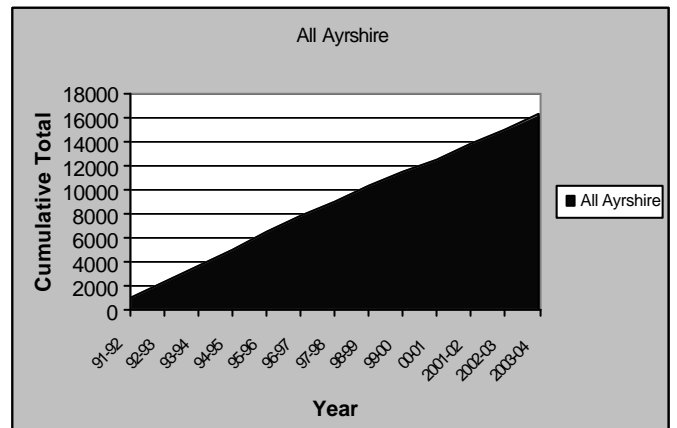
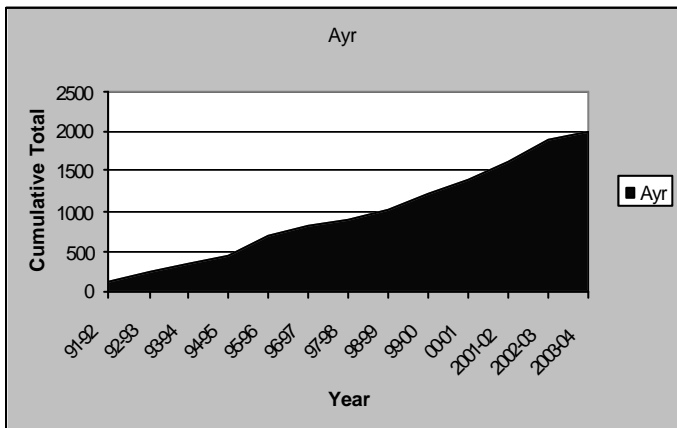
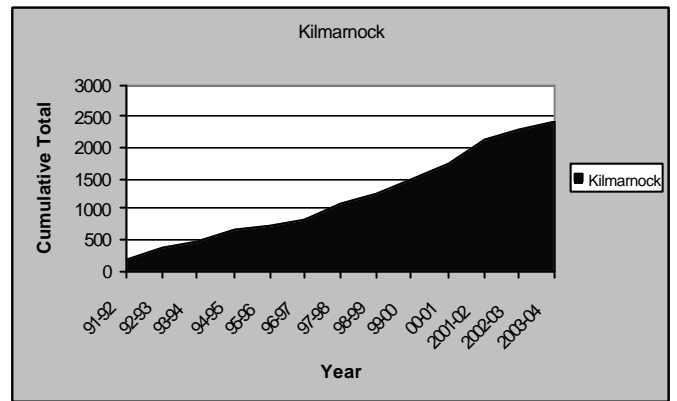
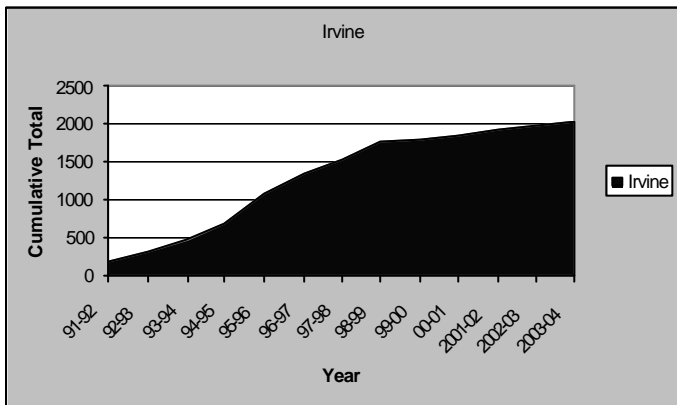
Person to Contact: Alan Edgar - 01292 673764

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Chart 1- Total Number of Houses Completed in Each Local Authority Area 1991 to 2004



Charts 2 to 5 Cumulative Number of House Completions In Main Towns & Ayrshire 1991 to 2004



