

POST AUDIT HOUSING LAND SUPPLY - 31 MARCH 2003

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HOUSING LAND SUPPLY - 31 MARCH 2003

INTRODUCTION

The Ayrshire Joint Structure Plan and Transportation Committee in conjunction with the Ayrshire Councils - East Ayrshire, North Ayrshire and South Ayrshire have prepared this audit of the Housing Land Supply. The audit meets the requirements of SPP3 to ensure a minimum 5-year effective land supply. The current form is intended to provide a comprehensive description of all current sites for housing in Ayrshire. The document is in three parts - one for each of the Ayrshire authorities.

The schedules identify all housing land in the council areas by settlement, organised by tenure and planning status (see below for definitions). All new housing developments with a capacity of 4 or more houses are included, as well as conversions and sub-divisions. The refurbishment for sale of former public sector housing stock is also included.

The schedules include details of all housing land, with anticipated programmed output over the next seven years. The private sector Established Land Supply includes all private sector commitments, consents, adopted local plan sites, Structure Plan greenfield release sites (prior to 1996) and other sites with residential potential.

The schedules have been produced after joint consultations with North, South and East Ayrshire Councils, whose assistance is gratefully acknowledged.

DEFINITIONS

Each schedule is organised by tenure and planning status:

Tenure

- Private Sector** - All dwellings built for owner occupation. This includes dwellings built for sale by private house builders and also local authorities and Housing Associations, shared ownership schemes and former local authority stock refurbished for sale.
- Private Rented** - All dwellings built by the private sector which are wholly for market rent.
- Public Sector** - All dwellings built for rent by unitary authorities.
- Housing Association** - All dwellings built for rent by Housing Associations.
- Tenure not Specified** - All dwellings where the future tenure is not yet known.

Planning Status

- Commitments** - Sites under construction at 31 March 2003. In the public sector, sites for which expenditure is legally committed are also included.
- Consents** - Sites with outline or detailed planning permission, at 31 March 2003.
- Housing Programme** - Sites identified in local authority or Communities Scotland new build programmes, but which are not yet legally committed.
- With Residential Potential** - This category includes a wide variety of sites not covered by the above categories e.g.
 - adopted local plan sites (ALPS)
 - sites zoned for housing in inherited development plans (IZ)
 - allocations in draft or final local plans, sites being promoted for housing, and sites identified as having housing potential by the local authorities (PROP).

DESCRIPTION OF SCHEDULES

The following notes and definitions apply:

- Ref** - Unique sequential reference number for each site. Existing sites which have been split into a number of separate sites have the suffix 'A' 'B' etc.
- Grid** - Ordnance Survey grid reference.
- Address** - This is divided into two parts; firstly the name of the settlement, ward, or general area; secondly, the specific address of the site.
- Builder** - Refers to the developer of the site (if known); if the site is being developed as individual plots this will be shown as PLOTS.
- Owner** - Owner of site if known. This field is used in particular to indicate ownership of sites by public bodies.
- Size (ha)** - Gross size of site in hectares.
- Tot Cap** - The total capacity of the site expressed as number of dwellings. This may be an estimate if no detailed layout has been approved.
- Status** - This reflects the planning status of the site as defined above. The codes used are:
- COMM - Commitment
 CONS - Consent

	<p>HP - Housing Programme</p> <p>ALPS - Adopted Local Plan Site</p> <p>IZ - Inherited Zoning</p> <p>PROP - Proposal</p>		
Dev Type	- Refers to the proposed type of development:		
	<p>NB - B - New Build on a Brownfield site (for example, redevelopment of land within the urban area or a vacant or derelict infill site within the urban area).</p> <p>NB - G - New Build on a Greenfield site (for example, a site outwith the urban area, in use, or capable of being used for agricultural (including forestry) purposes.</p> <p>CONV - Conversion of an existing building for housing.</p> <p>REFURB - Refurbishment for sale of former public sector or other rented stock.</p>		
A/R	- Indicates whether a site is part of an area of Area Renewal, where joint action is being taken to improve housing choice and the housing environment.		
		Housing Type Cap	- Type and number of dwellings to be developed (if known):
			<p>F - Flats</p> <p>SO - Shared Ownership</p> <p>GN - General Needs/Mainstream</p> <p>SP - Single Person</p> <p>SN - Special Needs</p> <p>AM - Amenity/Elderly</p> <p>SH - Sheltered</p> <p>VSH - Very Sheltered/Close care</p> <p>DIS - Suitable for disabled/handicapped persons</p> <p>LCHO - Low cost home ownership</p>
		ELS	- An entry in this field shows that the site is part of the Established Land Supply. The year indicates that the site has been <u>continuously</u> considered part of the Established Land Supply since then.
		EFF	- An entry in this field shows that the site is part of the Effective Land Supply i.e. that development is anticipated from the site over the next seven years. The year indicates that the site has been <u>continuously</u> considered part of the Effective Land Supply since then.
		Consent	- Indicates the type of planning consent (if relevant):
			<p>DETL - Detailed Consent</p> <p>OUTL - Outline Consent</p>
		Built	- Indicates the number of dwellings built and occupied each year over the previous three years. Developments which have been under construction for longer than this will have the sum of earlier completions in the Pre 00 column.

