



NORTH AYRSHIRE
COUNCIL

Cunninghame House,
Irvine.

13 June 2013

Local Development Plan Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in Committee Room 1, Cunninghame House, Irvine on **MONDAY 17 JUNE 2013 at 12.45 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The Minutes of the previous meeting of the Committee held on 10 December 2012 will be signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Modified Local Development Plan (As Submitted): Representations

Submit report by the Corporate Director (Development and Environment) on the proposed responses to the additional tranche of representations to the Modified Local Development Plan (As Submitted) (copy enclosed).

- 4. Publication of Updated Development Plan Scheme and Statement of Conformity with the Participation Statement**
Submit report by the Corporate Director (Development and Environment) on the revised Development Plan Scheme and Statement of Conformity with the Participation Statement for submission to Scottish Ministers (copy enclosed).
- 5. Supplementary Guidance: Developer Contributions**
Submit report by the Corporate Director (Development and Environment) on approval to publish draft Supplementary Guidance on Strategic Transport Developer Contributions for public consultation (copy enclosed).
- 6. Scottish Planning Policy: Consultation Draft**
Submit report by the Corporate Director (Development and Environment) on the publication of the 'Scottish Planning Policy: Consultation Draft' and on the proposed consultation response for submission to the Scottish Government (copy enclosed).
- 7. Draft National Planning Framework 3: Initial Consultation Response**
Submit report by the Corporate Director (Development and Environment) on the proposed consultation response to the draft National Planning Framework 3 for submission to the Scottish Government (copy enclosed).
- 8. West Kilbride Conservation Area Appraisal**
Submit report by the Corporate Director (Development and Environment) on the adoption of the West Kilbride Conservation Area Appraisal (copy enclosed).
- 9. Urgent Items**
Any other items which the Chair considers to be urgent.

Local Development Plan Committee

Sederunt: Marie Burns (Chair)
Ronnie McNicol (Vice Chair)
Robert Barr
John Bell
Matthew Brown
John Bruce
Ian Clarkson
Joe Cullinane
Anthea Dickson
John Easdale
John Ferguson
Alex Gallagher
Willie Gibson
Tony Gurney
Jean Highgate
Alan Hill
John Hunter
Elizabeth McLardy
Alex McLean
Catherine McMillan
Peter McNamara
Ruth Maguire
Tom Marshall
Jim Montgomerie
Alan Munro
David O'Neill
Irene Oldfather
Donald Reid
Robert Steel
Joan Sturgeon

Attending:

Apologies:

Meeting Ended:

Local Development Plan Committee
10 December 2012

IRVINE, 10 December 2012 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 10.00 a.m.

Present

Marie Burns, Ronnie McNicol, Robert Barr, John Bell, Matthew Brown, John Bruce, Ian Clarkson, Anthea Dickson, John Easdale, John Ferguson, Alex Gallagher, Willie Gibson, Alan Hill, Elizabeth McLardy, Alex McLean, Catherine McMillan, Peter McNamara, Ruth Maguire, Tom Marshall, Jim Montgomerie and Donald Reid.

In Attendance

D. Hammond, Team Manager (Development Plans), A. Laurenson Team Manager (Regeneration) (Development and Environment); M. McKeown, Committee Services Manager and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Burns in the Chair.

Apologies for Absence

John Hunter and Robert Steel.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16.

2. Minutes

The Minutes of the previous special meeting of the Committee held on 23 October 2011 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Local Development Plan Action Programme

Submitted report by the Corporate Director (Development and Environment) on the implementation of the Local Development Plan Action Programme.

While the Local Development Plan has not yet been adopted, there are a number of actions which are being progressed. A revised Action Programme focussing on 2013 was attached to the report. Significant areas of ongoing work were highlighted.

Members sought, and received, clarification on the following areas:-

- the Irvine Conservation Area Regeneration Scheme and the level of grant payable to the private sector;
- the small number of private sector residential developments which have commenced and the steps the Council is taking to encourage activity;
- the level and distribution of funds received from the Windfarm Community Benefit Policy and a planned review in the New Year;
- the production of the Hunterston Competitive Advantage Study Brief; and
- the appointment of George Hunter as the Town Centre Manager within the Development Planning Section of Development and Environment.