**Full Summary of Housing Land Audit 2004 (Draft)**

**Table 1a) Total Housing Land Supply – East Ayrshire – 31 March 2004**

Town	Private Sector		Housing Association		Public Sector		Total	
	2004 – 11	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011
Auchinleck	161	18	0	0	0	0	161	18
Bellsbank	0	75	0	0	0	0	0	75
Catrine	4	46	0	0	0	0	4	46
Crookedholm	25	0	0	0	0	0	25	0
Crosshouse	27	41	0	0	0	0	27	41
Cumnock	94	148	0	0	0	0	94	148
Dalmellington	17	27	0	0	0	0	17	27
Dalrymple	60	47	0	0	0	0	60	47
Darvel	114	35	0	0	0	0	114	35
Drongan	110	23	0	0	0	0	110	23
Dunlop	39	2	0	0	0	0	39	2
Fenwick	35	15	0	0	0	0	35	15
Galston	84	11	0	0	0	0	84	11
Hurlford	30	72	0	0	0	0	30	72
Kilmarnock	791	486	4	4	0	0	795	490
Kilmaurs	63	0	0	0	0	0	63	0
Knockentiber	38	0	0	0	0	0	38	0
Lugar	4	37	0	0	0	0	4	37
Lugton	4	3	0	0	0	0	4	3
Mauchline	75	61	0	0	0	0	75	61
Moscow	0	0	0	0	0	0	0	0
Muirkirk	4	3	0	20	0	0	4	23
New Cumnock	37	7	0	0	0	0	37	7
Newmilns	6	22	6	0	0	0	12	22
Ochiltree	37	10	0	0	0	0	37	10
Patna	10	21	0	0	0	0	10	21
Priestland	5	2	0	0	0	0	5	2
Skares	0	0	0	0	0	0	0	0
Sorn	10	0	0	0	0	0	10	0
Stewarton	159	5	0	10	0	0	159	15
Waterside	22	0	0	0	0	0	22	0
<b>Totals</b>	<b>2065</b>	<b>1217</b>	<b>10</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>2075</b>	<b>1251</b>

**Table 1b) Total Housing Land Supply- South Ayrshire – 31 March 2004**

Town	Private Sector		Housing Association		Public Sector		Total	
	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011
Annbank	20	0	0	0	0	0	20	0
Ayr	784	386	69	0	0	0	853	386
Ballantrae	0	0	0	0	0	0	0	0
Barr	2	2	0	0	0	0	2	2
Barrhill	0	0	6	6	0	0	6	6
By Coylton	12	15	0	0	0	0	12	15
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	66	3	32	0	0	0	98	3
Crosshill	0	20	0	17	0	0	0	37
Dailly	38	4	0	0	0	0	38	4
Dundonald	13	2	13	0	0	0	26	2
Dunure	0	10	0	0	0	0	0	10
Fisherton	0	35	0	0	0	0	0	35
Girvan	59	44	19	33	0	0	78	77
Kirkmichael	0	0	24	0	0	0	24	0
Kirkoswald	16	0	15	3	0	0	31	3
Maidens	24	10	0	0	0	0	24	10
Maybole	95	34	0	0	0	30	95	64
Near Maybole	12	0	0	0	0	0	12	0
Minishant	5	4	0	0	0	0	5	4
Monkton	3	0	0	0	0	0	3	0
Mossblown	65	28	0	0	0	0	65	28
Prestwick	176	1	12	0	0	0	188	1
Straiton	0	0	10	0	0	0	10	0
Symington	54	172	0	0	0	0	54	172
Tarbolton	100	0	30	0	0	0	130	0
Troon	422	483	21	0	0	0	443	483
Turnberry	30	0	0	0	0	0	30	0
<b>Totals</b>	<b>2053</b>	<b>1255</b>	<b>255</b>	<b>63</b>	<b>0</b>	<b>30</b>	<b>2308</b>	<b>1348</b>

