

AYRSHIRE JOINT STRUCTURE PLAN 2025:

“Growing a Sustainable Ayrshire”

REPORT OF SURVEY

TECHNICAL REPORT TR07/2006

**DISTRIBUTION OF POPULATION AND DEVELOPMENT
LAND FOR HOUSING BETWEEN CORE AREA,
INVESTMENT CORRIDORS AND NON-CORRIDOR
COMMUNITIES**

FOREWORD

This technical report is part of the Report of Survey for the Ayrshire Joint Structure Plan. The full list of technical reports is appended to the back of this document. They are available on request, and in some instances will be subject to a minimum charge.

The purpose of these documents is to provide the reader with the evidence used in determining the policies that go to make up the structure plan. It is intended they will be updated as necessary.

Further information about the contents of this document, together with information about the Ayrshire Joint Structure Plan process and timescale can be obtained from the Ayrshire Joint Structure Plan & Transportation Committee at the address noted below.

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1 INTRODUCTION

The purpose of this technical paper is to present information on the distribution of population and development land for housing between the Core Investment Area, Core Investment Area Towns and Investment Corridors. This information has been used as an input into the assessment of future housing requirements 2005 to 2025 set out in Figure 3 of the Finalised Draft Structure Plan 2025.

The Core Investment Area and Investment Corridors are defined on the Key Diagram and as such are non-site specific. For convenience, the population figures used in this report were obtained by “fitting” census output areas to the approximate locations of these areas having regard to the Key Diagram and the wording of the text contained in the Draft Structure Plan 2025. The housing land supply information was also applied on this basis. The boundaries of the Core Area and Corridors will be determined through the process of local plan review. As such, all figures quoted in this note are approximate.

2 POPULATION

Population information was obtained from Figure KS01 “Usual Resident Population” of the 2001 Census for Census Output Areas. The output areas were grouped together, using a Geographic Information Systems application, to approximate to the Core Investment Area, Investment Corridors and non-corridor areas shown on the key diagram. Total populations were obtained by summing the population counts of the individual census output areas. The population totals obtained are summarised in Figure 1 below.

Figure 1 - Population - Core Investment Area, Investment Corridors and Non Investment Corridors

Area	Total	% Distribution
Investment Corridors	116660	31.7%
North Coast	19691	
Garnock Valley	20208	
Glasgow Link	11886	
Irvine Valley	12267	
M74 Link	30036	
Doon Valley	7419	
Carrick	15153	
Non – Core/Corridor Areas	15684	4.3%
East Ayrshire	3998	25%
North Ayrshire	2444	16%
Arran	5058	32%
South Ayrshire	4184	27%
Core	235,831	
East Ayrshire	54,737	64.1%
North Ayrshire	88,334	
South Ayrshire	92,760	
Total Population	368,175	100.0%

3 DEVELOPMENT LAND FOR HOUSING

Information on the amount of development land likely to be available for housing over the period of the plan was obtained from the Draft Housing Land Supply Audit 2005 to 2012 and from the Ayrshire Urban Capacity Assessment 2003.

The Draft Housing Land Supply Audit 2005 to 2012 contains details of land that is currently allocated for housing development through local plans, or has outline or detailed planning permission or otherwise has agreed potential for residential development. The Audit was coordinated and published by the Joint Structure Plan Committee in August 2005 (see separate technical report). The Draft Housing Land Supply Audit contains details of all sites with capacity for four or more units and includes “effective” sites which are likely to be developed over the period 2005 to 2012 and “non-effective” sites which are likely to be developed after 2012. In considering the extent to which such sites can contribute towards meeting the indicative targets set out in Figure 3 of the Finalised Draft Structure Plan, it has been assumed that 100% of the effective land supply will be available for development. Reflecting the greater degree of uncertainty surrounding the availability and timing of the non-effective land supply, this element of the Audit was discounted by 50% for the purposes of Figure 3. The numbers of dwelling units identified from this source were allocated to the Core Area and Investment Corridors using the geography described in Section 2 of this report.

