
NORTH AYRSHIRE COUNCIL

28 April 2021

Planning Committee

Title:	Ardrossan North Shore Development Framework
Purpose:	To update Members on progress on the development of Ardrossan North Shore and seek approval of a Development Framework for the site.
Recommendation:	It is recommended that the Planning Committee approves the Ardrossan North Shore Development Framework (Appendix 1), which will inform and be a material consideration in the determination of any future planning applications for the site.

1. Executive Summary

- 1.1 Ardrossan North Shore is a key regeneration opportunity within North Ayrshire and is identified as a Strategic Development Area by the Adopted Local Development Plan.
- 1.2 This report seeks approval for a development framework for Ardrossan North Shore which would inform detailed proposals and, if approved, would be a material consideration in the determination of future planning applications for the site. It is advised that the framework has been developed through analysis of how the Council's aspirations for the regeneration of the site could best be accommodated, and technical information (site conditions, transport, flood risk) and cost.
- 1.3 The framework has been the subject of an 8-week public consultation period and the comments received have been considered and included at Appendix 2.

2. Background

- 2.1 The Ardrossan North Shore site extends to around 12.25 ha (30.3 acres) and has been vacant since the mid-1980s. The site was acquired by a Limited Liability Partnership owned jointly by the Irvine Bay Regeneration Company and Peel Land and Property in 2009 and thereafter promoted for housing development. Following the wind up of the Irvine Bay Regeneration Company in 2017, the Council acquired the interests of the URC and Peel L&P, taking full ownership of the site in 2020.
- 2.2 In January 2019, the creation of a new 3 – 18 years community campus on the North Shore site was proposed. In September 2019, the Council agreed to commence a period of Statutory Public Consultation, in terms of the Education Acts, on the proposal, and following that Consultation, the Council agreed to proceed with the proposal in April 2020. The proposal incorporates a relocated Ardrossan Academy

and Winton Primary, early years provision, swimming pool and offices for health and social care staff and it is considered, would facilitate both the redevelopment of the site and deliver educational benefits for pupils.

- 2.3 In addition to the community campus, the proposals identify the potential to accommodate a marine sciences centre, new housing development, an expanded marina, commercial uses, and a new coastal path. The development would be part of a wider £150 million regeneration programme for the area, which includes Ardrossan Harbour, and new physical connections to the town, over a 5-10-year period.
- 2.4 The Ardrossan North Shore Development Framework would establish a site layout, which it is advised would seek to maximise the opportunity provided by this site by proposing what is seen by the Framework as the optimal layout of mix of uses. The Development Framework identifies the principal issues which led to the proposed layout emerging, which include:
- The benefits of locating the campus buildings to the south of the site to maximise their accessibility;
 - The activity created by locating the campus buildings to the south of the site, with the benefits of this location in providing a catalyst for other commercial development;
 - The benefits of focusing housing development in the north of the site, given the historic site remediation for this use at this part of the site;
 - The benefits in locating playing fields/ sports facilities in the centre of the site in creating a level of shelter from exposure; and
 - The cost analysis which demonstrated that the proposed layout provides a cost-effective solution
- 2.5 Technical information was also considered in the development of the proposals, including:
- **Ground conditions** - includes geotechnical analysis (the ability of the site to accommodate structures and the nature of foundations solutions required), and historic site contamination and how this will be addressed to make the site suitable for use. A site remediation strategy has been developed in consultation with The Council's Environmental Health Service and the Scottish Environmental Protection Agency (SEPA).
 - **Flood risk** - recognises the need to develop the site to allow protection against a 1:1000 year flood event as required by SEPA guidance. The development of the site will also require protection against wave action by a sea wall or revetment.
 - **Transport** - The development framework proposes that a link road runs through the site from North Shore Crescent to Montgomerie Street, through a new site access.

Further detail on these matters would be considered by a design team appointed to develop proposals for the site and would be required to support any future planning applications for the site.

- 2.6 An 8-week period of public consultation on the development framework was launched on 15th February, with the framework published on the Council's website and

coverage secured in the local press. Nineteen individual responses to the consultation were received in addition to a letter undersigned by 61 residents of Harbour View incorporating Moonlight Place, Raylight Place, Dawnlight Circle and Stormlight Road.