**Table 1c) Total Housing Land Supply – North Ayrshire (excluding Arran)– 31 March 2004**

Town	Private Sector		Housing Association		Public Sector		Total	
	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011
Ardrossan	197	719	0	0	0	0	197	719
Barmill	24	10	0	0	0	0	24	10
Beith	63	274	0	0	0	0	63	274
By Beith	2	2	0	0	0	0	2	2
Dalry	166	156	0	0	0	0	166	156
Dreghorn	80	5	0	0	0	0	80	5
Fairlie	30	3	0	0	0	0	30	3
Glengarnock	6	111	0	0	0	0	6	111
Irvine	1520	533	101	19	0	0	1621	552
Kilbirnie	125	193	0	0	0	0	125	193
Kilwinning	215	212	35	0	0	0	250	212
By Kilwinning	9	4	0	0	0	0	9	4
Largs	208	30	10	0	0	0	218	30
Millport	23	101	0	0	0	0	23	101
Saltcoats	356	133	52	20	0	0	408	153
Skelmorlie	31	38	0	0	0	0	31	38
Springside	2	3	0	0	0	0	2	3
Stevenston	113	243	0	12	0	0	113	255
West Kilbride	150	54	6	0	0	0	156	54
<b>Total</b>	<b>3320</b>	<b>2824</b>	<b>204</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>3524</b>	<b>2875</b>

**Table 1d) Total Housing Land Supply- Isle of Arran – 31 March 2004**

Town	Private Sector		Housing Association		Public Sector		Total	
	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011
Blackwaterfoot	27	3	4	3	0	0	31	6
Brodick	48	130	0	0	0	0	48	130
Kildonan	22	5	0	0	0	0	22	5
Kilmory	0	0	25	0	0	0	25	0
Lagg	0	0	0	0	0	0	0	0
Lamlash	82	137	0	0	0	0	82	137
Lochranza	0	0	3	3	0	0	3	3
Pirnmill	0	0	2	2	0	0	2	2
Shiskine	5	0	0	0	0	0	5	0
Slidery	2	0	0	0	0	0	2	0
Whiting Bay	3	0	6	0	0	0	9	0
<b>Total</b>	<b>189</b>	<b>275</b>	<b>40</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>229</b>	<b>283</b>

**Table 1e) Total Housing Land Supply – All Ayrshire – 31 March 2004**

Council Area	Private Sector		Housing Association		Public Sector		Total	
	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011	2004 to 2011	Post 2011
East Ayrshire	2065	1217	10	34	0	0	2075	1251
South Ayrshire	2053	1255	255	66	0	30	2308	1348
North Ayrshire	3509	3099	244	59	0	0	3753	3158
<b>Total</b>	<b>7627</b>	<b>5571</b>	<b>509</b>	<b>159</b>	<b>0</b>	<b>30</b>	<b>8136</b>	<b>5757</b>

Table 1f) Land Supply Programmed Output – 2004 to 2011 (All Tenures)

Council Area	Established Land Supply 31 March 04	Programmed Output 2004 to 2012								
		(all tenures)								
		2004 – 05	2005 – 06	2006 – 07	2007 – 08	2008 – 09	2009 – 10	2010 – 11	2004 – 11	Post 2011
East Ayrshire	3326	317	394	380	295	248	220	221	2075	1251
South Ayrshire	3656	331	390	404	424	341	279	139	2308	1348
North Ayrshire (excluding Arran)	6399	660	670	703	490	438	331	232	3524	2875
Arran	512	40	53	56	40	21	12	7	229	283
<b>Ayrshire Total</b>	<b>13,893</b>	<b>1348</b>	<b>1507</b>	<b>1543</b>	<b>1249</b>	<b>1048</b>	<b>842</b>	<b>599</b>	<b>8136</b>	<b>5757</b>

**Table 2a) Residential Completions – All Tenures – Total**

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Ayrshire Council	543	656	557	476	543	290	377	407	399	450
South Ayrshire Council	450	616	284	346	431	338	213	451	437	426
East Ayrshire Council	307	164	497	461	286	401	445	577	316	287
<b>AYRSHIRE TOTAL</b>	<b>1300</b>	<b>1436</b>	<b>1338</b>	<b>1283</b>	<b>1260</b>	<b>1029</b>	<b>1035</b>	<b>1435</b>	<b>1152</b>	<b>1163</b>

<b>Ayrshire Ten Year Average</b>	<b>1243</b>
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**Table 2b) Residential Completions - All Tenures – Completions 2001 to 2004 By Settlement**

