

South Ayrshire Agreed Housing Land Supply 2023/24

November 2023

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Introduction

South Ayrshire Council, as local planning authority, undertake an annual housing land audit process designed to meet the advice – outlined in [Planning Advice Note 2/2010](#) – for monitoring the 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 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 2023/24 has been agreed (subject to residual disputes as declared, see below) 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 site 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 bases of interpreting individual sites or settlement-level delivery. These outstanding disagreements are known as 'disputes', and each outstanding dispute is clearly recorded as such within 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 2023/24 ('the HLS') which highlight the key facts for readers and interested parties; and sets HLS data into various relevant context of geography, development plan evolution and historical trends.

Historical Annual Completions

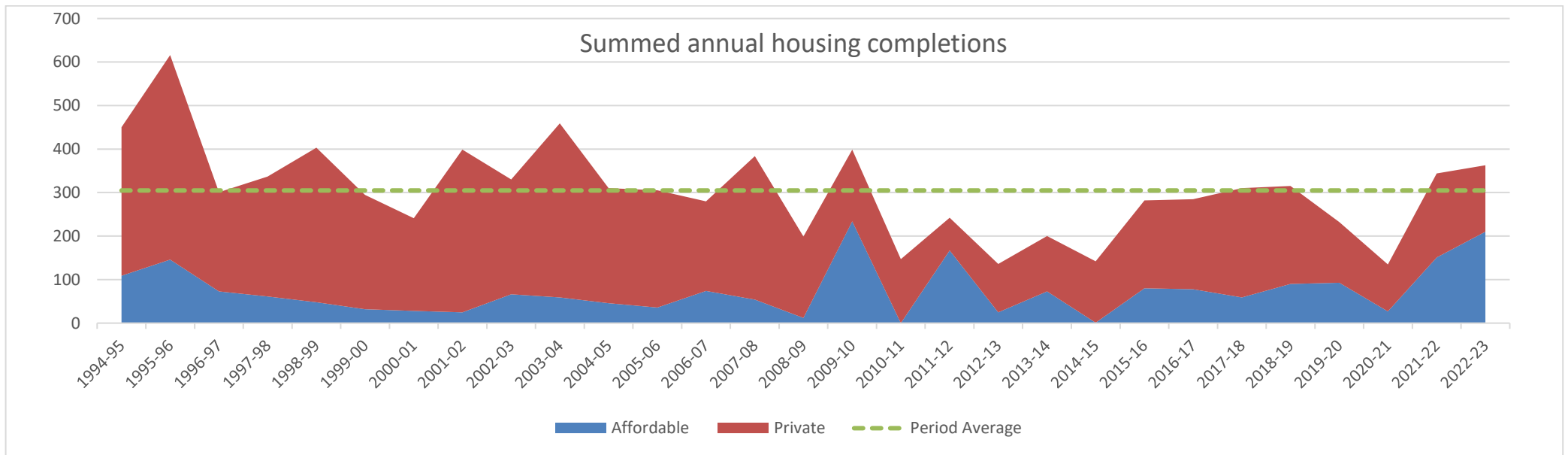
Table 1

Table 1 identifies the annual number of housing unit annual completions for the years 2007/08 to 2022/23 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	2022-23
Affordable	54	12	234	0	167	25	73	1	80	78	59	90	93	27	151	210
Private	330	187	165	147	75	111	127	141	202	207	251	225	139	108	193	153
All-tenure	384	199	399	147	242	136	200	142	282	285	310	315	232	135	344	363

Chart 1

This chart incorporates the tabulated data above over a greater time series.



Effective Land Supply for South Ayrshire

Table 2 – Evolution of HLS evidence base

Table 2 compares high-level HLS programme totals between consecutive audits. This illustrates the iterative variation 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)	Agreed 2023 Housing Land Supply (Nov 2023)
<i>Audit base date</i>	1 April 2020	1 April 2022	1 April 2023
<i>All-tenure established land supply total (dwelling units)</i>	7558	7130	6658
<i>Five-year effective HLS period</i>	2020/21 – 2024/25	2022/23 – 2026/27	2023/24 – 2027/28
<i>All-tenure five-year effective HLS total (dwelling units)</i>	2148	2405	1775
<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)	South Ayrshire Local Development Plan 2 (Aug 2022)
<i>Five-year effective land supply maintained against contemporary LDP?</i>	No	Yes	N/A*
<i>No. years'-worth effective land supply against LDP</i>	4.2 years	8.9 years	N/A*

*These obsolete measures concerning five-year supply stem from Scottish Planning Policy, which was superseded by NPF4 in February 2023

Delivery Balance re Development Plan period

Table 3 – Delivery profile under 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 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 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 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 (as was then in force) 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.

Table 3

South Ayrshire Local Development Plan 2 (31.08.2022)	LDP2 Housing Supply Target 2016-32 (270pa)	Completions 2016-2023 (all tenure) as at 23 HLS	Total Established Land Supply as at 23 HLS	Five-Year Effective Land Supply 2023/24 as at 23 HLS	LDP2 HST pro-rated for five-year effective supply period 2023/24 - 2027/28	Delivery balance owed within remainder of LDP2 period	Delivery programmed to LDP2 plan period end
Agreed Housing Land Supply 2023/24	4320	1984	6658	1775	1350	2336	3053

Projection totals per 2023 Housing Land Supply programming

The Planning and Building Standards (P&BS) Service projects future housing site delivery over the succeeding ten years, 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 which has effected substantive consequential refinement to delivery programming across the supply.