The Committee agreed (a) that the Team Manager (Regeneration) circulate to Members a copy of the draft brief in connection with the Hunterston Competitive Advantage Study; and (b) otherwise to note the report.

4. Advice Note: Window Design for Conservation Areas and Listed Buildings

Submitted report by the Corporate Director (Development and Environment) on the publication of advice note guidelines for window design in respect of listed buildings and conservation areas.

Planning policy requires proposals for window alterations to be appropriate to the character of the listed building or conservation area to which they relate. Concerns have been raised, particularly in respect of windows within conservation areas, regarding perceived inconsistency of planning decisions and also unauthorised UPVC or aluminium replacements.

In response to these concerns, an Advice Note, attached as Appendix 1 to the report, has been prepared. The note provides information on circumstances where certain designs, openings and materials of windows may be acceptable for listed buildings and conservation areas within North Ayrshire, providing greater clarity to applicants. In addition, the note is more flexible towards UPVC windows and seeks to strike a balance, protecting built heritage while accommodating the demand for modern designs within reasonable limits.

The Committee agreed to (a) approve the publication of the advice note as guidelines for window design in respect of listed buildings and conservation areas; and (b) otherwise note the report.

5. Modified Local Development Plan: Representations

Submitted report by the Corporate Director (Development and Environment) on the first and final tranche of representations to the Modified Local Development Plan (LDP) and officers' recommended responses.

The Proposed LDP was published in April 2011. Changes to the Proposed LDP, in response to certain representations received relating to Hunterston, and housing allocations at Lochshore and Largs, were made by Members in March 2012. This necessitated publication and consultation of a 'Modified LDP' incorporating these changes. The Modified Plan was published in September 2012, and the consultation period on the Modified Plan closed on 19 October 2012.

Officers analysed and prepared responses to the 130 representations received. The majority of these raised issues for which the Committee had previously agreed the response. The new issues raised were outlined at Appendix 1 to the report. These included objections to:-

- the asterisk denoting area of potential for a high quality destination/resort style hotel west of Wildcat Road, West Kilbride;
- the policy framework for housing development in the countryside; and
- several housing sites on Arran.

On agreement of the responses to these issues, all the representations will be collated, together with the Council responses, and submitted to the Scottish Government. An independent Reporter will decide whether any further changes to the LDP are then required. This process is expected to commence in February 2013 and be completed by Autumn 2013. Adoption of the LDP will follow thereafter.

Members sought, and received, clarification on the following:-

- the implications of removing the asterisk denoting area of potential for a high quality destination resort style hotel west of Wildcat Road, West Kilbride and the fact that its removal would form a non-significant modification to the Plan and would not require any republication or reconsultation process;
- the additional representations received from Scottish Enterprise do not feature any new matter which was not highlighted during the previous consultation process; and
- detailed information on any of the responses being available to Members by contacting the Team Manager (Development Plans).

Councillor McLardy, seconded by Councillor Barr, moved that the asterisk denoting area of potential for a high quality destination resort style hotel west of Wildcat Road, West Kilbride be removed from the Plan. There being no amendment, the motion was declared carried.

Accordingly, the Committee agreed (a) to remove the asterisk denoting area of potential for a high quality destination resort style hotel west of Wildcat Road, West Kilbride from the Plan; and (b) the responses attached within Appendix 1 to the report for submission to the Scottish Government.

6. Planning Performance Framework

Submitted report by the Corporate Director (Development and Environment) on the publication of the Planning Performance Framework (PPF) launched by Heads of Planning Scotland (HOPS), in conjunction with the Scottish Government in April 2012.

The PPF provides the planning system with a 'balanced scorecard' approach to performance which will enable each local planning authority to demonstrate achievements, successes and individuality. It was introduced to provide a broader picture of performance than that offered by the statutory performance indicators (SPIs) set by Audit Scotland. The SPIs will continue to be published and the PPF will now replace the annual improvement plan prepared by planning authorities.

The current PPF covering the period 2011-2012 was attached at Appendix 1 to the report. Key points were highlighted.

The Team Manager (Development Plans) undertook to provide information direct to Councillor Bruce on the number of Appeals to Scottish Ministers as detailed on page 53 of the PPF document.

The Committee agreed to (a) approve the publication of the PPF document; and (b) otherwise note the report.