- Total Built** - Refers to the total number of dwellings built and occupied at 31 March 2003.
- Rem. Cap.** - The remaining capacity of the site, i.e. dwellings not yet started, under construction or complete but not yet occupied at 31 March 2003.

The last three fields are only relevant to sites in the private sector Established Land Supply. The methodology used in programming sites is described below.

- Programming** - Anticipated completions by year over the next seven years.
- Total 03 - 10** - Total programmed output for next seven years.
- Post 2010** Indicates the residual capacity not included in the total programmed output. The main reasons for capacity being included in the Post 2010 column are:
- the site may have a long lead-in time or a slow development rate so that only part can be programmed within the next seven years.
 - the site may be part of a major development area which is phased, with not all phases producing output during the next seven years.
 - the site may suffer from acknowledged constraints which preclude development during the next seven years despite the site continuing to have residential potential. These sites are considered to be non-effective

PROGRAMMED OUTPUT METHODOLOGY

Introduction

The methodology previously used by Strathclyde Regional Council has been adopted by the Ayrshire Joint Structure Plan & Transportation Committee and the 3 Ayrshire authorities and generally accords with the approach in the COSLA Baselines Report and the advice within Planning Advice Note 38 and NPPG 3. In coming to a view on the Effective Land Supply, judgements have to be made about the constraints to development, and it is recognised that the influence of any constraint may change over time.

Due to problems in estimating output for sites of less than 10 houses which have not yet started, a convention has been established whereby these sites are grouped together and only 50% of their total capacity is included in the total programmed output.

Effective Land Supply

There are two processes involved in calculating the total programmed output from the land supply. Firstly, the effectiveness of the land supply must be derived by taking account of development and ownership constraints which may preclude a site from being developed during the plan period. In brief, the criteria which will be taken into account are:

1) **Ownership/Availability**

To be effective land must become available to allow development to occur during the plan period. Private sector land will be in the control of a housebuilder, a development company, or a third party who is willing to sell. Public sector land will either have already been marketed or will be subject to a formal intention to market.

2) Physical

If physical constraints such as slope, access, ground stability, contamination or flooding exist, these may preclude development. However, if it can be demonstrated that such constraints can be overcome, for example by indicating equivalent sites which have been developed (bearing in mind the availability of public funding if required), the land will be considered to be effective.

3) Infrastructure

The non-availability of sewerage or water facilities, roads or education provision will only be considered as a constraint to effectiveness if expenditure to resolve the non-availability is not, or cannot, be programmed to allow development within the period.

4) Marketability

Land will be considered marketable if sites nearby have been developed or if sites in similar locations have been developed.

5) Viability

Some sites may need supporting finance by public bodies. Where this is required, sites will be considered effective if such funding has either been agreed, or the continuing availability of resources to fund future developments is anticipated.

Programmed Output

Secondly, once the effective land supply has been derived, the programme output for each effective site must be estimated. It is important to note that the programming exercise considers the potential output from each site, and is not controlled by previous completion rates within a unitary authority area. It is likely to show a pattern of annual completions higher than actual development rates in the earlier years and

lower in the later years. Rather than placing too much emphasis on the annual programmed output from individual site, the primary intention is to determine the overall programmed output by each authority.

The annual programmed output of any effective site will be dependent on a variety of factors including:

- (a) development lead-in times, including the estimated time taken to alleviate known constraints.
- (b) site location - in some settlements recognised low levels of demand will be reflected in development rates.
- (c) individual developer - experience provides a reasonable guide to the likely output by a particular builder.
- (d) type and price of dwelling.
- (e) past performance.

The results of the 2003 land supply exercise are provided in the following summary tables.

If you have any queries regarding this document, please contact Ian Johnson, Ayrshire Structure Plan & Transportation Team, 15 Links Road, Prestwick KA9 1QG, Telephone 01292 476716.

