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**AYRSHIRE JOINT STRUCTURE PLAN AND TRANSPORTATION COMMITTEE  
4 JUNE 2004**

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**Housing Land Supply in Ayrshire**

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**PURPOSE OF REPORT**

- 1 To advise the committee on changes in the housing land supply for Ayrshire during the period April 2002 - March 2003.

**BACKGROUND**

- 2 National Planning Guideline: *Planning for Housing (SPP3)* and Planning Advice Note, *Structure Plans: Housing land requirements (PAN38)* recommend that a housing audit be undertaken on an annual basis. The advice also advises that planning authorities should provide for 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 and Communities Scotland). This report presents the analysis of this audit which has recently been completed, following a meeting between Homes for Scotland (representing the house building industry), the three Ayrshire Councils, the Joint Structure Plan Unit and Scottish Water.

**HOUSING DEMAND**

- 3 In the past year within Ayrshire there were 1152 house completions recorded on the sites which are monitored (excludes small sites), 856 were within the private sector and the remainder, 296, completed by Housing Associations. This level of building is a decrease of 20% from the previous year and is somewhat below the average number (1258) of houses built each year in Ayrshire over the last decade. This level of house building activity is within the provisions made within the existing Joint Structure Plan which anticipates that an average of 1275 houses are required per annum over the plan period.
- 4 35% of the private sector housing units were built on brownfield land, which is below the average for the last ten years of 43.5%. Projections for the period 2003 to 2010 suggest that the proportion of development taking place on brownfield land will return to an average of around 40% over the longer term.

## HOUSING LAND SUPPLY IN AYRSHIRE

- 5 Within Ayrshire the established land supply totals 14960 housing units. Of this supply almost 7660 units are considered not to have any constraints associated with them (the effective supply) and have therefore been programmed for completion during the period 2003-2010. The remainder of the supply, potentially 7300 housing units is available to meet longer term needs or will be the subject of future development plan review. Some 95 % of the total housing land supply is allocated to private sector investment with the balance being within the housing association sector and a very modest level of public sector development. Since the previous audit, 35 new sites have been added, providing an additional 635 dwelling units to the established land supply.

## CONCLUSIONS

- 6 The results of this year's audit show a fall in the level of house completions compared to the earlier half of the last decade. The greatest reduction in output was in East Ayrshire, reflecting the completion of large greenfield sites in the North of Kilmarnock. Projections of housing output suggest a continued slow down in output from East Ayrshire whereas there are signs of an increase for Ayrshire as a whole. The proportion of development taking place on brownfield land has declined from the previous year reflecting the mix of sites on which building was undertaken over this period. However, analysis of the projected house building over the next seven years suggests that the split between greenfield and brownfield development will remain at about 60/40.

## RECOMMENDATIONS

- 7 It is recommended that the Committee:
- note the contents of this report; and
  - the Structure Plan Manager be authorised to forward a copy of the Housing Land Audit to Homes for Scotland and Communities Scotland as the finalised audit for 2003.

Ian Johnson  
Manager  
Ayrshire Joint Structure Plan and Transportation Committee

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**Table 1a) Total Housing Land Supply – East Ayrshire – 31 March 2003**