The meeting ended at 10.30 a.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

17 June 2013

Local Development Plan Committee

Subject: **Modified Local Development Plan (As Submitted):
Representations**

Purpose: To provide the Committee with the details of the additional tranche of representations to the Modified Local Development Plan (As Submitted), and Officers' recommended responses.

Recommendation: That the Committee agrees to (a) approve the responses outlined in Appendix 1 to the report; and (b) note the new issues raised in the representations to the MLDP (As Submitted).

1. Introduction

- 1.1 The Modified Local Development Plan (MLDP) (As Submitted) was submitted to the Directorate for Planning and Environmental Appeals (DPEA) for formal examination on 15 February 2013. Following discussions with the DPEA, the Council opted to provide an additional consultation period on the plan to allow opportunity for comment on the minor changes which were made to the Plan prior to its submission to the DPEA. These changes were made in consideration of the representations received in the previous consultation period. The Examination was paused to allow the additional consultation period on the MLDP (As Submitted) to take place. The additional consultation period closed on 22 May 2013.

2. Current Position

- 2.1 The level of additional representation received to the MLDP (As Submitted) was minimal, with only four individual representations received. Officers have prepared responses to these representations, which are outlined at Appendix 1. The comments include objections to two employment land allocations, and a request for allocation of an additional housing site shown on the location plan at Appendix 2.

- 2.2 On agreement of the Council response to the outstanding issues, the additional representations will be submitted to the DPEA. The Examination of the MLDP (As Submitted) will then resume, with the additional representations considered along with the previous representations and Council responses which were submitted in February 2013.
- 2.3 The appointed Reporters will consider all of the representations and the Council response. They will decide whether any further changes to the MLDP (As Submitted) are required. The Reporter's decisions are binding on the Council, unless one of a limited number of exceptions apply. The Examination is expected to be completed by late 2013. The DPEA has advised that additional Reporters may be allocated to offset the time lost during the recent additional consultation period.

3. Proposals

- 3.1 It is proposed that the Committee agrees to (a) approve the responses outlined in Appendix 1 to the report; and (b) note the new issues raised in the representations to the MLDP (As Submitted).

4. Implications

Financial Implications

- 4.1 Sufficient funds have been budgeted for the LDP Examination in financial year 2013-2014.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental Implications

- 4.5 None.

Implications for Key Priorities

4.6 None.

5. Consultations

5.1 No consultations were necessary for this report.

6. Conclusion

6.1 Agreement of the response to the additional tranche of representations, as outlined in this report, will allow the Examination process to resume without delay. The Reporter's findings are anticipated in late 2013, and the formal adoption of the LDP will follow thereafter.



CRAIG HATTON
Corporate Director (Development and Environment)

Reference : LW

For further information please contact Lesley Wells, Assistant Planning Officer on 01294 324768.