April 2004

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
Totals	1783	1578	7	30	0	0	1790	1608

Table 1b) Total Housing Land Supply- South Ayrshire – 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
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
Totals	2378	1810	181	48	0	30	2559	1888

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
Total	2879	3376	283	51	0	0	3162	3427

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
Total	120	348	29	29	0	0	149	377

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
Total	7160	7112	500	158	0	30	7660	7300

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

Council Area	Established Land Supply 31 March 03	Programmed Output 2003 to 2010 (all tenures)								
		2003 – 04	2004 – 05	2005 – 06	2006 – 07	2007 – 08	2008 – 09	2009 – 10	2003 – 10	Post 2010
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 (excluding Arran)	6589	501	587	528	482	396	399	269	3162	3427
Arran	526	38	44	22	18	11	11	5	149	377
Ayrshire Total	14960	1063	1309	1315	1199	1068	983	723	7660	7300

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
AYRSHIRE TOTAL	1312	1300	1436	1338	1283	1301	1029	1035	1435	1152

Ayrshire Ten Year Average	1258
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*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
Catrine	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	Slidery	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
Total (Ten Year Average)	577 (373)	316 (370)	Total (Ten Year Average)	451 (392)	437 (400)	Total (Ten Year Average)	407 (506)	399 (489)

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

Name of Local Plan	Status	Number of Completions 2002 to 2003
North Ayrshire Local Plan (Excluding Arran)	Finalised	375
Arran Local Plan	Finalised	24
East Ayrshire Local Plan	Finalised	316
South Ayrshire	Finalised	437

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

Site Reference	Town	No.	Site Reference	Town	No.	Site Reference	Town	No.
NA0851	Ardrossan	4	EA10220A	Catrine	2	SA0003	Ayr	12
NA0914	Ardrossan	6	EA10220B	Catrine	27	SA0248B	Ayr	78
NA0021A	Beith	1	EA10220C	Catrine	12	SA0448	Ayr	11
NA0833	Blackwaterfoot	2	EA20410	Crosshouse	7	SA0478	Ayr	30
NA0888	Blackwaterfoot	1	EA20439	Crosshouse	3	SA0481	Ayr	1
NA0092	Brodick	3	EA10072	Cumnock	4	SA0487	Ayr	27
NA0647	Dalry	10	EA10189A	Cumnock	2	SA0488	Ayr	1
NA0704	Dalry	13	EA10189B	Cumnock	9	SA0489	Ayr	14
NA0196	Irvine	14	EA10189C	Cumnock	1	SA0495	Ayr	33
NA0199	Irvine	1	EA10167A	Dalrymple	1	SA0496	Ayr	19
NA0707	Irvine	1	EA10201	Dalrymple	1	SA0122	Ballantrae	8
NA0709	Irvine	9	EA20304A	Darvel	1	SA0498	By Coylton	1
NA0820	Irvine	5	EA20413	Dunlop	3	SA0366	Coylton	33
NA0821	Irvine	12	EA20256	Galston	9	SA0366B	Coylton	9
NA0861	Irvine	4	EA20428	Galston	4	SA0368A	Dundonald	32
NA0886	Irvine	4	EA20150	Hurlford	6	SA0158	Girvan	2
NA0800	Kilbirnie	5	EA20392	Hurlford	1	SA0483	Loans	3
NA0818	Kilbirnie	16	EA202419	Kilmarnock	15	SA0032A	Maybole	2
NA0345A	Kilmory	6	EA20294C	Kilmarnock	7	SA0032B	Maybole	15
NA0244	Kilwinning	32	EA20294D	Kilmarnock	31	SA0364	Maybole	1
NA0596	Kilwinning	3	EA20294E	Kilmarnock	35	SA0494	Monkton	16
NA0817	Kilwinning	15	EA20295C	Kilmarnock	2	SA0363	Mossblown	18
NA0859	Kilwinning	9	EA20400	Kilmarnock	1	SA0035B	Prestwick	3
NA0095A	Lamlash	3	EA20420	Kilmarnock	1	SA0449	Symington	4
NA0771	Lamlash	2	EA20431	Kilmarnock	20	SA0429	Troon	3
NA0041	Largs	8	EA20432	Kilmarnock	7	SA0472	Troon	21
NA0752	Largs	6	EA20436	Kilmarnock	1			
NA0858	Largs	15	EA20437	Kilmarnock	13			
NA0907	Largs	6	EA20153	Kilmaurs	6			

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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
Ayrshire Total	1143	963	923	854	1085	1067	872	929	1294	856

*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
AYRSHIRE TOTAL	574	405	390	415	427	479	418	356	621	303

*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
AYRSHIRE TOTAL	50	42	42	48	39	45	48	38	48	35

Ten Year Average	43.5%
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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
AYRSHIRE TOTAL	569	558	533	439	658	588	454	573	673	553

*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
TOTAL AYRSHIRE	49	57	58	52	60	55	52	62	52	65

Ten Year Average	56.2%
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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
TOTAL AYRSHIRE	81	252	290	336	198	184	157	102	141	296

* 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
AYRSHIRE TOTAL	88	85	223	148	0	0	0	4	0	0

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 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.