- 2.7 A full summary of comments received, and the responses is included within Appendix 2. In general, comments received were related to the contamination of the site and also to technical information such as traffic, access and wildlife. The Harbour View Residents letter objects to the proposed Ardrossan North Shore Development Framework, stating that the current development framework option chosen is not necessarily the best option for the layout and there needs to be further public consultation; and that development of the site should be on hold until the contamination is addressed.

Planning Assessment

- 2.8 Strategic Policy 3 of the Adopted Local Development Plan (LDP2) identifies Ardrossan Harbour and North Shore as a Strategic Development Area. The strategic development areas policy sets out the key factors to be considered in developing these major areas of change. LDP2 supports 'the regeneration of Ardrossan North Shore area for residential and mixed-use development, particularly where community uses can be integrated into the development, which will increase pedestrian flow through the area and into the town centre'.
- 2.9 It is assessed that the proposed Development Framework accords with Strategic Policy 3 of the Local Development, both in terms of the proposed uses and, in principle on the layout of these uses within the site. The siting of the Community Campus to the south of the site would maximise the potential of the development to increase pedestrian flow through the area and into the town centre and for the Campus to be accessed by sustainable transport. The coastal path and public space would accord with the LDP's support for development that provides active travel routes into and throughout the site and the regeneration of vacant land to form an attractive open space resource for the local community.
- 2.10 The LDP promotes the use of Masterplans for identified Strategic Development Areas in order to co-ordinate development in a manner that supports the creation of sustainable and successful places. The Ardrossan North Shore Development Framework is relatively high level and does not extend to the level of detail typically contained within a Masterplan but does establish some design principles. It provides a positive basis on which to develop detailed proposals for individual elements of the site. It establishes how coherent spaces and layouts will be created that would maximise the potential of the site and how people and places would be connected by enabling ease of movement within and through the North Shore. Furthermore, community consultation is a key element of Masterplanning and has been undertaken in respect to the Development Framework, with not any significant issues raised.
- 2.11 Detailed proposals would be required to demonstrate specific siting and design, and that there would not be any adverse impact on the environmental quality of North Ayrshire. The detailed proposals would be assessed against the detailed policies of the LDP in any future planning application

Next Steps

2.12 An architect and design team has recently been appointed to take forward the detailed design of the community campus. That design will be developed in line with the development framework and if approved see planning applications for the site submitted in late 2021. The programme for the campus envisages the start of construction work in August 2022.

2.13 For the remainder of the Ardrossan North Shore site, a Design Brief will be prepared for the proposed private and social housing and open space to support the creation of a high-quality new neighbourhood, to meet the six qualities of a successful place and the LDP Placemaking policy. The proposed International Marine Science and Environment Centre (IMSE) and associated marine uses which form the final part of the site are being progressed as part of the Ayrshire Growth Deal.

3. Proposals

3.1 It is proposed that the Committee notes the consultation undertaken on the Ardrossan North Shore Development Framework and approves the Development Framework as a material consideration in the determination of any future planning applications for the site.

4. Implications/Socio-economic Duty

Financial

4.1 This report has no financial implications.

Human Resources

4.2 None.

Legal

4.3 If approved, the Ardrossan North Shore Development Framework will be a material consideration in the assessment of future planning applications for the site.

Equality/Socio-economic

4.4 None.

Environmental and Sustainability

4.5 The Development Framework has considered flood risk and ground conditions and how to maximise opportunities for sustainable transport. A full assessment of sustainability and environmental impact will be undertaken as part of future planning applications.

Key Priorities

4.6 The Ardrossan North Shore Development Framework seeks to deliver on a number of the Council's key priorities, including: children and young people experiencing the best start in life; an inclusive, growing and enterprising local economy; vibrant, welcoming and attractive places; and a sustainable environment.

Community Wealth Building

- 4.7 Supporting the wider regeneration of our communities by maximising all of our land and assets is a key pillar of the Community Wealth Building strategy.

5. Consultation

- 5.1 As noted at paragraph 2.6, an 8-week period of public consultation on the development framework was launched on 15th February, with the framework published on the Council's website and coverage secured in the local press. A full summary of comments received, and a response is included within Appendix 2.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact **Alistair Gemmell, Strategic Planning Manager**, on **01294 324005**.

Background Papers

0

Introduction

The diagram illustrated in this slide, and in further detail on slide 14, shows the proposed development framework with the layout of uses within the site. Also included are key design considerations such as the main points of access into the site, the route of principal roads, coastal path route, and the indicative location of the campus buildings. Key design principles are further described below.

