

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE : 16 DECEMBER 2003

EAST AYRSHIRE VACANT AND DERELICT LAND SURVEY 2003

Report by Director of Development Services

1 PURPOSE OF REPORT

- 1.1** The purpose of this report is to inform Committee of the Vacant and Derelict Land Survey 2003, carried out by the Planning & Building Control Division on behalf of the Scottish Executive.

2 BACKGROUND

- 2.1** The survey is carried out to establish the extent and state of vacant and derelict land in Scotland, to assist in reinforcing and justifying national policy established to bring about the re-use of these resources.
- 2.2** At the local level this information feeds into the Local Plan making process, and the amount of vacant or derelict land is an indicator of the state of the Council's built and natural environment.
- 2.3** The Scottish Executive (Statistical Division) envisage publishing the 2003 Vacant and Derelict Land Survey in January 2004.

3 CHANGES SINCE 2002 SURVEY

- 3.1** For the purposes of the survey certain criteria exist to define land that is either vacant or derelict. One of the survey criteria that defines vacant land has been 'land in urban settlements (with a population of 2,000 or more)'. In the past the Executive has accepted a survey return from East Ayrshire that has included all settlements in East Ayrshire irrespective of population, however this year they have requested the Council to remove reference to sites in Dalmellington, Dalrymple and Muirkirk, all of which fall under the 2,000 population threshold..

4 FINDINGS

- 4.1** The East Ayrshire survey consisted of site visits to every site documented in the 2002 survey as well as the identification of any new sites to update the database. There are currently 129 sites identified in the vacant and derelict land survey within East Ayrshire,
- 4.2** Eight of these sites (11.36 ha.) are new having been identified in this years survey. But 16 sites have been removed with a total land area of 16.59 hectares. This does not include those sites removed as a result of the change

in the Executives criteria (3.1 above). This, therefore, represents a reduction in the area of derelict and vacant land as a result of development.

- 4.3** The 2004 survey will take account of the development of the Moorfield (North) industrial site, due to start in early 2004. Approximately 5ha of the site is included in the 2003 survey as derelict land. The development of Moorfield (North) as a strategic employment site is the result of combining planning policy, project implementation and property surveying work throughout the Development Services Department through an Action Plan.
- 4.4** The current Local Plan review will examine opportunities for a similar approach elsewhere in East Ayrshire and the Committee is invited to endorse the Area Action Plan format.

5 FINANCIAL AND LEGAL IMPLICATIONS

- 5.1** None

6 RECOMMENDATIONS

- 6.1** It is recommended that the Committee:
- (a) Note the contents of the Vacant and Derelict Land Survey 2003 and the progress made in encouraging the development of vacant and derelict sites with considerable obstacles; and
 - (b) Agrees that the revised East Ayrshire Local Plan identifies future locations where an Area Action Plan approach can be adopted.

Stephen Chorley
Director of Development Services
25 November 2003

For further information on the content of the report, contact Alasdair Laurenson, Planning and Building Control Division, on 01563 576758

Implementation Officer: Alan Neish

1. Results of the East Ayrshire Vacant & Derelict Land Survey.

Derelict Land			Vacant Land			Total		
No of Sites	Area (ha)	%	No of Sites	Area (ha)	%	No of Sites	Area (ha)	%
72	284.3	0.22	57	69.86	0.06	129	354.1	0.28

The total area of vacant and derelict land (354.13 ha.) makes up only 0.28% of the total land area of East Ayrshire.

2. Vacant And Derelict Land by Land Type

Brownfield		Greenfield		Total	
No of Sites	Area (ha)	No of Sites	Area (ha)	No of Sites	Area (ha)
113	333	16	21.1	129	354.1

Brownfield land accounts for 94.04% of all vacant and derelict land sites in East Ayrshire.

3. East Ayrshire Vacant and Derelict Land by Previous Use

Previous Use	No of Sites	Area (ha.)
Agriculture	1	0.32
Forestry/Woodland	1	0.26
Community & Health	2	0.47
Education	3	2.01
Passive Open Space	1	0.45
Recreation & Leisure	5	8.86
Manufacturing	15	30.74
Mineral Activity	26	190.43
Residential	7	12.31
Retailing	4	1.06
Storage	1	1.53
Transport	3	8.36
Utility Service	1	9.90
Other	4	13.06
Unknown	55	74.37

The 26 Mineral Activity sites make up 67.0% of derelict land and 53.8% of the total vacant & derelict land within East Ayrshire.

4. East Ayrshire Vacant and Derelict Land by Preferred Use

Preferred Use	No of Sites	Area (ha.)
Agriculture	23	122.23
Community & Health	2	0.38
Passive Open Space	15	39.29
Recreation & Leisure	2	6.00
Manufacturing	13	32.24
Other Gen. Industry	6	12.90

Mineral Activity	1	11.60
Residential	39	51.68
Retailing	3	1.62
Transport	1	0.15
Business Class	3	1.76
Other	1	2.56
Unknown	20	71.72

Where a preferred use was stated the most common uses were agriculture 34.5%, residential 14.6% and passive open space 11.1%, of all the total vacant & derelict land within East Ayrshire.

5. Sites Removed from the East Ayrshire Survey

A total of 16.59 hectares of vacant land has been removed from the East Ayrshire survey, (this does not include the 10 sites previously mentioned as removed from the SVDLS due to the 2000 population limit). Of these sites the take-up of new use can be broken down to:

New Use	No of Sites (2002)	Area (ha.) (2002)	No of Sites (2003)	Area (ha.) (2003)
Agriculture			1	2.63
Manufacturing			1	0.94
Recreation and Leisure	1	44.18	1	0.1
Retailing	1	0.64	3	2.58
Residential	5	3.58	9	9.07
Naturalised Sites			1	1.27
Mineral Activity	1	27.20		
Passive Open Space	6	8.03		
Definitional Reasons	3	3.38		
Other General Industry	1	0.12		
Total	18	85.52	16	16.59

54.7% of the total land taken-up in 2003 was by Residential development.