| Town          | Private Sector |             | Housing Association |           | Public Sector |           | Total        |             |
|---------------|----------------|-------------|---------------------|-----------|---------------|-----------|--------------|-------------|
|               | 2003 – 10      | Post 2010   | 2003 to 2010        | Post 2010 | 2003 to 2010  | Post 2010 | 2003 to 2010 | Post 2010   |
| Auchinleck    | 63             | 58          | 0                   | 0         | 0             | 0         | 63           | 58          |
| Bellsbank     | 0              | 75          | 0                   | 0         | 0             | 0         | 0            | 75          |
| Catrine       | 14             | 28          | 0                   | 0         | 0             | 0         | 14           | 28          |
| Crookedholm   | 25             | 0           | 0                   | 0         | 0             | 0         | 25           | 0           |
| Crosshouse    | 26             | 45          | 0                   | 0         | 0             | 0         | 26           | 45          |
| Cumnock       | 75             | 184         | 0                   | 0         | 0             | 0         | 75           | 184         |
| Dalmellington | 12             | 27          | 0                   | 0         | 0             | 0         | 12           | 27          |
| Dalrymple     | 38             | 84          | 0                   | 0         | 0             | 0         | 38           | 84          |
| Darvel        | 42             | 100         | 0                   | 0         | 0             | 0         | 42           | 100         |
| Drongan       | 33             | 38          | 0                   | 0         | 0             | 0         | 33           | 38          |
| Dunlop        | 31             | 2           | 0                   | 0         | 0             | 0         | 31           | 2           |
| Fenwick       | 40             | 10          | 0                   | 0         | 0             | 0         | 40           | 10          |
| Galston       | 93             | 12          | 0                   | 0         | 0             | 0         | 93           | 12          |
| Hurlford      | 30             | 72          | 0                   | 0         | 0             | 0         | 30           | 72          |
| Kilmarnock    | 804            | 629         | 0                   | 0         | 0             | 0         | 804          | 629         |
| Kilmaurs      | 69             | 2           | 0                   | 0         | 0             | 0         | 69           | 2           |
| Knockentiber  | 48             | 0           | 0                   | 0         | 0             | 0         | 48           | 0           |
| Lugar         | 4              | 37          | 0                   | 0         | 0             | 0         | 4            | 37          |
| Lugton        | 4              | 3           | 0                   | 0         | 0             | 0         | 4            | 3           |
| Mauchline     | 88             | 65          | 0                   | 0         | 0             | 0         | 88           | 65          |
| Moscow        | 4              | 0           | 0                   | 0         | 0             | 0         | 4            | 0           |
| Muirkirk      | 4              | 3           | 0                   | 20        | 0             | 0         | 4            | 23          |
| New Cumnock   | 29             | 13          | 0                   | 0         | 0             | 0         | 29           | 13          |
| Newmilns      | 14             | 39          | 7                   | 0         | 0             | 0         | 21           | 39          |
| Ochiltree     | 30             | 10          | 0                   | 0         | 0             | 0         | 30           | 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     | 116            | 19          | 0                   | 10        | 0             | 0         | 116          | 29          |
| Waterside     | 22             | 0           | 0                   | 0         | 0             | 0         | 22           | 0           |
| <b>Totals</b> | <b>1783</b>    | <b>1578</b> | <b>7</b>            | <b>30</b> | <b>0</b>      | <b>0</b>  | <b>1790</b>  | <b>1608</b> |

**Table 1b) Total Housing Land Supply- South Ayrshire – 31 March 2003**

| Town          | Private Sector |             | Housing Association |           | Public Sector |           | Total        |             |
|---------------|----------------|-------------|---------------------|-----------|---------------|-----------|--------------|-------------|
|               | 2003to 2010    | Post 2010   | 2003 to 2010        | Post 2010 | 2003 to 2010  | Post 2010 | 2003 to 2010 | Post 2010   |
| Annbank       | 30             | 3           | 0                   | 0         | 0             | 0         | 30           | 3           |
| Ayr           | 1011           | 1003        | 25                  | 0         | 0             | 0         | 1036         | 1003        |
| Ballantrae    | 0              | 0           | 3                   | 0         | 0             | 0         | 3            | 0           |
| Barr          | 2              | 2           | 0                   | 0         | 0             | 0         | 2            | 2           |
| Barrhill      | 0              | 0           | 6                   | 6         | 0             | 0         | 6            | 6           |
| By Coylton    | 11             | 19          | 0                   | 0         | 0             | 0         | 11           | 19          |
| By Monkton    | 3              | 3           | 0                   | 0         | 0             | 0         | 3            | 3           |
| By Stair      | 2              | 0           | 0                   | 0         | 0             | 0         | 2            | 0           |
| Colmonell     | 0              | 0           | 4                   | 4         | 0             | 0         | 4            | 4           |
| Coylton       | 105            | 14          | 32                  | 0         | 0             | 0         | 137          | 14          |
| Crosshill     | 3              | 14          | 20                  | 0         | 0             | 0         | 23           | 14          |
| Dailly        | 4              | 38          | 0                   | 0         | 0             | 0         | 4            | 38          |
| Dundonald     | 114            | 2           | 13                  | 0         | 0             | 0         | 127          | 2           |
| Dunure        | 0              | 10          | 0                   | 0         | 0             | 0         | 0            | 10          |
| Girvan        | 66             | 42          | 6                   | 30        | 0             | 0         | 72           | 72          |
| Kirkmichael   | 0              | 0           | 10                  | 0         | 0             | 0         | 10           | 0           |
| Kirkoswald    | 10             | 6           | 10                  | 8         | 0             | 0         | 20           | 14          |
| Maidens       | 15             | 10          | 0                   | 0         | 0             | 0         | 15           | 10          |
| Maybole       | 156            | 34          | 0                   | 0         | 0             | 30        | 156          | 64          |
| Near Maybole  | 12             | 0           | 0                   | 0         | 0             | 0         | 12           | 0           |
| Minishant     | 4              | 5           | 0                   | 0         | 0             | 0         | 4            | 5           |
| Monkton       | 40             | 0           | 0                   | 0         | 0             | 0         | 40           | 0           |
| Mossblown     | 59             | 38          | 0                   | 0         | 0             | 0         | 59           | 38          |
| Pinmore       | 3              | 2           | 0                   | 0         | 0             | 0         | 3            | 2           |
| Prestwick     | 165            | 2           | 12                  | 0         | 0             | 0         | 177          | 2           |
| Straiton      | 0              | 0           | 10                  | 0         | 0             | 0         | 10           | 0           |
| Symington     | 39             | 58          | 0                   | 0         | 0             | 0         | 39           | 58          |
| Tarbolton     | 0              | 0           | 30                  | 0         | 0             | 0         | 30           | 0           |
| Troon         | 484            | 505         | 0                   | 0         | 0             | 0         | 484          | 505         |
| Turnberry     | 40             | 0           | 0                   | 0         | 0             | 0         | 40           | 0           |
| <b>Totals</b> | <b>2378</b>    | <b>1810</b> | <b>181</b>          | <b>48</b> | <b>0</b>      | <b>30</b> | <b>2559</b>  | <b>1888</b> |