The Urban Capacity Assessment for Ayrshire was prepared jointly by the three Councils and the Joint Committee in 2003. Technical Report 2 provides full details of the assessment methodology and findings. The Urban Capacity Assessment identifies land in addition to that identified through the Housing Land Audit that may be available for housing development over the period 2003 to 2025. Reflecting the uncertainty over the availability and timing of sites identified from this source, fifty percent of the total number of dwelling units were discounted. The numbers of dwelling units identified from this source were allocated to the Core Area and Investment Corridors and Non-Core/Corridor areas.

The following Figures (Figures 2 to 10) provide details of the numbers of dwelling units identified from these two sources within the Core Investment Area and the Investment Corridors and non-corridor areas. Figure 11 provides a summary of the population and housing development land information.

Figure 2 - Housing Opportunities Within Core Investment Area (East Ayrshire)

Core	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Kilmarnock	1,048	437	219	1,360	680	1,947	43,588
Hurlford	40	72	36	47	24	100	4,968
Crookedholm	25	0	0	34	17	42	
Crosshouse	14	57	29	81	41	83	2,454
Drybridge	0	0	0	0	0	0	
Knockentiber	72	0	0	0	0	72	
Not Within Communities Identified Above	0	0	0	0	0	0	3,727
Sub-Total East Ayrshire portion of Core Area	1,199	566	283	1,522	761	2,243	54,737

*Total Capacity is comprised of 100% Effective Land Supply, 50% of Non-Effective Land Supply and 50% Urban Capacity

DISTRIBUTION OF POPULATION AND DEVELOPMENT LAND FOR HOUSING, BETWEEN CORE AREA, INVESTMENT CORRIDORS AND NON-CORRIDOR COMMUNITIES

Figure 3 - Housing Opportunities Within Core Investment Area (North Ayrshire)

Core	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Irvine	1,862	308	154	282	141	2,157	33,090
Dreghorn	56	0	0	69	35	91	4,152
Springside	3	2	1	9	5	9	1,184
Ardrossan	451	399	200	920	460	1,111	10,952
Saltcoats	535	75	38	275	138	710	11,260
Stevenston	134	231	116	411	206	455	9,129
Kilwinning	401	20	10	1,275	638	1,049	15,908
Not Within Communities Identified Above	0	0	0	0	0	0	2,659
Sub-Total North Ayrshire portion of Core Area	3,442	1,035	518	3,241	1,621	5,580	88,334

*Total Capacity is comprised of 100% Effective Land Supply, 50% of Non-Effective Land Supply and 50% Urban Capacity

DISTRIBUTION OF POPULATION AND DEVELOPMENT LAND FOR HOUSING, BETWEEN CORE AREA, INVESTMENT CORRIDORS AND NON-CORRIDOR COMMUNITIES

Figure 4 - Housing Opportunities Within Core Investment Area (South Ayrshire)

Core	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Ayr	654	2,926	1,463	384	192	2,309	46,431
Prestwick	163	1	1	11	6	169	14,934
Symington	186	38	19	0	0	205	1,042
Troon	420	483	242	33	17	678	14,766
Loans	0	0	0	0	0	0	701
Dundonald	15	2	1	0	0	16	2,459
Annbank	22	0	0	0	0	22	854
Mossblown	89	7	4	0	0	93	2,038
Tarbolton	130	0	0	0	0	130	1,713
Monkton	8	0	0	0	0	8	661
Coylton	75	2	1	0	0	76	2,409
Not Within Communities Identified Above	0	0	0	0	0	0	4,752
Sub-Total South Ayrshire portion of Core Area	1,762	3,459	1,730	428	214	3,706	92,760
GRAND TOTAL	6,403	5,060	2,530	5,191	2,596	11,529	235,831

*Total Capacity is comprised of 100% Effective Land Supply, 50% of Non-Effective Land Supply and 50% Urban Capacity

DISTRIBUTION OF POPULATION AND DEVELOPMENT LAND FOR HOUSING, BETWEEN CORE AREA, INVESTMENT CORRIDORS AND NON-CORRIDOR COMMUNITIES