Community Campus

The framework proposes to locate the community campus to the southern edge of the site, maximising opportunities for connectivity with the town centre, with an aim to facilitating relationships and integration with the community, existing businesses, local industry and transport links.

The scale of the campus buildings will be appropriate to their location, with a relationship and similar building height to existing flatted residential development at Mariners view, to help create a sense of scale around the Montgomerie Pier area. An entrance will be formed at the southern elevation of the campus to encourage activity in this key area.

The outdoor sports provision will be provided adjacent to the campus building and sit centrally within the site, affording a level of shelter, and open views for adjacent housing development.

The later development of a marine sciences centre and/or commercial space will require to establish a strong relationship between the campus and marina, by providing a strong frontage for development on to the marina.

Housing

Housing is proposed to the eastern and northern parts of the site. To the east, blocks would be formed which are back to back with existing residential parcels along Montgomerie Road, with vehicular and pedestrian connection points introduced in strategic locations to create a stronger urban grid formation. This will help to 'repair' the current edge condition and establish development which faces on to a new central road within the site and then on to playing fields within the Campus.

The requirement for a form of grid pattern will continue at the northern end of the site, creating a clear urban residential arrangement. Opportunities to maximise views and accessibility to the coastal frontage will be achieved by having housing fronting onto the coast/new coastal path. This will also facilitate an inherently secure route along the front, with the path having passive supervision as a result of it's relationship with housing. This relationship is also reminiscent of traditional seafront boulevards found elsewhere in Ardrossan and other seaside towns.

Roads & Parking

The principal vehicular access points into the site will be from North Crescent Road and from a continuation of Barr St through the existing Coast to Coast garage site, which enables a clearer onward connection with the town centre.

There will be two main routes through the site with a road running along part of the coastal frontage, following the route of the new coastal path, and a central 'boulevard' running north/south and serving the community campus and residential blocks.

It is not the intention to provide a vehicular route around the entire coastal perimeter of the site, rather, the coastal road will terminate before it reaches Montgomerie Pier and will provide some limited parking provision. The new central road within the site which separates the campus from new housing will serve the housing area to the north, but not provide a second vehicular access on to North Crescent Road.

Analysis will be undertaken on the extent to which parking provision can be shared between the campus, marina, and other facilities. This will reflect the varying demands for parking space in terms of the time of year (marina demand evident most during school holidays) and peak times of the day. Parking will be designed to allow provision to be shared by allowing appropriate proximity to uses. It should be designed to avoid concentration within one large space which dominates the site, and be focused on the east of the campus and marina to retain the development, commercial and tourism potential of these areas.

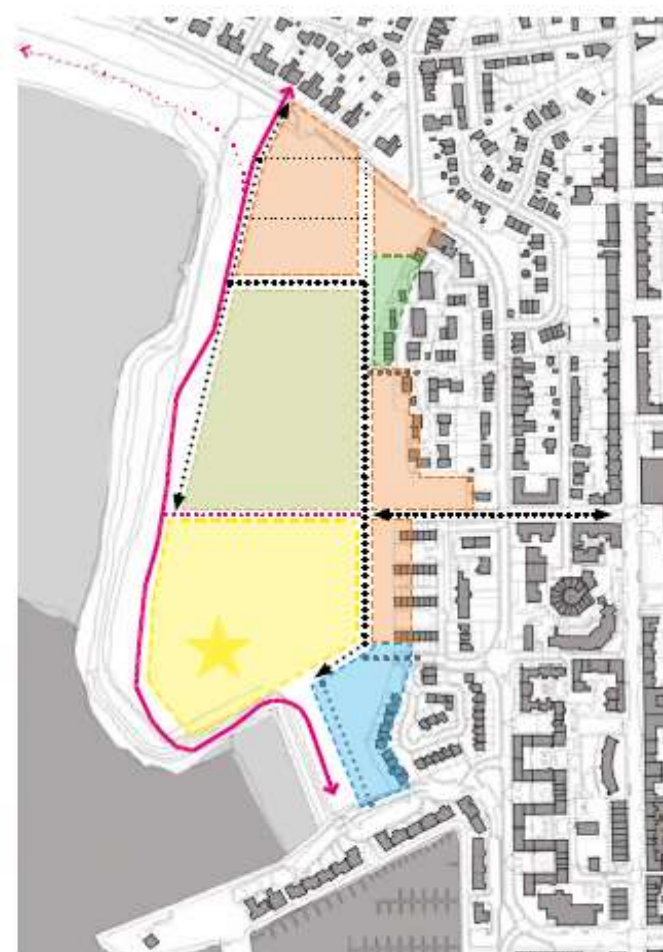
Coastal Path & Public Space

Public open spaces are provided across the site. The new coastal path will be a focus with associated landscaping to create an attractive resource for the local community, for pupils through outdoor education space/ 'daily mile' provision, and a draw for visitors.