**Table 1c) Total Housing Land Supply – North Ayrshire (excluding Arran)– 31 March 2003**

| Town          | Private Sector |             | Housing Association |           | Public Sector |           | Total        |             |
|---------------|----------------|-------------|---------------------|-----------|---------------|-----------|--------------|-------------|
|               | 2003 to 2010   | Post 2010   | 2003 to 2010        | Post 2010 | 2003 to 2010  | Post 2010 | 2003 to 2010 | Post 2010   |
| Ardrossan     | 208            | 719         | 0                   | 0         | 0             | 0         | 208          | 719         |
| Barmill       | 24             | 10          | 0                   | 0         | 0             | 0         | 24           | 10          |
| Beith         | 58             | 276         | 4                   | 0         | 0             | 0         | 62           | 276         |
| By Beith      | 2              | 2           | 0                   | 0         | 0             | 0         | 2            | 2           |
| Dalry         | 68             | 229         | 24                  | 0         | 0             | 0         | 92           | 229         |
| Dreghorn      | 83             | 6           | 0                   | 0         | 0             | 0         | 83           | 6           |
| Fairlie       | 33             | 3           | 0                   | 0         | 0             | 0         | 33           | 3           |
| Glengarnock   | 6              | 111         | 0                   | 0         | 0             | 0         | 6            | 111         |
| Irvine        | 1352           | 742         | 101                 | 19        | 0             | 0         | 1453         | 761         |
| Kilbirnie     | 100            | 203         | 0                   | 0         | 0             | 0         | 100          | 203         |
| Kilwinning    | 257            | 212         | 32                  | 0         | 0             | 0         | 289          | 212         |
| By Kilwinning | 9              | 4           | 0                   | 0         | 0             | 0         | 9            | 4           |
| Largs         | 168            | 53          | 10                  | 0         | 0             | 0         | 178          | 53          |
| Millport      | 9              | 99          | 0                   | 0         | 0             | 0         | 9            | 99          |
| Saltcoats     | 239            | 304         | 105                 | 20        | 0             | 0         | 344          | 324         |
| Skelmorlie    | 49             | 38          | 0                   | 0         | 0             | 0         | 49           | 38          |
| Springside    | 2              | 3           | 0                   | 0         | 0             | 0         | 2            | 3           |
| Stevenston    | 45             | 308         | 0                   | 12        | 0             | 0         | 45           | 320         |
| West Kilbride | 167            | 54          | 7                   | 0         | 0             | 0         | 174          | 54          |
| <b>Total</b>  | <b>2879</b>    | <b>3376</b> | <b>283</b>          | <b>51</b> | <b>0</b>      | <b>0</b>  | <b>3162</b>  | <b>3427</b> |

