

South Ayrshire Agreed Housing Land Supply 2022/23 – 2026/27

September 2022

Contents

South Ayrshire Agreed Housing Land Supply 2022/23 – 2026/27	1
Introduction	3
Historical Annual Completions	4
Maintaining a five-year Effective Land Supply for South Ayrshire.....	5
Projection totals per 2022 Housing Land Supply programming.....	7
Housing Land Supply programming and totals at settlement level	8
Record of Homes for Scotland disputes.....	10
Spatial schedule of housing sites across the South Ayrshire Housing Land Supply.....	11

Introduction

South Ayrshire Council, as local planning authority, undertake an annual housing land audit process designed to meet the requirement – set out in Scottish Planning Policy (SPP) (2014) – to monitor and assure a 5-year effective land supply provided by the planning system for residential development. The current audit format and scope is intended to provide a comprehensive account of all current sites for housing contained within the authority area bearing a capacity for four or more homes – and it reconciles a record of housing unit completions realised with informed forecasting of future completions across all such sites. These sites collectively comprise the all-tenure Established Land Supply; which is inclusive of all private and public sector commitments (including permitted development), consented windfall development (ie. enjoying express planning permission), Local Development Plan-allocated sites, and any other sites with agreed residential potential where applicable by other means.

The South Ayrshire Housing Land Supply 2022/23 – 2026/27 has been agreed and hereby published following a focused consultation exercise with industry organisation Homes for Scotland (HfS) in order to gain housebuilder and landowner / land promoters' views on the effectiveness (whether a site will deliver completed dwelling units within a five-year period) and the annual programming of future unit deliveries via respective housing sites, throughout the overall supply period.

This constructive collaboration has added value to the audit process by ensuring that the planning authority's programming assumptions have had regard to HfS industry intelligence and been duly revised where so agreed. However, it is possible that industry will reserve disagreement with the planning authority's finalised Housing Land Supply on the discrete basis of interpreting individual sites. These outstanding disagreements are known in the process as 'disputes', and each outstanding dispute is prominently recorded as such in this document for clarity and the reader's ease of reference.

HfS members reading this document should liaise with their own HfS point of contact for the specifics of the HfS position on any given dispute (see Table 6 for these listed).

The following tables and information provide an accessible summary of the South Ayrshire Housing Land Supply 2022/23 – 2026/27 ('the HLS') which highlight the key facts for readers and interested parties; and set the salient data of the HLS into various relevant context of geography, temporality and historical trends.

Historical Annual Completions

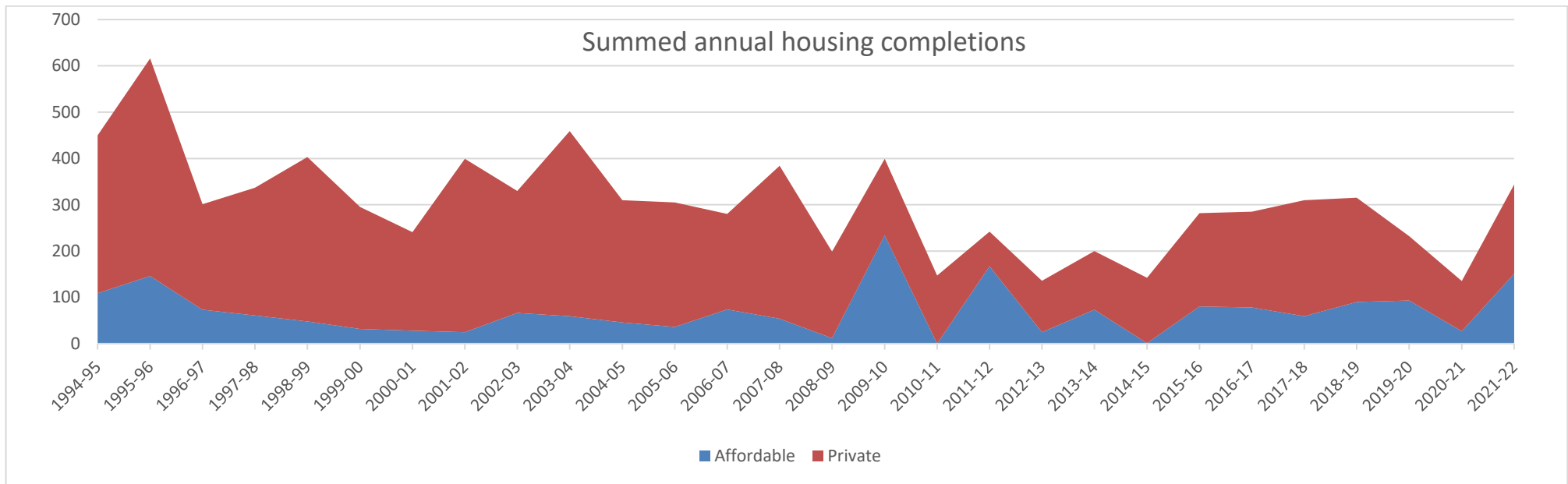
Table 1

Table 1 identifies the annual number of housing unit annual completions for the years 2007/08 to 2021/22 in South Ayrshire, for both affordable and private tenures and their all-tenure sum.