Background Papers

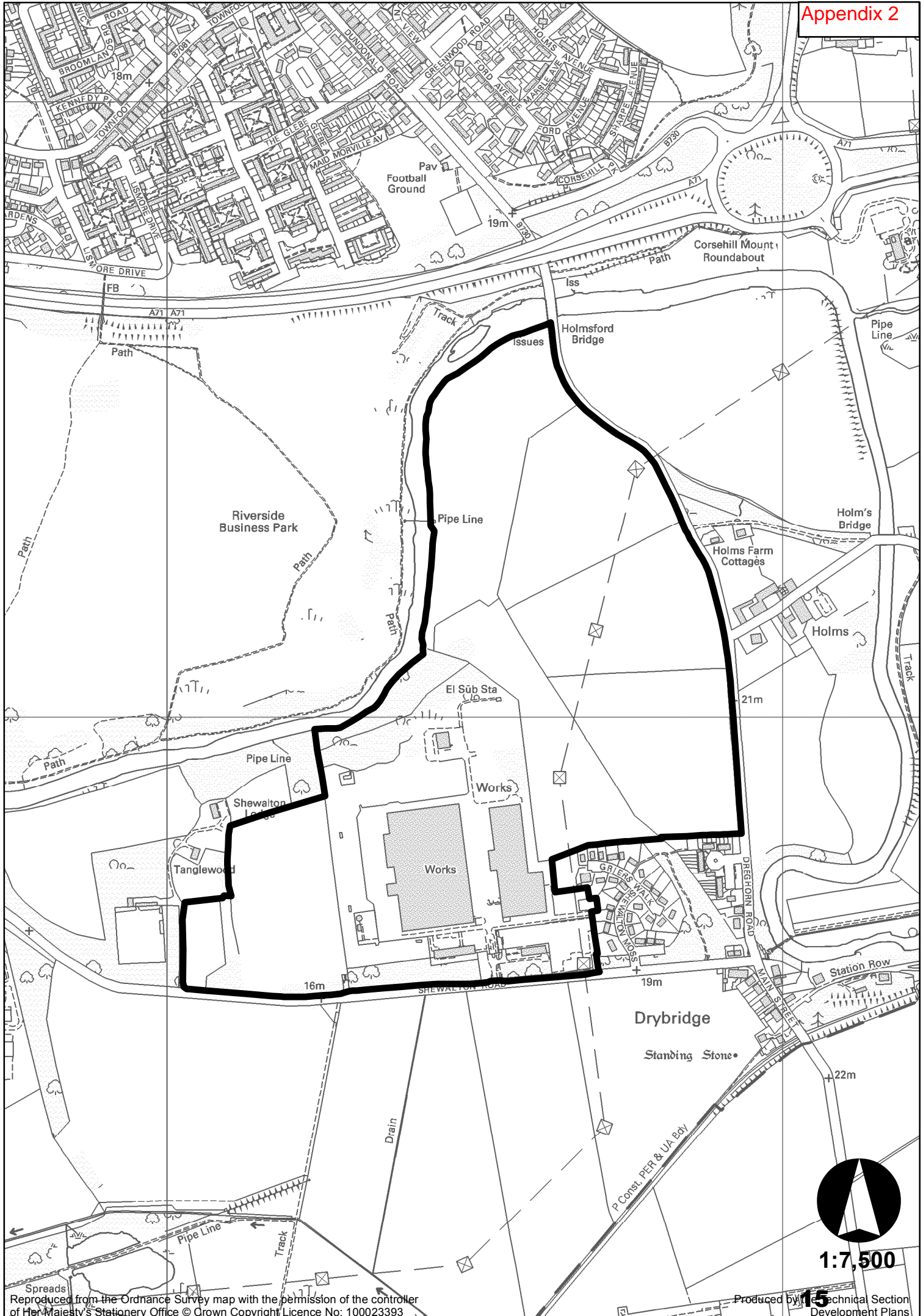
None

Appendix 1: Summary of As Submitted Modified LDP Representations and Responses

Issue	No. of Representations	Points Raised	Response	Recommendation
Land at Shewalton Road and Dreghorn Road, incorporating Drybridge Park	1	A representee seeks a change of allocation from employment to housing on the grounds that there is known demand for housing in the area and the site would assist to meet that demand.	The site has been introduced at a very late stage, with no assessment of infrastructure requirements, flood risk, access arrangements etc. Sufficient housing land has already been allocated in the LDP to meet housing needs and provide for a generous land supply- no further sites are required. There is no justification for the loss of employment land. The Council requires to provide a range of vacant and marketable employment land sites. The Council's landscape assessment also considers that development of part of the site would be inappropriate in landscape terms, leading to settlement coalescence.	Dismiss representation
Employment land - Riverside Single User/Riverside Business Park	1	The allocation of Riverside Single User site/Riverside Business Park undermines the use of Drybridge Park. The Business Park allocation is unnecessary.	The representee's claims are unsubstantiated. The Council's Employment Land Review recommended retention of the Riverside Single User site/Riverside Business Park, and the Irvine Bay Regeneration Company are actively exploring inward and other investment opportunities for this well serviced and high profile site.	Dismiss representation
Infrastructure	1	<ol style="list-style-type: none"> 1. A new denominational school is required for West Kilbride. 2. Roundabouts are required at the junctions of the A78/B7048 and A78/B7047. 	<ol style="list-style-type: none"> 1. The modelling work undertaken as part of LDP preparation to determine projected future school rolls did not identify any requirements for a new denominational school in West Kilbride. 2. Provision for roundabouts at the junctions has not been requested by Transport Scotland or roads colleagues. If such provision is required in the future, the LDP would not preclude its delivery. 	Dismiss representation