**Table 1d) Total Housing Land Supply- Isle of Arran – 31 March 2003**

| Town           | Private Sector |            | Housing Association |           | Public Sector |           | Total        |            |
|----------------|----------------|------------|---------------------|-----------|---------------|-----------|--------------|------------|
|                | 2003 to 2010   | Post 2010  | 2003 to 2010        | Post 2010 | 2003 to 2010  | Post 2010 | 2003 to 2010 | Post 2010  |
| Blackwaterfoot | 8              | 15         | 4                   | 3         | 0             | 0         | 12           | 18         |
| Brodick        | 26             | 149        | 8                   | 0         | 0             | 0         | 34           | 149        |
| Kildonan       | 13             | 7          | 0                   | 0         | 0             | 0         | 13           | 7          |
| Kilmory        | 0              | 0          | 6                   | 19        | 0             | 0         | 6            | 19         |
| Lagg           | 0              | 10         | 0                   | 0         | 0             | 0         | 0            | 10         |
| Lamlash        | 57             | 167        | 0                   | 0         | 0             | 0         | 57           | 167        |
| Lochranza      | 0              | 0          | 3                   | 3         | 0             | 0         | 3            | 3          |
| Pirnmill       | 0              | 0          | 4                   | 0         | 0             | 0         | 4            | 0          |
| Shiskine       | 9              | 0          | 0                   | 0         | 0             | 0         | 9            | 0          |
| Sliddery       | 4              | 0          | 0                   | 0         | 0             | 0         | 4            | 0          |
| Whiting Bay    | 3              | 0          | 4                   | 4         | 0             | 0         | 7            | 4          |
| <b>Total</b>   | <b>120</b>     | <b>348</b> | <b>29</b>           | <b>29</b> | <b>0</b>      | <b>0</b>  | <b>149</b>   | <b>377</b> |

**Table 1e) Total Housing Land Supply – All Ayrshire – 31 March 2003**

| Council Area   | Private Sector |             | Housing Association |            | Public Sector |           | Total        |             |
|----------------|----------------|-------------|---------------------|------------|---------------|-----------|--------------|-------------|
|                | 2003 to 2010   | Post 2010   | 2003 to 2010        | Post 2010  | 2003 to 2010  | Post 2010 | 2003 to 2010 | Post 2010   |
| East Ayrshire  | 1783           | 1578        | 7                   | 30         | 0             | 0         | 1790         | 1608        |
| South Ayrshire | 2378           | 1810        | 181                 | 48         | 0             | 30        | 2559         | 1888        |
| North Ayrshire | 2999           | 3724        | 312                 | 80         | 0             | 0         | 3311         | 3804        |
| <b>Total</b>   | <b>7160</b>    | <b>7112</b> | <b>500</b>          | <b>158</b> | <b>0</b>      | <b>30</b> | <b>7660</b>  | <b>7300</b> |

**Table 1f) Land Supply Programmed Output – 2003 to 2010**

| Council Area                        | Established<br>Land Supply<br>31 March 03 | Programmed Output 2003 to 2010 |             |             |             |             |            |            |             |             |
|-------------------------------------|---|--------------------------------|-------------|-------------|-------------|-------------|------------|------------|-------------|-------------|
|                                     |   | (all tenures)                  |             |             |             |             |            |            | 2003 – 10   | Post 2010   |
|                                     |   | 2003 – 04                      | 2004 – 05   | 2005 – 06   | 2006 – 07   | 2007 – 08   | 2008 – 09  | 2009 – 10  |             |             |
| East Ayrshire                       | 3398                                      | 196                            | 281         | 319         | 305         | 252         | 249        | 188        | 1790        | 1608        |
| South Ayrshire                      | 4447                                      | 328                            | 397         | 446         | 394         | 409         | 324        | 261        | 2559        | 1888        |
| North Ayrshire<br>(excluding Arran) | 6589                                      | 501                            | 587         | 528         | 482         | 396         | 399        | 269        | 3162        | 3427        |
| Arran                               | 526                                       | 38                             | 44          | 22          | 18          | 11          | 11         | 5          | 149         | 377         |
| <b>Ayrshire Total</b>               | <b>14960</b>                              | <b>1063</b>                    | <b>1309</b> | <b>1315</b> | <b>1199</b> | <b>1068</b> | <b>983</b> | <b>723</b> | <b>7660</b> | <b>7300</b> |