Year / Tenure	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Affordable	54	12	234	0	167	25	73	1	80	78	59	90	93	27	151
Private	330	187	165	147	75	111	127	141	202	207	251	225	139	108	193
All-tenure	384	199	399	147	242	136	200	142	282	285	310	315	232	135	344

Chart 1

This chart represents the tabulated data above.



Maintaining a five-year Effective Land Supply for South Ayrshire

Table 2 – Evolution of HLS evidence base

Table 2 compares the difference between high-level HLS programme totals, between consecutive audits. This illustrates the inherent fluidity of the HLS evidence base on account of the adopted development plan, passage of time, meantime housing delivery, and site status dynamics; and the necessity of cyclical audit.

<i>Summary comparison of consecutive audits</i>	Agreed 2020 Housing Land Supply (Aug 2021)	Agreed 2022 Housing Land Supply (Jul 2022)
<i>Audit base date</i>	1 April 2020	1 April 2022
<i>All-tenure established land supply total (dwelling units)</i>	7558	7130
<i>Five-year effective HLS period</i>	2020/21 – 2024/25	2022/23 – 2026/27
<i>All-tenure five-year effective HLS total (dwelling units)</i>	2148	2405
<i>Adopted development plan as at publication date of HLS document</i>	South Ayrshire Local Development Plan (Sep 2014)	South Ayrshire Local Development Plan 2 (Aug 2022)
<i>Five-year effective land supply maintained against contemporary LDP?</i>	No	Yes
<i>No. years'-worth effective land supply against LDP</i>	4.2 years	8.9 years

Table 3 – A Five-year Effective Land Supply for South Ayrshire Local Development Plan 2

Table 3 illustrates the HLS data demonstrating a five-year effective land supply surplus in the context of the housing supply target – and the total established land supply in the context of the housing land requirement (ie. inclusive of generosity margin) – as respectively defined and expressed for Local Development Plan 2 adopted on 31st August 2022.

In defining the housing supply target for LDP2, South Ayrshire Council has accounted for the highest private housing need scenario presented in the 2015 Housing Needs and Demand Assessment (HNDA), as well as the target for affordable housing as defined in the 2016 Local Housing Strategy (which also aligns with the scenarios for same presented in the HNDA). This results in an all-tenure housing supply target of 2700 units for the ten-year period 2015/16 – 2024/25, and a resultant average annualised target of 270 dwelling units per year. The targets for private housing and affordable housing respectively are coincidentally equivalent at an annualised average of 135 units each per year.

In calculating the requirement for the formal development plan period (2022 to 2032) we have added a lead-in allowance to cover the intervening years from the base date of the HNDA, giving an all-tenure housing supply target of 4320 over 16 years to 2032. To produce the housing land requirement (ie. distinct from the supply target itself), we have added a margin of 20% to establish a housing land requirement of 5184 units – this same 20% ‘generosity allowance’ was also included in the previous LDP. It accords with Scottish Planning Policy and is intended to provide flexibility to the supply of housing land and to support the housebuilding industry in securing the delivery of new homes.

South Ayrshire Local Development Plan 2	LDP2 Housing Supply Target 2016-32 (270pa)	Completions 2016-2022 (all tenure) as at 22 HLS	Total Established Land Supply as at 22 HLS	Five-Year Effective Land Supply 2022/23 as at 22 HLS	LDP2 HST pro-rated for five-year effective supply period 2022/23 - 2026/27	Five-Year Effective Land Supply maintained?	No. years' land in five-year effective supply as at 22 HLS
Agreed Housing Land Supply 2022/23-2026/27	4320	1621	7130	2405	1620	Yes	8.9 years

Projection totals per 2022 Housing Land Supply programming

The Planning and Building Standards (P&BS) Service has projected future housing site delivery based on prior housing completion rates within existing active sites, Strategic Housing Investment Programme site-specific committed investments, and in cognisance of material planning decisions and site-specific discussions having occurred prior to the audit ‘snapshot’ base date. Through consultation dialogue Homes for Scotland have contributed opinion and consequential refinement to programming of the effective period.

Following consultation the majority of the HLS is agreed between the Council and Homes for Scotland. Only three sites are formally disputed by Homes for Scotland, itemised in Table 6 further below with reasons noted therein. It is a matter of record that each of the formally disputed sites have extant planning permission as at the base date of the HLS, and for this and complementary material reasons the Council is of the opinion that they can deliver housing units within the five-year effective period. Thus notwithstanding Homes for Scotland’s outstanding disputes, the Council’s final 2022 position on the effectiveness of these sites is crystallised in its programming for each.

The service recognises significant affordable housing delivery is forecasted within the next five years, with attend commitments as illustrated via the Council’s latest [Strategic Housing Investment Plan](#) as reported to and approved by Leadership Panel in November 2021.