A pocket park is also proposed within the site, served from the main boulevard, creating a central amenity for the local residents.

An area of public realm is proposed to the southern edge of the site between the campus buildings and Montgomerie Pier, and this would also serve as a gateway to the campus buildings, giving an opportunity for the new community facility to open out to the town and encourage activity at the mouth of the marina where there is potential for later commercial development. Located with views out to the Firth of Clyde and over the new marina extension, this would also provide a significant draw for visitors to the town and encourage use of the coastal path.

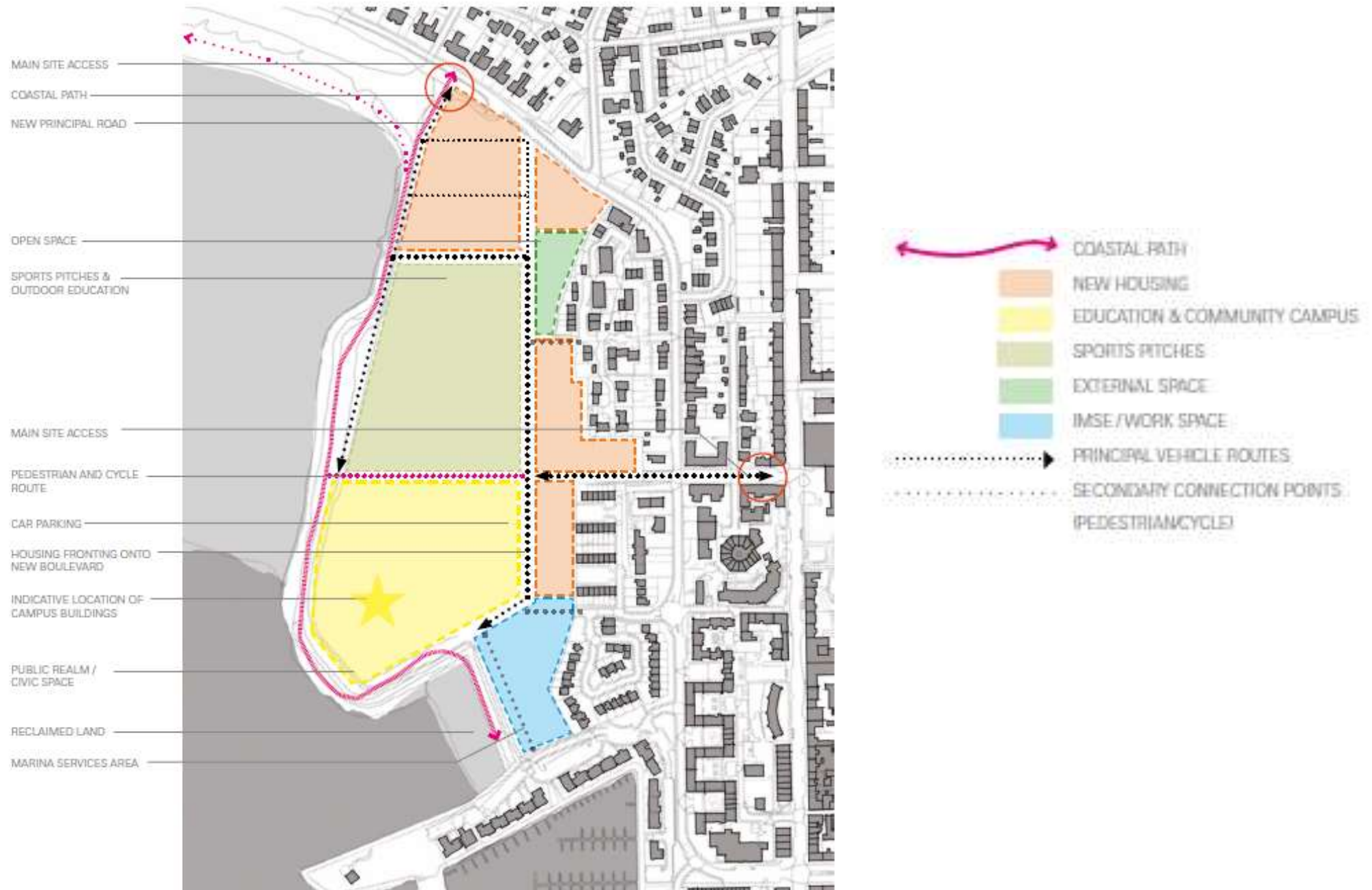
A landscape strategy will be developed to determine in detail the nature of open space appropriate in accommodating aspirations for the coastal path, public realm/civic space, outdoor education space and a tourism/ recreational facility.