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

|                        | 1993 - 1994 | 1994-1995 | 1995-1996 | 1996-1997 | 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 |
|------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| North Ayrshire Council | 640         | 543       | 656       | 557       | 476       | 584*      | 290       | 377       | 407       | 399       |
| South Ayrshire Council | 430         | 450       | 616       | 284       | 346       | 431       | 338       | 213       | 451       | 437       |
| East Ayrshire Council  | 242         | 307       | 164       | 497       | 461       | 286       | 401       | 445       | 577       | 316       |
| <b>AYRSHIRE TOTAL</b>  | 1312        | 1300      | 1436      | 1338      | 1283      | 1301      | 1029      | 1035      | 1435      | 1152      |

|                                  |             |
|----------------------------------|-------------|
| <b>Ayrshire Ten Year Average</b> | <b>1258</b> |
|----------------------------------|-------------|

\*Corrected from previous years

**Table 2b) Residential Completions - All Tenures – Completions for 2002 to 2003 By Settlement**

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

**Table 2c) Residential Completions - All Tenures – Completions for 2002 to 2003 By Local Plan Area**

| <u>Name of Local Plan</u>                   | <u>Status</u>    | <u>Number of Completions 2002 to 2003</u> |
|---|------------------|---|
| North Ayrshire Local Plan (Excluding Arran) | Finalised        | 375                                       |
| <u>Arran Local Plan</u>                     | <u>Finalised</u> | <u>24</u>                                 |
| <u>East Ayrshire Local Plan</u>             | <u>Finalised</u> | <u>316</u>                                |
| South Ayrshire                              | Finalised        | 437                                       |

**Table 2d) Residential Completions – All Tenures – Completions for 2002 to 2003 By Site and Settlement**

| <u>Site Reference</u> | <u>Town</u>           | <u>No.</u> |  | <u>Site Reference</u>      | <u>Town</u>       | <u>No.</u> |  | <u>Site Reference</u>     | <u>Town</u>       | <u>No.</u> |
|-----------------------|-----------------------|------------|--|----------------------------|-------------------|------------|--|---------------------------|-------------------|------------|
| <u>NA0851</u>         | <u>Ardrossan</u>      | <u>4</u>   |  | <u>EA10220</u><br><u>A</u> | <u>Catrine</u>    | <u>2</u>   |  | <u>SA0003</u>             | <u>Ayr</u>        | <u>12</u>  |
| <u>NA0914</u>         | <u>Ardrossan</u>      | <u>6</u>   |  | <u>EA10220</u><br><u>B</u> | <u>Catrine</u>    | <u>27</u>  |  | <u>SA0248</u><br><u>B</u> | <u>Ayr</u>        | <u>78</u>  |
| <u>NA0021A</u>        | <u>Beith</u>          | <u>1</u>   |  | <u>EA10220</u><br><u>C</u> | <u>Catrine</u>    | <u>12</u>  |  | <u>SA0448</u>             | <u>Ayr</u>        | <u>11</u>  |
| <u>NA0833</u>         | <u>Blackwaterfoot</u> | <u>2</u>   |  | <u>EA20410</u>             | <u>Crosshouse</u> | <u>7</u>   |  | <u>SA0478</u>             | <u>Ayr</u>        | <u>30</u>  |
| <u>NA0888</u>         | <u>Blackwaterfoot</u> | <u>1</u>   |  | <u>EA20439</u>             | <u>Crosshouse</u> | <u>3</u>   |  | <u>SA0481</u>             | <u>Ayr</u>        | <u>1</u>   |
| <u>NA0092</u>         | <u>Brodick</u>        | <u>3</u>   |  | <u>EA10072</u>             | <u>Cumnock</u>    | <u>4</u>   |  | <u>SA0487</u>             | <u>Ayr</u>        | <u>27</u>  |
| <u>NA0647</u>         | <u>Dalry</u>          | <u>10</u>  |  | <u>EA10189</u><br><u>A</u> | <u>Cumnock</u>    | <u>2</u>   |  | <u>SA0488</u>             | <u>Ayr</u>        | <u>1</u>   |
| <u>NA0704</u>         | <u>Dalry</u>          | <u>13</u>  |  | <u>EA10189</u><br><u>B</u> | <u>Cumnock</u>    | <u>9</u>   |  | <u>SA0489</u>             | <u>Ayr</u>        | <u>14</u>  |
| <u>NA0196</u>         | <u>Irvine</u>         | <u>14</u>  |  | <u>EA10189</u><br><u>C</u> | <u>Cumnock</u>    | <u>1</u>   |  | <u>SA0495</u>             | <u>Ayr</u>        | <u>33</u>  |
| <u>NA0199</u>         | <u>Irvine</u>         | <u>1</u>   |  | <u>EA10167</u><br><u>A</u> | <u>Dalrymple</u>  | <u>1</u>   |  | <u>SA0496</u>             | <u>Ayr</u>        | <u>19</u>  |
| <u>NA0707</u>         | <u>Irvine</u>         | <u>1</u>   |  | <u>EA10201</u>             | <u>Dalrymple</u>  | <u>1</u>   |  | <u>SA0122</u>             | <u>Ballantrae</u> | <u>8</u>   |
| <u>NA0709</u>         | <u>Irvine</u>         | <u>9</u>   |  | <u>EA20304</u><br><u>A</u> | <u>Darvel</u>     | <u>1</u>   |  | <u>SA0498</u>             | <u>By Coylton</u> | <u>1</u>   |
| <u>NA0820</u>         | <u>Irvine</u>         | <u>5</u>   |  | <u>EA20413</u>             | <u>Dunlop</u>     | <u>3</u>   |  | <u>SA0366</u>             | <u>Coylton</u>    | <u>33</u>  |
| <u>NA0821</u>         | <u>Irvine</u>         | <u>12</u>  |  | <u>EA20256</u>             | <u>Galston</u>    | <u>9</u>   |  | <u>SA0366</u><br><u>B</u> | <u>Coylton</u>    | <u>9</u>   |
| <u>NA0861</u>         | <u>Irvine</u>         | <u>4</u>   |  | <u>EA20428</u>             | <u>Galston</u>    | <u>4</u>   |  | <u>SA0368</u><br><u>A</u> | <u>Dundonald</u>  | <u>32</u>  |