East Ayrshire Council			South Ayrshire Council			North Ayrshire Council					
Town	Number of dwellings 2001 to 2002	Number of dwellings 2002 to 2003	Number of dwellings 2003 to 2004	Town	Number of dwellings 2001 to 2002	Number of dwellings 2002 to 2003	Number of dwellings 2003 to 2004	Town	Number of dwellings 2001 to 2002	Number of dwellings 2002 to 2003	Number of dwellings 2003 to 2004
Auchinleck	15	0	13	Annbank	0	0	0	Ardrossan	5	10	53
Bellsbank	0	0	0	Ayr	225	266	98	Barmill	0	0	0
Catrine	17	41	1	Ballantrae	5	8	3	Beith	0	1	5
Crookedholm	0	0	0	Barr	0	0	0	Blackwaterfoot	1	3	4
Crosshouse	0	6	3	Barrhill	0	0	0	Brodick	0	3	20
Cumnock	19	16	17	By Coylton	0	1	3	Burnhouse	0	0	0
Dalmellington	2	0	0	By Monkton	0	0	0	Dalry	27	23	38
Dalrymple	5	2	14	By Stair	1	0	0	Dreghorn	2	0	0
Darvel	0	1	29	Colmonell	0	0	0	Fairlie	15	0	3
Drongan	37	0	0	Coylton	43	42	28	Glengarnock	0	0	0
Dunlop	6	3	3	Crosshill	0	0	0	Irvine	79	50	56
Fenwick	0	0	0	Dailly	0	0	0	Kilbirnie	2	21	14
Galston	0	13	16	Dundonald	0	32	101	Kildonan	0	0	1
Hurlford	4	7	1	Dunure	0	0	0	Kilmory	0	6	0
Kilmarnock	391	133	126	Girvan	8	2	9	Kilwinning	103	59	47
Kilmaurs	11	6	13	Kirkmichael	0	0	0	Kilwinning Rural	1	0	0
Knockentiber	0	0	10	Kirkoswald	0	0	0	Lagg	0	0	0
Lugar	0	0	0	Loans	8	3	0	Lamlash	0	5	1
Mauchline	9	26	9	Maidens	0	0	0	Largs	35	35	23
Moscow	3	2	4	Maybole	12	18	57	Lochranza	0	0	0
Muirkirk	0	0	0	Minishant	29	0	0	Millport	0	0	0
New Cumnock	2	0	0	Monkton	0	16	40	Pirnmill	0	0	0
Newmilns	10	40	10	Mossblown	10	18	1	Saltcoats	38	62	124
Ochiltree	34	2	5	Pinmore	0	0	0	Seamill	0	0	0
Patna	0	0	0	Prestwick	18	3	4	Shiskine	0	7	4
Priestland	1	1	0	Straiton	0	0	0	Skelmorlie	7	3	23
Skares	0	0	0	Symington	5	4	26	Sliddery	0	0	2
Sorn	1	3	0	Tarbolton	30	0	0	Springside	13	8	0
Stewarton	10	14	13	Troon	57	24	46	Stevenson	43	57	5
Waterside	0	0	0	Turnberry	0	0	10	West Kilbride	36	46	27
								Whiting Bay	0	0	0
<b>Total</b> (Ten Year Average)	<b>577</b> (373)	<b>316</b> (370)	<b>287</b> (374)	<b>Total</b> (Ten Year Average)	<b>451</b> (392)	<b>437</b> (400)	<b>426</b> (399)	<b>Total</b> (Ten Year Average)	<b>407</b> (506)	<b>399</b> (489)	450 (470)

**Table 2c) Residential Completions - All Tenures – Completions for 2003 to 2004 By Local Plan Area**

<u>Name of Local Plan</u>	<u>Status</u>	<u>Number of Completions 2003 to 2004</u>
North Ayrshire Local Plan (Excluding Arran)	Finalised	418
<u>Arran Local Plan</u>	<u>Finalised</u>	<u>32</u>
<u>East Ayrshire Local Plan</u>	<u>Adopted</u>	<u>287</u>
South Ayrshire	Finalised	426

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

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001 - 2002	2002-2003	2003-2004
North Ayrshire Council	405	289	345	395	468	235*	288	403	340	353
South Ayrshire Council	341	470	228	276	355	263	213	374	264	400
East Ayrshire Council	217	164	281	414	253	374	428	517	252	287
<b>Ayrshire Total</b>	<b>963</b>	<b>923</b>	<b>854</b>	<b>1085</b>	<b>1076</b>	<b>872</b>	<b>929</b>	<b>1294</b>	<b>856</b>	<b>1040</b>