- ← COASTAL PATH
- NEW HOUSING
- EDUCATION & COMMUNITY CAMPUS
- SPORTS PITCHES
- EXTERNAL SPACE
- IMSE / WORK SPACE
- PRINCIPAL VEHICLE ROUTES
- SECONDARY CONNECTION POINTS (PEDESTRIAN/CYCLE)

ARDROSSAN

DEVELOPMENT FRAMEWORK PLAN



Ardrossan North Shore Development Framework

Summary of Consultation Process and Response

Consultation on the North Shore development framework was launched on 15th February, with the framework put on the Council's website. A press release and inclusion on the Council's social media channels followed a few days later.

Just prior to the launch, around 60 letters were issued to residents in the area affected by the proposed access into the site via Barr Street, as a courtesy before the information became public.

The consultation process saw three meetings with a Stakeholder Reference Group (SRG) on 4th February, 3rd March and 31st March to discuss the content of the consultation material prior to its launch, the responses how those would be considered.

In addition to the meetings with the SRG, included representation from local community groups, including the Ardrossan Community Development Trust and North Shore Positive Action Group, engagement on the framework was promoted through the Locality Planning Partnership at its meeting on 17th March and through the local community development officer. Discussions were also held with residents who expressed interest in an online meeting, with the relatively low interest in this aspect of the consultation, allowing that to take place on a one to one basis.

In total, 19 individual responses were received and a letter from Harbour View Residents with 61 signatories.

- Nine of the responses sought a more legible plan, as a letter that was issued was hard to read;
- Two stated that they were against the principle of the development (one due to contamination, one due to disruption);
- Three stated that they were supportive of the plans and the difference they would make;
- Others commented on specific issues like transport or contamination, as summarised in the table below;
- Harbour View Residents objected to the proposed Ardrossan North Shore Development Framework, stating that the current development framework option chosen is not necessarily the best option for the layout and there needs to be further public consultation; and that proposed development of the site should be on hold until the contamination is addressed.

A summary of the comments received during the consultation process and the responses is provided in the table below.

Issue	Response
<p>Contamination</p> <p>The site is highly polluted and there is significant infrastructure below ground level. Housing and schools are not suitable for the site.</p> <p>Request for a public auditing process, and requirement for local residents to be 100% satisfied that the proposals will have no health, safety or environmental impacts.</p> <p>Concerns over smells, transfer of airborne particles, dust, structural effects and noise pollution arising from construction works.</p>	<p>Site conditions have been the subject of extensive testing and investigations over a number of years. A site remediation strategy has been developed in association with the Council's Environmental Health Service and SEPA as environmental regulator. The remediation and development of a long-term derelict site will see positive environmental outcomes.</p> <p>Proposals for decontamination have been developed by an environmental consultant in line with best practice and consultation with the Scottish Environmental Protection Agency.</p> <p>Proposals for decontamination of the site will be reported publicly to Members of North Ayrshire Council. Thereafter the proposals require to accompany planning applications for the site.</p> <p>The planning application process will consider the need for any conditions that the development or contractors will require to comply with. That may include construction methodology statements, limitations on construction hours, etc.</p>
<p>Flood Risk</p>	<p>A flood risk assessment has been developed which identifies the required finished level of the site.</p> <p>Proposals are also under development for the design/specification of a sea wall to provide wave defences.</p>
<p>Access / Traffic / Disruption</p> <p>Concerned about the access being directly opposite of the fire station. Thinks it will cause a massive increase on traffic and hinder access to fire engines when in emergency</p> <p>Noise/environmental/health impacts of increased traffic.</p>	<p>A traffic assessment will require to be undertaken to consider the impact of the various uses on the site, and the need for any on/off site improvements. That may include signals at the junction of Barr Street and Montgomerie Street, and priority for emergency vehicles. Traffic assessment will accompany a planning application for the education campus.</p> <p>A traffic assessment will accompany a planning application for the education campus. This will seek to mitigate any noise/environmental/health impacts. Examples will be the need for on- and off-site transport or junction improvements, the provision of the coastal path which will encourage active travel, consideration of the use of pick up/drop off areas, etc.</p>