Continued on next page

**Table 2d) continued**

|                |                   |           |  |                            |                   |           |  |                           |                  |           |
|----------------|-------------------|-----------|--|----------------------------|-------------------|-----------|--|---------------------------|------------------|-----------|
| <u>NA0886</u>  | <u>Irvine</u>     | <u>4</u>  |  | <u>EA20150</u>             | <u>Hurlford</u>   | <u>6</u>  |  | <u>SA0158</u>             | <u>Girvan</u>    | <u>2</u>  |
| <u>NA0800</u>  | <u>Kilbirnie</u>  | <u>5</u>  |  | <u>EA20392</u>             | <u>Hurlford</u>   | <u>1</u>  |  | <u>SA0483</u>             | <u>Loans</u>     | <u>3</u>  |
| <u>NA0818</u>  | <u>Kilbirnie</u>  | <u>16</u> |  | <u>EA202419</u>            | <u>Kilmarnock</u> | <u>15</u> |  | <u>SA0032</u><br><u>A</u> | <u>Maybole</u>   | <u>2</u>  |
| <u>NA0345A</u> | <u>Kilmory</u>    | <u>6</u>  |  | <u>EA20294</u><br><u>C</u> | <u>Kilmarnock</u> | <u>7</u>  |  | <u>SA0032</u><br><u>B</u> | <u>Maybole</u>   | <u>15</u> |
| <u>NA0244</u>  | <u>Kilwinning</u> | <u>32</u> |  | <u>EA20294</u><br><u>D</u> | <u>Kilmarnock</u> | <u>31</u> |  | <u>SA0364</u>             | <u>Maybole</u>   | <u>1</u>  |
| <u>NA0596</u>  | <u>Kilwinning</u> | <u>3</u>  |  | <u>EA20294</u><br><u>E</u> | <u>Kilmarnock</u> | <u>35</u> |  | <u>SA0494</u>             | <u>Monkton</u>   | <u>16</u> |
| <u>NA0817</u>  | <u>Kilwinning</u> | <u>15</u> |  | <u>EA20295</u><br><u>C</u> | <u>Kilmarnock</u> | <u>2</u>  |  | <u>SA0363</u>             | <u>Mossblown</u> | <u>18</u> |
| <u>NA0859</u>  | <u>Kilwinning</u> | <u>9</u>  |  | <u>EA20400</u>             | <u>Kilmarnock</u> | <u>1</u>  |  | <u>SA0035</u><br><u>B</u> | <u>Prestwick</u> | <u>3</u>  |
| <u>NA0095A</u> | <u>Lamlash</u>    | <u>3</u>  |  | <u>EA20420</u>             | <u>Kilmarnock</u> | <u>1</u>  |  | <u>SA0449</u>             | <u>Symington</u> | <u>4</u>  |
| <u>NA0771</u>  | <u>Lamlash</u>    | <u>2</u>  |  | <u>EA20431</u>             | <u>Kilmarnock</u> | <u>20</u> |  | <u>SA0429</u>             | <u>Troon</u>     | <u>3</u>  |
| <u>NA0041</u>  | <u>Largs</u>      | <u>8</u>  |  | <u>EA20432</u>             | <u>Kilmarnock</u> | <u>7</u>  |  | <u>SA0472</u>             | <u>Troon</u>     | <u>21</u> |
| <u>NA0752</u>  | <u>Largs</u>      | <u>6</u>  |  | <u>EA20436</u>             | <u>Kilmarnock</u> | <u>1</u>  |  |                           |                  |           |
| <u>NA0858</u>  | <u>Largs</u>      | <u>15</u> |  | <u>EA20437</u>             | <u>Kilmarnock</u> | <u>13</u> |  |                           |                  |           |
| <u>NA0907</u>  | <u>Largs</u>      | <u>6</u>  |  | <u>EA20153</u>             | <u>Kilmaurs</u>   | <u>6</u>  |  |                           |                  |           |