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

	1994 – 1995	1995 - 1996	1996 – 1997	1997 - 1998	1998 - 1999	1999 - 2000	2000-2001	2001-2002	2002 -2003	2003-2004
North Ayrshire Council	157	82	159	170	189	90	107	177	122	143
South Ayrshire Council	153	247	107	108	186	179	153	279	90	164
East Ayrshire Council	95	61	149	149	114	149	96	165	91	178
<b>AYRSHIRE TOTAL</b>	<b>405</b>	<b>390</b>	<b>415</b>	<b>427</b>	<b>489</b>	<b>418</b>	<b>356</b>	<b>621</b>	<b>303</b>	<b>485</b>

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

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Ayrshire Council	39	28	46	43	40	38	37	43	36	40
South Ayrshire Council	45	52	47	39	52	68	72	75	34	41
East Ayrshire Council	43	37	53	36	45	40	22	32	36	62
<b>AYRSHIRE TOTAL</b>	42	42	48	39	45	48	38	48	35	47

<b>Ten Year Average</b>	43%
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**Table 2g) Residential Completions – Owner Occupier – Greenfield**

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Ayrshire Council	248	207	186	225	279	145	181	226	218	210
South Ayrshire Council	188	223	121	168	169	84	60	95	174	236
East Ayrshire Council	122	103	132	265	139	225	332	352	161	109
<b>AYRSHIRE TOTAL</b>	558	533	439	658	587	454	573	673	553	555

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

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Ayrshire Council	61	72	54	57	60	62	63	57	64	60
South Ayrshire Council	55	48	53	61	48	32	28	25	66	59
East Ayrshire Council	56	63	47	64	55	60	78	68	64	38
<b>TOTAL AYRSHIRE</b>	<b>57</b>	<b>58</b>	<b>52</b>	<b>60</b>	<b>55</b>	<b>52</b>	<b>62</b>	<b>52</b>	<b>65</b>	<b>53</b>

Ten Year Average	57
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**Table 2i) Residential Completions – Housing Associations – Total**

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Ayrshire Council	67	144	88	81	75	55	89	4	59	97
South Ayrshire Council	101	146	36	70	76	75	0	77	173	26
East Ayrshire Council	84	0	212	47	33	27	13	60	64	0
<b>TOTAL AYRSHIRE</b>	<b>252</b>	<b>290</b>	<b>336</b>	<b>198</b>	<b>184</b>	<b>157</b>	<b>102</b>	<b>141</b>	<b>296</b>	<b>123</b>

**Table 2j) Residential Completions – Public Sector – Total**

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
North Ayrshire Council	71	223	124	0	0	0	0	0	0	0
South Ayrshire Council	8	0	20	0	0	0	0	0	0	0
East Ayrshire Council	6	0	4	0	0	0	4	0	0	0
<b>AYRSHIRE TOTAL</b>	<b>85</b>	<b>223</b>	<b>148</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 3a – Summary of Disputed Sites

**2003 to 2010 Audit**

Audit Reference Number	Site Address	Town	Reason for Dispute	Update 2004
NA0727	Moorpark Road West 2	Stevenston	Homes for Scotland dispute commercial viability and consider that deficit funding will be required. North Ayrshire Council consider that there is renewed developer interest in Stevenston generally and that this site is developable in the medium term. The site is programmed in the latter quarter of the period 2003 to 2010 to reflect this.	
NA0299	Station Goodsyard	Barmill	Homes for Scotland dispute financial viability of site in view of a waste water treatment works constraint affecting Barmill and the high cost of upgrading the works. North Ayrshire Council consider that as the site is brownfield land there may be existing run-off from the site and that there may be scope to resolve this constraint through an engineering solution. In addition the site benefits from a grant of detailed planning permission. The Council considers that the site should be maintained within the effective land supply and reviewed in the next audit.	