Table 4 – Programme projection totals

This table illustrates the projection totals for yearly housing unit delivery during the effective period 2022/23 to 2026/27, the resulting sum effective supply total for that period, and the residual total for the remaining established housing land supply post-2026/27.

Supply Year/ Period	Programmed all-tenure delivery					Established Land Supply		
	2022/23	2023/24	2024/25	2025/26	2026/27	Total Effective Supply	Post-2026/27	Total Established Land Supply
Programmed unit delivery totals	403	500	551	481	470	2405	4725	7130

Housing Land Supply programming and totals at settlement level

Table 5 – Programme at settlement level

This table breaks down the projected all-tenure housing unit delivery at settlement level within South Ayrshire over the 2022 supply period. The 2022 housing supply period consists of the five-year *effective* housing land supply period 2022/23 – 2026/27, and the remaining period post-2026/27. Cumulatively these periods form South Ayrshire’s total *established* housing land supply.

Programmed all-tenure delivery	Effective Land Supply 2022/23 – 2026/27					Established Land Supply		
	2022/23	2023/24	2024/25	2025/26	2026/27	5-year Effective Supply	Post-2026/27	Established Land Supply
Settlement								
Annbank & Mossblown	3	0	10	20	25	58	58	116
Ayr	134	274	283	158	166	1015	3163	4178
Barrhill	4	5	5	5	0	19	0	19
Colmonell	1	1	1	1	1	5	3	8
Coylton	15	30	43	56	56	200	164	364
Crosshill	0	3	8	5	5	21	20	41
Daily	0	0	4	4	4	12	6	18
Dundonald	22	26	15	15	15	93	137	230
Dunure / Fisherton	9	5	5	2	2	23	3	26
Girvan	2	2	16	15	15	50	69	119
Kirkmichael	12	0	0	0	0	12	23	35
Kirkoswald	0	0	3	9	5	17	13	30
Maidens & Turnberry	0	0	0	0	0	0	25	25

Programmed all-tenure delivery	Effective Land Supply 2022/23 – 2026/27					Established Land Supply		
	2022/23	2023/24	2024/25	2025/26	2026/27	5-year Effective Supply	Post-2026/27	Established Land Supply
Maybole	15	36	41	50	60	202	327	529
Minishant	0	4	3	5	10	22	75	97
Monkton	61	61	38	35	35	230	58	288
Prestwick	19	3	0	0	0	22	68	90
St Quivox & Auchincruive	0	0	20	35	40	95	400	495
Straiton	0	0	0	6	6	12	0	12
Symington	5	0	1	0	0	6	42	48
Tarbolton	14	10	15	20	25	84	71	155
Troon	87	40	40	40	0	207	0	207
Total	403	500	551	481	470	2405	4725	7130

Record of Homes for Scotland disputes

**Table 6 – Formal site disputes and queries:
Homes for Scotland**

This table provides for the avoidance of doubt an itemised record of formal site disputes (3x, highlighted **RED** for clarity) and otherwise any outstanding queries / comments as registered by Homes for Scotland, on behalf of their members, against the HLS.

Homes for Scotland reasoning is reproduced verbatim for consistency.

SITE_REF	TOWN	ADDRESS	HFS signal: accept/dispute
LDP09	COYLTON	COY5 - MANSE ROAD	If site hasn't yet commenced unlikely that completions will be in 22/23 given lead in times for construction.
LDP12-14A	DUNDONALD	DUN1, DUN2, DUN3 (PRIV)	Will track progress and review for 2023 audit.
LDP22	MAYBOLE	MAYB2	SAC to confirm Milestone as a developer. Accept and review in 2023 audit.
SA0528	BARRHILL	GOWLAND TERRACE	Completions in 22/23 not possible if site isn't under construction. Suggest move back programming.
SA0546	AYR	SOUTH EAST AYR	Dispute/make non-effective due to infrastructure and viability constraints.
SA0580	FISHERTON	AYR ROAD	Understood re extant consent but programming is not realistic given no active construction on site.
SA0581	AYR	AYR RACECOURSE	Dispute due to programming. Make non-effective, no housebuilder involvement. Dawn Developments are not HFS members
SA0629	BY AYR	AUCHINCRUIVE ESTATE	Dispute non-effective with a stringent design code and works to the nearby roads network. This site is unlikely to be delivered within the plan period.
SA0686	PRESTWICK	19 MONKTON ROAD	Programming unlikely 22/23 if construction hasn't started. Can SAC confirm?
SA0694	AYR	EAST SANQUHAR FARM	Programming unlikely 22/23
SA0695	AYR	5-11 KYLE STREET	Programming unlikely 22/23
SA0696	AYR	REAR OF 35-47 BURNS STATUE SQUARE	Programming unlikely 22/23
SA0698	SYMINGTON	LOW WEXFORD FARM	Programming unlikely 22/23

Spatial schedule of housing sites across the South Ayrshire Housing Land Supply

An interactive spatial schedule of housing sites and associated data variables may be read in conjunction with this housing land supply publication, by way of GIS webmap, and which is made available [here](#).