Continued on next page



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

|                        | 1993-1994   | 1994-1995  | 1995-1996  | 1996-1997  | 1997-1998   | 1998-1999   | 1999-2000  | 2000-2001  | 2001 - 2002 | 2002 - 2003 |
|------------------------|-------------|------------|------------|------------|-------------|-------------|------------|------------|-------------|-------------|
| North Ayrshire Council | 550         | 405        | 289        | 345        | 395         | 459*        | 235        | 288        | 403         | 340         |
| South Ayrshire Council | 384         | 341        | 470        | 228        | 276         | 355         | 263        | 213        | 374         | 264         |
| East Ayrshire Council  | 209         | 217        | 164        | 281        | 414         | 253         | 374        | 428        | 517         | 252         |
| <b>Ayrshire Total</b>  | <b>1143</b> | <b>963</b> | <b>923</b> | <b>854</b> | <b>1085</b> | <b>1067</b> | <b>872</b> | <b>929</b> | <b>1294</b> | <b>856</b>  |

\*Corrected from previous years

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

|                        | 1993 – 1994 | 1994 – 1995 | 1995 - 1996 | 1996 – 1997 | 1997 - 1998 | 1998 - 1999 | 1999 - 2000 | 2000-2001  | 2001-2002  | 2002 -2003 |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|------------|------------|
| North Ayrshire Council | 266         | 157         | 82          | 159         | 170         | 179*        | 90          | 107        | 177        | 122        |
| South Ayrshire Council | 166         | 153         | 247         | 107         | 108         | 186         | 179         | 153        | 279        | 90         |
| East Ayrshire Council  | 142         | 95          | 61          | 149         | 149         | 114         | 149         | 96         | 165        | 91         |
| <b>AYRSHIRE TOTAL</b>  | <b>574</b>  | <b>405</b>  | <b>390</b>  | <b>415</b>  | <b>427</b>  | <b>479</b>  | <b>418</b>  | <b>356</b> | <b>621</b> | <b>303</b> |

\*Corrected from previous years

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

|                        | 1993 - 1994 | 1994-1995 | 1995-1996 | 1996-1997 | 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 |
|------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| North Ayrshire Council | 48          | 39        | 28        | 46        | 43        | 40        | 38        | 37        | 43        | 36        |
| South Ayrshire Council | 43          | 45        | 52        | 47        | 39        | 52        | 68        | 72        | 75        | 34        |
| East Ayrshire Council  | 67          | 43        | 37        | 53        | 36        | 45        | 40        | 22        | 32        | 36        |
| <b>AYRSHIRE TOTAL</b>  | <b>50</b>   | <b>42</b> | <b>42</b> | <b>48</b> | <b>39</b> | <b>45</b> | <b>48</b> | <b>38</b> | <b>48</b> | <b>35</b> |

|                         |              |
|-------------------------|--------------|
| <b>Ten Year Average</b> | <b>43.5%</b> |
|-------------------------|--------------|