Figure 5 - Housing Opportunities Within Glasgow Link Investment Corridor

Glasgow Link	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Kilmaurs	56	0	0	39	20	76	2,601
Stewarton	200	15	8	206	103	311	6,582
Dunlop	16	24	12	0	0	28	839
Fenwick	35	15	8	0	0	43	863
Total Not Within Communities Identified Above	0	0	0	0	0	0	1,001
TOTALS	307	54	27	245	123	457	11,886

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 6 - Housing Opportunities Within M74 Investment Corridor

M74	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Mauchline	119	99	50	0	0	169	4,105
Catrine	15	46	23	0	0	38	2,053
Auchinleck	112	18	9	434	217	338	3,512
Cumnock	123	161	81	442	221	425	9,358
New Cumnock	39	7	4	0	0	43	3,165
Ochiltree	9	10	5	0	0	14	693
Muirkirk	4	23	12	0	0	16	1,630
Drongan	64	9	5	0	0	69	3,012
Sorn	10	0	0	0	0	10	
Total Not Within Communities Identified Above	0	0	0	0	0	0	2,508
TOTALS	495	373	187	876	438	1,120	30,036

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 7 - Housing Opportunities Within Irvine Valley Investment Corridor

Irvine Valley	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Galston	78	11	6	0	0	84	5,000
Newmilns	15	17	9	0	0	24	3,057
Darvel/Priestland	82	32	16	0	0	98	3,361
Total Not Within Communities Identified Above	0	0	0	0	0	0	849
TOTALS	175	60	30	0	0	205	12,267

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 8 - Housing Opportunities Within Doon Valley Investment Corridor

Doon Valley	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Dalrymple	45	15	8	0	0	53	1,281
Patna/Waterside	35	24	12	0	0	47	2,179
Dalmellington/Bellsbank	20	110	55	0	0	75	3,026
Total Not Within Communities Identified Above	0	0	0	0	0	0	933
TOTALS	100	149	75	0	0	175	7,419

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 9 - Housing Opportunities Within Garnock Valley Investment Corridor

Garnock Valley	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Kilbirnie	91	196	98	195	98	287	7,280
Beith	234	96	48	113	57	339	6,346
Dalry	224	106	53	199	100	377	5,398
Glengarnock/Longbar	6	111	56	1,835	918	979	
Barrmill	46	10	5	23	12	63	
Gateside	0	0	0	0	0	0	
Total Not Within Communities Identified Above	0	0	0	0	0	0	1,184
TOTALS	601	519	260	2,365	1,183	2,043	20,208

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 10 - Housing Opportunities Within North Coast Valley Investment Corridor

North Coast	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
West Kilbride	180	12	6	18	9	195	4,393
Fairlie	142	8	4	0	0	146	1,510
Largs	180	14	7	29	15	202	11,241
Skelmorlie	148	2	1	4	2	151	1,828
Total Not Within Communities Identified Above	0	0	0	0	0	0	719
TOTALS	650	36	18	51	26	694	19,691

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 11 - Housing Opportunities Within Carrick Investment Corridor

Carrick	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Maybole	71	52	26	126	63	160	4,552
Dailly	14	28	14	0	0	28	908
Girvan	93	59	30	52	26	149	6,992
Crosshill	0	17	9	0	0	9	
Maidens	30	4	2	0	0	32	
Total Not Within Communities Identified Above	0	0	0	0	0	0	2,701**
TOTALS	208	160	80	178	89	377	15,153

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

**Includes population within Maidens and Crosshill

Figure 12 - Housing Opportunities Within Non-Core/Corridor Areas (East Ayrshire)

East Ayrshire	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Lugar	4	37	19	0	0	23	
Logan	0	0	0	0	0	0	1333
Moscow	3	3	2	0	0	5	
Lugton	4	3	2	0	0	6	
Rest of East Ayrshire Non Core/Corridor	0	0	0	0	0	0	2665
Rest of East Ayrshire Non Core/Corridor	11	43	22	0	0	33	3998

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 13 - Housing Opportunities Within Non-Core/Corridor Areas (North Ayrshire)

North Ayrshire	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Brodick	76	105	53	0	0	129	621
Lamlash	134	87	44	0	0	178	1010
Rest of Arran	107	14	7	0	0	114	3427
Millport	41	89	45	115	58	143	1253
Rest of North Ayrshire Non Core/Corridor	0	0	0	0	0	0	1,191
Rest of North Ayrshire Non Core/Corridor	358	295	148	115	58	563	7,502