NA0824	Burnside, Kilwinning Road	Irvine	Homes for Scotland consider that there is insufficient evidence to demonstrate that the site is effective as there was no developer identified and in view of the waste water drainage constraints affecting the former Burgh area of Irvine. North Ayrshire Council advised that a developer has been identified and the site due to be transferred. In addition, a drainage area study has been commissioned for the Burgh area which will potentially release development capacity within this part of the town. The site should therefore be retained within the effective land supply and reviewed next year.	
NA0822	Haysholm	Irvine	Homes for Scotland consider the site to be non-effective due to the waste water drainage constraints that affect the former Burgh area of Irvine and as no developer has been identified. North Ayrshire Council point to the fact that a drainage area study has been commissioned for the Burgh area which may release development capacity within this part of the town.	
NA0525	Montgomery Park West	Irvine	Homes for Scotland dispute the level of output programmed on the basis that the local housing market will not support this level of development. North Ayrshire Council whilst willing to reduce the anticipated output in the first two years, to reflect the lead in time, consider that an output of 100+ units per annum is achievable. To support this they point to the market analysis carried out by independent consultants prior to the sites being successfully marketed and to the build rates achieved on similar sites including those in Kilwinning.	

NA0736	Gateside Street	West Kilbride	Homes for Scotland dispute that the site is effective due to difficulty with overcoming an access constraint that has resulted in a revised planning application being refused. North Ayrshire Council confirmed that a planning application was refused recently due to pedestrian safety concerns with a revised layout. However, this problem is likely to be resolved with renewed developer interest in the adjacent Goodsyrd site (ref NA0557) which offers the potential to resolve the road safety constraint on this site. In addition there is extant detailed planning permission for the site.	
EA20426	Greenbank	Darvel	Homes for Scotland note that there is a drainage constraint that renders the site unviable. Scottish Water confirm that there is an unsatisfactory CSO. East Ayrshire Council however note that there is a reserved matters application pending and that a drainage impact assessment is required. Given that a developer (Alec Paterson) is actively interested in the site it is considered that it should be retained within the effective land supply and progress reviewed next year.	
EA20324	Allanvale	Dunlop	Homes for Scotland consider the site to be unviable due to a water constraint and note that there is no developer. Scottish Water advised that there is a raw water constraint (Amlaird). However there are a variety of solutions to such constraints and sites should not be regarded as non-effective on this basis alone. East Ayrshire Council consider that there is a likelihood of the site being developed within the audit period.	
SA0505	York Street	Ayr	Homes for Scotland dispute the marketability of this site given its location within a mixed use area. South Ayrshire Council consider that residential developments have taken place elsewhere within this area of Ayr and consider that a developer can be found. This site is also a local plan allocation site in the proposals for adoption version of the South Ayrshire Local Plan.	

SA0148	Low Cairnhill	Kirkoswald	Homes for Scotland have advised that the developer is not actively interested in the site at present. South Ayrshire Council consider that there is market demand for housing in this attractive area and that development will be forthcoming within the audit period.	
SA0142	Ladyland Road	Maybole	Homes for Scotland consider that there is a drainage constraint that renders development of the site financially unviable. South Ayrshire Council emphasise that that a drainage impact study will be required and that there are likely to be engineering solutions to these constraints. The cost of mitigation is unknown until such studies are carried out and the site should not be regarded as non-effective until such detailed studies have been carried out.	
LP25	Mauchline Road	Mossblown	Homes for Scotland consider that there is a drainage constraint that renders development of the site financially unviable. South Ayrshire Council emphasise that that a drainage impact study will be required and that there are likely to be engineering solutions to these constraints. The cost of mitigation is unknown until such studies are carried out and the site should not be regarded as non-effective until such detailed studies have been carried out.	
LP23	Former Driving School, East Road	Prestwick	Homes for Scotland consider that there is a drainage constraint that renders development of the site financially unviable. South Ayrshire Council emphasise that that a drainage impact study will be required and that there are likely to be engineering solutions to these constraints. The cost of mitigation is unknown until such studies are carried out and the site should not be regarded as non-effective until such detailed studies have been carried out. Site will be reviewed next audit	

SA0140	Croft Street	Tarbolton	Homes for Scotland consider that there is a drainage constraint that renders development of the site financially unviable. South Ayrshire Council emphasise that that a drainage impact study will be required and that there are likely to be engineering solutions to these constraints. The cost of mitigation is unknown until such studies are carried out and the site should not be regarded as non-effective until such detailed studies have been carried out.	
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