Appendix 1: Summary of As Submitted Modified LDP Representations and Responses

Historic Environment	1	Policy HE 1: Conservation Areas should mention that there is a suspension of Permitted Development Rights within Conservation Areas.	This is not necessary. There is a wealth of public information advising of restrictions to Permitted Development Rights within Conservation Areas.	Dismiss representation
Vision	1	Objection is expressed to STRAT 2: Employment in proposing to fast track applications for the expansion of existing businesses. Applications should be subject to an appropriate level of public consultation and, where relevant, EIA.	It is not implied by the policy that the statutory procedures for the assessment and public consultation of applications will be diminished or bypassed by fast tracking.	Dismiss representation
Hunterston	3	<ol style="list-style-type: none"> 1. No additional road traffic should be permitted as the result of any existing or further development at Hunterston. 2. The LDP shows no railways sidings or marshalling yard. 3. The recently published Draft NPF3 removes Hunterston as a National Development. 	<ol style="list-style-type: none"> 1. The planning system is not able to control the use of public roads. Neither Transport Scotland, Network Rail nor roads colleagues have raised concerns about the LDP's approach to development at Hunterston. Traffic issues, either individual or cumulative arising from new development, can be considered at the application stage. 2. There is no requirement to make specific provision for such infrastructure until the future uses of Hunterston are clear. 3. The new NPF3 is at an early consultation stage, and NPF2 remains the prevailing national framework. Whilst a new power station at Hunterston is not proposed as a national development by NPF3, the document does reference Hunterston as part of other national developments relating to renewables infrastructure. 	Dismiss representation



NORTH AYRSHIRE COUNCIL

Agenda Item 4

17 June 2013

Local Development Plan Committee

Subject: **Publication of Updated Development Plan Scheme and Statement of Conformity with the Participation Statement**

Purpose: To obtain the approval of the Committee to publish the revised Development Plan Scheme (Appendix 1) and Statement of Conformity with the Participation Statement (Appendix 2) for submission to Scottish Ministers.

Recommendation: That the Committee agrees to (a) approve the aforementioned documents for submission to Scottish Ministers; and (b) note the new timescale for adoption of the LDP.

1. Introduction

- 1.1 The Development Plan Scheme is a statutory document which sets out the timetable for preparing the emerging North Ayrshire Local Development Plan (LDP), and what is involved at each stage of the plan making process. It requires to be updated at least annually. The current Statement of Conformity, approved March 2011, demonstrates that the Council's steps to engage stakeholders on the plan have complied with the commitments to engagement (contained within a 'Participation Statement') as set out in previous development plan schemes. The Statement of Conformity is also a statutory requirement.

2. Current Position

- 2.1 Following submission of the Modified Local Development Plan (As Submitted) for examination in February 2013, the Directorate for Planning and Environmental Appeals (DPEA) recommended the undertaking of further consultation on the Plan prior to proceeding with the examination. This was to allow the opportunity for public comment on small scale changes made to the Plan prior to its submission. Revisions to both the Development Plan Scheme (DPS) and Statement of Conformity documents are necessary to provide updated information regarding the steps taken to consult on the Modified Local Development Plan (As Submitted), and to allow the LDP examination to proceed.

- 2.2 In the current DPS, formal adoption of the LDP, which follows the examination, was programmed for Autumn 2013. The updated DPS now programmes adoption of the LDP for Winter 2013 due to the delay arising from the publication of the Modified Plan and the additional consultation period referred to above. Effective project management has generated time gains in other steps of the LDP preparation process, which has mitigated some of the delay. The DPS also provides further details on the final stages in the plan making process for public information.

3. Proposals

- 3.1 It is proposed that the Committee agrees to (a) approve the documents at Appendix 1 and 2 for submission to Scottish Ministers; and (b) note the new timescale for adoption as above.
- 3.2 Following approval, the documents will be made publicly available on the Council's website and in every local library.

4. Implications

Financial Implications

- 4.1 There are no such implications arising from this report.

Human Resource Implications

- 4.2 There are no such implications arising from this report.

Legal Implications

- 4.3 The Development Plan Scheme and Statement of Conformity are statutory requirements of the Planning etc. (Scotland) Act 2006.

Equality Implications

- 4.4 There are no such implications arising from this report.

Environmental Implications

- 4.5 There are no such implications arising from this report.