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

|                        | 1993 - 1994 | 1994-1995  | 1995-1996  | 1996-1997  | 1997-1998  | 1998-1999  | 1999-2000  | 2000-2001  | 2001-2002  | 2002-2003  |
|------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| North Ayrshire Council | 284         | 248        | 207        | 186        | 225        | 280*       | 145        | 181        | 226        | 218        |
| South Ayrshire Council | 218         | 188        | 223        | 121        | 168        | 169        | 84         | 60         | 95         | 174        |
| East Ayrshire Council  | 67          | 122        | 103        | 132        | 265        | 139        | 225        | 332        | 352        | 161        |
| <b>AYRSHIRE TOTAL</b>  | <b>569</b>  | <b>558</b> | <b>533</b> | <b>439</b> | <b>658</b> | <b>588</b> | <b>454</b> | <b>573</b> | <b>673</b> | <b>553</b> |

\*Corrected from previous years

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

|                        | 1993 - 1994 | 1994-1995 | 1995-1996 | 1996-1997 | 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 |
|------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| North Ayrshire Council | 52          | 61        | 72        | 54        | 57        | 60        | 62        | 63        | 57        | 64        |
| South Ayrshire Council | 57          | 55        | 48        | 53        | 61        | 48        | 32        | 28        | 25        | 66        |
| East Ayrshire Council  | 32          | 56        | 63        | 47        | 64        | 55        | 60        | 78        | 68        | 64        |
| <b>TOTAL AYRSHIRE</b>  | <b>49</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>Ten Year Average</b> | <b>56.2%</b> |
|-------------------------|--------------|

**Table 2j) Residential Completions – Housing Associations – Total**

|                        | 1993 - 1994 | 1994-1995  | 1995-1996  | 1996-1997  | 1997-1998  | 1998-1999  | 1999-2000  | 2000-2001  | 2001-2002  | 2002-2003  |
|------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| North Ayrshire Council | 10          | 67         | 144        | 88         | 81         | 125*       | 55         | 89         | 4          | 59         |
| South Ayrshire Council | 38          | 101        | 146        | 36         | 70         | 76         | 75         | 0          | 77         | 173        |
| East Ayrshire Council  | 33          | 84         | 0          | 212        | 47         | 33         | 27         | 13         | 60         | 64         |
| <b>TOTAL AYRSHIRE</b>  | <b>81</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> |

\* Corrected from previous years

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

|                        | 1993 - 1994 | 1994-1995 | 1995-1996  | 1996-1997  | 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 |
|------------------------|-------------|-----------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| North Ayrshire Council | 80          | 71        | 223        | 124        | 0         | 0         | 0         | 0         | 0         | 0         |
| South Ayrshire Council | 8           | 8         | 0          | 20         | 0         | 0         | 0         | 0         | 0         | 0         |
| East Ayrshire Council  | 0           | 6         | 0          | 4          | 0         | 0         | 0         | 4         | 0         | 0         |
| <b>AYRSHIRE TOTAL</b>  | <b>88</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>  |

**Table 3a – Summary of Disputed Sites****2002 to 2009 Audit**

| Audit Reference Number | Site Address                   | Town          | Reason for Dispute   | Update (2003)   |
|------------------------|--------------------------------|---------------|--|---|
| NA0711                 | Burnside Place/Fleming Terrace | Irvine        | Homes for Scotland dispute that the site is viable for private sector development for marketability reasons. North Ayrshire Council, however, advise that the site forms part of a Better Neighbourhood Community Services Fund area. Public subsidy will be available to assist development and site is therefore viable within the audit period. | Active developer interest in site.  |
| NA0712                 | James Crescent/Old Caley Road  | Irvine        | Homes for Scotland dispute that the site is viable for private sector development for marketability reasons. North Ayrshire Council, however, advise that the site forms part of a Better Neighbourhood Community Services Fund area. Public subsidy will be available to assist development and site is therefore viable within the audit period. | Housing under construction by Wimpey Homes Ltd. Site progressing well.                        |
| NA0806                 | Hunterston Road                | West Kilbride | Homes for Scotland have advised that there are physical constraints to development on the site. North Ayrshire Council dispute that development is not viable.   | No change.  |
| LP 32                  | York Street                    | Ayr           | Homes for Scotland dispute that the site is marketable as it is situated within a predominantly industrial area. South Ayrshire Council dispute that the site is unattractive for residential development.   | Site deleted from 2003-10 audit and replaced with alternative site within North Harbour area. |

**Table 3b – Summary of Disputed Sites****2003 to 2010 Audit**

| Audit Reference Number | Site Address              | Town       | Reason for Dispute   |
|------------------------|---------------------------|------------|--|
| 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 Goodsyrd          | 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.                                  |