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 14 - Housing Opportunities Within Non-Core/Corridor Areas (South Ayrshire)

South Ayrshire	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Barr	2	2	1	0	0	3	
Barrhill	6	6	3	0	0	9	
Colmonell	4	4	2	0	0	6	
Dunure	2	13	7	0	0	9	
Fisherton	0	0	0	0	0	0	
Kirkmichael	24	0	0	0	0	24	
Kirkoswald	14	0	0	0	0	14	
Minishant	4	5	3	0	0	7	
Straiton	12	0	0	0	0	12	
Turnberry	0	0	0	0	0	0	
Rest of South Ayrshire Non Core/Corridor	0	0	0	0	0	0	4184
Rest of South Ayrshire Non Core/Corridor	437	368	184	115	58	679	15,684

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 15 - Housing Opportunities Within Non-Core/Corridor Areas (South Ayrshire)

South Ayrshire	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Barr	2	2	1	0	0	3	
Barrhill	6	6	3	0	0	9	
Colmonell	4	4	2	0	0	6	
Dunure	2	13	7	0	0	9	
Fisherton	0	0	0	0	0	0	
Kirkmichael	24	0	0	0	0	24	
Kirkoswald	14	0	0	0	0	14	
Minishant	4	5	3	0	0	7	
Straiton	12	0	0	0	0	12	
Turnberry	0	0	0	0	0	0	
Rest of South Ayrshire Non Core/Corridor	0	0	0	0	0	0	4184
Rest of South Ayrshire Non Core/Corridor	437	368	184	115	58	679	15,684

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

Figure 16 – Summary of Population and Housing Opportunities

Area	Effective Land Supply 2005 to 2012	Non-Effective Land Supply	50% of Non Effective Land Supply	Urban Capacity	50% of Urban Capacity	Total Capacity*	Population 2001 Census
Core	6,403	5,060	2,530	5,191	2,596	11,529	235,831
Glasgow Link	307	54	27	245	123	457	11,886
M74 Link	495	373	187	876	438	1,120	30,036
Irvine Valley	175	60	30	0	0	205	12,267
Doon Valley	100	149	75	0	0	175	7,419
Garnock Valley	601	519	260	2,365	1,183	2,043	20,208
North Coast	650	36	18	51	26	694	19,691
Carrick	208	160	80	178	89	377	15,153
Sub Total Corridors	2,536	1,351	676	3,715	1,858	5,069	116,660
Non Corridor	437	368	184	115	58	679	15,684
TOTAL	9,376	6,779	3,390	9,021	4,511	17,276	368,175

*Total Capacity = effective land supply + 50% of non-effective land supply + 50% urban capacity

DISTRIBUTION OF POPULATION AND DEVELOPMENT LAND FOR HOUSING, BETWEEN CORE AREA, INVESTMENT CORRIDORS AND NON-CORRIDOR COMMUNITIES

Ayrshire Joint Structure Plan 2025: Growing a Sustainable Ayrshire

Publicity Statement & Summary of Consultation

- 1 AJSP 2025 – Results of Consultation
- 2 AJSP 2025 – Results of Consultation Appendix 1 - 7

Technical Reports

- 1 Strategic Assessment of Housing Land Requirements
- 2 Study of Urban Capacity within Ayrshire
- 3 Renewables
- 4 Community Profiles
- 5 Retail Capacity Assessment - East, North & South Ayrshire 2004 to 2012
- 6 New Housing – The Key to Developing a Sustainable Ayrshire
- 7 Distribution of Population and Development Land for Housing between Core Area, Investment Corridors and Non-Corridor Communities

Supporting Environmental Information

- 1 Environmental Assessment
- 2 An Assessment of the Impact of the AJSP on Natura 2000 (Appropriate Assessment)

Background Reports

- 1 Ayrshire Development Study (Drainage)
- 2 Housing Land Supply 2005 (Draft)
- 3 Sustainability Report
- 4 Scottish Executive Form for Objections or Representations