Implications for Key Priorities

- 4.6 In setting out a strategy for public debate on the future development of the area, the Development Plan Scheme supports implementation of the Single Outcome Agreement outcomes, specifically 11a: Levels of voluntary action and community involvement have increased.

5. Consultations

- 5.1 No consultations were necessary for this report.

6. Conclusion

- 6.1 Approval of the revised Development Plan Scheme and Statement of Conformity is required for the LDP examination to proceed. Winter 2013 is now the anticipated timescale for adoption of the North Ayrshire Local Development Plan.



CRAIG HATTON
Corporate Director (Development and Environment)

Reference :

For further information please contact Andrew McNair, Planning Officer on 01294 324769.

Background Papers

Modified Local Development Plan As Submitted (February 2013)

North Ayrshire DEVELOPMENT PLAN SCHEME

Update 5 - June 2013



**NORTH AYRSHIRE
COUNCIL**

Introduction

Legislative changes have brought about the biggest overhaul of the planning system in over 60 years. As part of this, we must prepare a new Local Development Plan (LDP). A sharp, focused plan is at the heart of the new system.

First published March 2009, this Development Plan Scheme sets out the programme for preparing the plan. We review the scheme every year so that it stays up to date.

This scheme contains:

- What the new Local Development Plan will contain, once completed;
- The key stages in making the Plan;
- A timetable for preparation of the Plan;
- Information on the examination; and,
- Details on how to contact us.

The New Local Development Plan

Traditionally, each Local Authority in Scotland has a Structure Plan and Local Plan(s) informing where development should and should not occur and guiding decisions on planning applications. The existing development plan for North Ayrshire comprises:

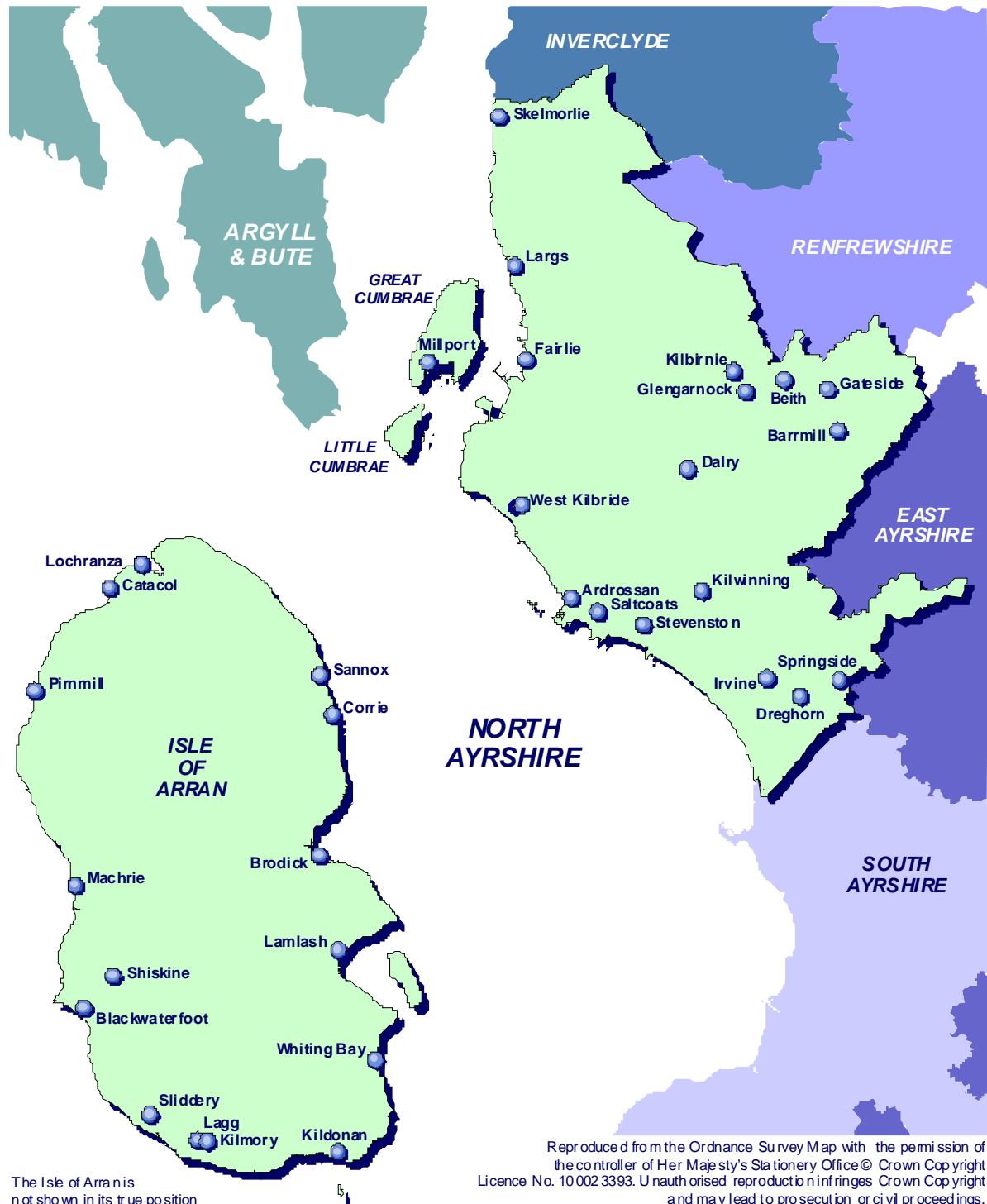
- The Ayrshire Joint Structure Plan (approved 2007);
- The North Ayrshire Local Plan (Excluding the Isle of Arran)(adopted 2005); and,
- The Isle of Arran Local Plan (adopted 2005).