<p>No access should be available through Raylight and Moonlight Place.</p> <p>The location of the school on the edge of Ardrossan will make it difficult for pupils to travel by foot</p> <p>Concerned about the impact on Montgomerie Street</p> <p>Not happy about having a school at the back of their property, think it will cause disruption.</p>	<p>While subject to the detailed design of the site, it is considered unlikely that access through these residential streets will be required given nearby access points at Mariners View, Montgomerie Street and the new site access linking to Barr Street.</p> <p>Active travel will be encouraged by the development of a new coastal path at the boundary of the north shore site (for which funding has been secured), as well as additional off-site improvements to facilitate access by foot por bike.</p> <p>As above, a traffic assessment will consider the need for any off-site improvements, traffic calming/restrictions., etc.</p> <p>The principle of the development of the site for the uses proposed is accepted by Local Development Plan 2 and has been the subject of extensive public consultation. The potential for any disruption will be considered through processes such as the transport assessment or environmental assessments and impacts mitigated through these processes.</p>
<p>Impact on Wildlife</p> <p>Concerns over the impact on the proposals on wildlife on the site</p>	<p>As a derelict site there is understood to be little in the way of habitat with ecological value and the principle of the sites' development has been accepted by previous planning applications and LDP2. The site will be subject to ecological surveys to determine the presence of any protected species and any mitigation measures that require to be put in place to protect these in the design and construction of the site.</p>
<p>Open Space/Recreation</p> <p>Concerned about loss of Open Space and recreational facility</p> <p>Concerned about the lack of green space and suggests the need for a play park</p>	<p>The principle of the sites' development is established by the Local Development Plan the recreational value of the site are not protected. New opportunities will be created e.g. coastal path, external spaces.</p> <p>Site will incorporate a large area of open space through the playing fields within the site, and also landscaping around the proposed coastal path. Housing development areas will require to comply with the council's policy on play provision, and this will determine whether there are play facilities developed within the site.</p>
<p>Design & Layout</p> <p>Consider building bungalows – there are plenty of flats in the area</p>	<p>Bungalows could be provided on the site, albeit that will be a decision for the developer based on marketability/demand.</p>

<p>Concerned about the colour – do not want brown and would suggest the use of light colours</p> <p>Restriction on building height to 2 storeys</p> <p>Over development</p> <p>New housing should be required to be separated from existing housing by open space</p>	<p>No decision has been made on the colour of the buildings at this stage, this will be for the appointed architect to consider.</p> <p>While no building heights have been specified at this stage and for the community campus this will be determined by the architect, there is already context in the immediate area for development of four storeys at Mariners view, and three storeys on higher land at Sweeney Gardens. The reference to previous proposals being limited to two storeys relates only to proposals by Persimmon Homes for part of the site to the north.</p> <p>This conclusion cannot be reached as the layout is indicative and does not for example confirm a specific number of houses, parking spaces, etc.</p> <p>There is no planning reason why new housing cannot adjoin existing housing, with appropriate design.</p>
<p>Other issues</p> <p>Suggested to make bike fast charging points and shelter for waiting as this will help to promote the coastal cycle path</p>	<p>Suggestion passed to active travel team and low carbon hub officer. Funding has been secured for electric vehicle charging points at two locations within Ardrossan, and the siting of those can also consider charging facilities for e-bikes.</p>
<p>Plans illegible</p>	<p>Letter sent as a courtesy to around 60 local residents most affected by the proposed new access to the site were provided with a plan at a scale that made it difficult to read. The accompanying letter advised residents that plans were available online, and a revised plan was later issued at a better scale.</p>
<p>Requirement for transparency on costs.</p>	<p>Accepted. All costs when confirmed will be available through the Councils capital plan. The figure for investment in Ardrossan (over £150M) includes investment the cost of improvements at Ardrossan Harbour which will be funded by a range of partners.</p>
<p>Welcome proposals</p>	<p>A number of responses welcomed the proposals as positive both for the town and for young people.</p>