Following consultation the majority of the HLS is agreed between South Ayrshire Council and Homes for Scotland. However numerous individual sites are formally disputed by Homes for Scotland re: programming, as itemised in Table 6 further below. It is a matter of record that each disputed site bears either plan allocation status, SHIP-declared funding commitment, and/or extant planning permission as at the base date of the audit – and for these and complementary material reasons the Council is of the opinion that they can deliver housing units in the timeframes respectively programmed. Thus notwithstanding Homes for Scotland's outstanding disputes, the Council's final 2023 position on the deliverability of these sites remains as per its programming for each.

The P&BS Service further recognises significant affordable housing delivery is forecasted within the next five years, with attendant financial commitments as illustrated via the Council's contemporaneous [Strategic Housing Investment Plan](#) as reported to and approved by Cabinet on 29th November 2022.

Table 4 – Programme projection totals

This table illustrates the projection totals for yearly housing unit delivery during the effective period 2023/24 to 2027/28, the resulting sum effective supply total for that period, and the residual total for the remaining established housing land supply post-2027/28.

Supply Year/ Period	2023/24	2024/25	2025/26	2026/27	2027/28	Total Effective Supply	Post- 2027/28	Total Established Land Supply
Programmed unit delivery totals	364	366	311	409	325	1775	4883	6658

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 2023 supply period. The 2023 housing supply period consists of the five-year *effective* housing land supply period 2023/24 – 2027/28, and the remaining period post-2027/28. Cumulatively these periods form South Ayrshire’s total *established* housing land supply.

Settlement	2023/24	2024/25	2025/26	2026/27	2027/28	5-year Effective Supply	Post-2027/28	Established Land Supply
Annbank & Mossblown	2	0	0	0	0	2	45	47
Ayr	145	181	99	197	159	781	3272	4053
Colmonell	0	0	0	0	0	0	8	8
Coylton	3	28	28	40	55	154	209	363
Crosshill	3	3	0	0	0	6	35	41
Dailly	0	0	0	0	0	0	12	12
Dundonald	0	0	0	0	0	0	187	187
Dunure / Fisherton	0	0	0	0	0	0	26	26
Girvan	1	0	0	0	0	1	105	106
Kirkmichael	0	6	6	0	0	12	23	35
Kirkoswald	0	0	0	0	0	0	7	7

Settlement	2023/24	2024/25	2025/26	2026/27	2027/28	5-year Effective Supply	Post-2027/28	Established Land Supply
Maybole	25	36	36	25	23	145	260	405
Minishant	0	0	2	5	0	7	90	97
Monkton	76	47	36	32	0	191	0	191
Prestwick	49	7	40	30	0	126	67	193
St Quivox & Auchincruive	0	0	15	25	35	75	420	495
Straiton	0	0	0	0	0	0	12	12
Symington	2	2	0	0	0	4	44	48
Tarbolton	7	38	15	15	10	85	56	141
Troon	51	18	34	40	43	186	5	191
Total	364	366	311	409	325	1775	4883	6658

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 and otherwise any outstanding queries / comments as registered by Homes for Scotland, on behalf of their members, against the HLS.

Homes for Scotland final comment is reproduced verbatim for transparency.

SITE REF	TOWN	SITE NAME / ADDRESS	HFS Final Comments	HFS Final Comments (supplementary)
LDP01	ANNBANK	ANN1	Dispute.	
LDP05	COYLTON	COY1 - HOLE ROAD WEST	Dispute until consented development.	
LDP08	COYLTON	COY4 - GALLOWHILL	Dispute until consented development.	
LDP10	CROSSHILL	CRO1	Dispute until consented development.	
LDP11	DAILLY	DAI1	Dispute until consented development.	Unlikely to be enough local builders to take on all of these small sites.
LDP12-14A	DUNDONALD	DUN1, DUN2, DUN3 (PRIV)	My understanding is that the PPIp has now expired despite the MSCM being approved and implemented.	
LDP16	GIRVAN	GIR1	Dispute until consented development.	
LDP20	KIRKOSWALD	KIRK1	Dispute until consented development.	Unlikely to be enough local builders to take on all of these small sites.
LDP22	MAYBOLE	MAYB2	Glad Milestone have lined it up for continuity but dispute until consent granted.	

LDP24	MAYBOLE	MAYB4	Dispute until consented development.	Unlikely to be enough local builders to take on all of these small sites.
LDP25	MINISHANT	MIN1	Dispute until consented development.	
LDP26	MINISHANT	MIN2	Dispute until consented development.	Unlikely to be enough local builders to take on all of these small sites.
LDP28	STRAITON	STR1	Dispute until consented development.	
LDP34	PRESTWICK	PRES2 - ST CUTHBERT GOLF CLUB	Dispute until consented development.	
SA0525	AYR	MCCALL'S AVENUE (EAST)	Dispute until consented development.	
SA0546	AYR	SOUTH EAST AYR	Dispute until consented development.	
SA0581	AYR	AYR RACECOURSE	Dispute - as an aside they have applied to renew the consent again.	
SA0629	BY AYR	AUCHINCRUIVE ESTATE	Dispute.	
SA0665	MAYBOLE	LAURELBANK, ALLOWAY ROAD	Dispute.	

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](#).