These plans are available to view on our website (www.north-ayrshire.gov.uk/localplans) and from local libraries.

The Planning etc. (Scotland) Act 2006 introduced reforms meaning that there will be a single plan for the whole of North Ayrshire, which will be called the Local Development Plan (LDP) and will replace all existing plans, once it is adopted.

The new LDP will be a more focused and succinct document than the local plans, with some policy and guidance being published separately under Supplementary Guidance.

LDP Coverage Area



Preparing the LDP

What will the New Local Development Plan contain?

1- A vision and strategy

A 'vision' is a clear view of what kind of North Ayrshire we are trying to achieve and what it might look like. Planning deals with land use, and the strategy will set out how the LDP will make the vision happen, being map based as much as possible.

2- Policies and Proposals

Policies- Statements on various topics (housing, retail etc.) which set out acceptable land uses and types of development for specific sites, to guide decisions on planning applications.

Proposals- Where a new use or uses are proposed for a specific area of land (e.g. changing from industrial to housing). This includes developments by both the public and private sectors.

3- Supplementary Guidance

Supplementary Guidance (SG) provides detailed guidance on specific planning topics e.g. island specific matters, design, drainage. Some of this will be published and consulted separately from the LDP.

Who inputs into the Plan?

Consultation

Consultation means talking to the public, organisations and developers. This is important as it makes us aware of:

- the views of communities;
- key national and local priorities;
- the sites which are under pressure for development; and,
- the sites which need to be protected from development.

Key Stages

Key stages of the plan summarised as follows:

- (i) *Main Issues Report* - Focuses on key changes, setting out major ideas for future development in the area. Contains preferred options for future development but with alternatives to consider. The Main Issues Report was published for consultation in December 2009.
- (ii) *Proposed Plan* - Represents the Council's settled view for final content of the Local Development Plan, with site specific proposals. The Proposed Plan was published 29 April 2011 and consulted upon for 8 weeks. During this period, a total of 1,600 representations to the Plan were received.
- (iii) *Modified Plan* – Modifications were made to the Proposed Plan requiring the need for a Modified Plan, incorporating these modifications, to be published in August 2012 with a 6 week period to follow for comments. The full list of modifications is included in a Schedule of Changes, viewable on our website (www.north-ayrshire.gov.uk/localplans) and in local libraries.

An additional 6 week consultation period was undertaken between 10 April 2013 and 22 May 2013. This provided an opportunity to comment on the changes made to the plan before its submission to Scottish Ministers in February 2013 for examination.
- (iv) *Examination* - An independent review to deal with unresolved objections to the Proposed Plan. Further changes may be made to the Plan as a result. At the time of this writing, the examination is currently under way. See page 6 for further information.
- (v) *Adoption* - The Proposed Plan becomes the adopted, legal Local Development Plan for the area, and officially replaces the existing plans. Adoption is scheduled for Winter 2013.

Strategic Environment Assessment (SEA)

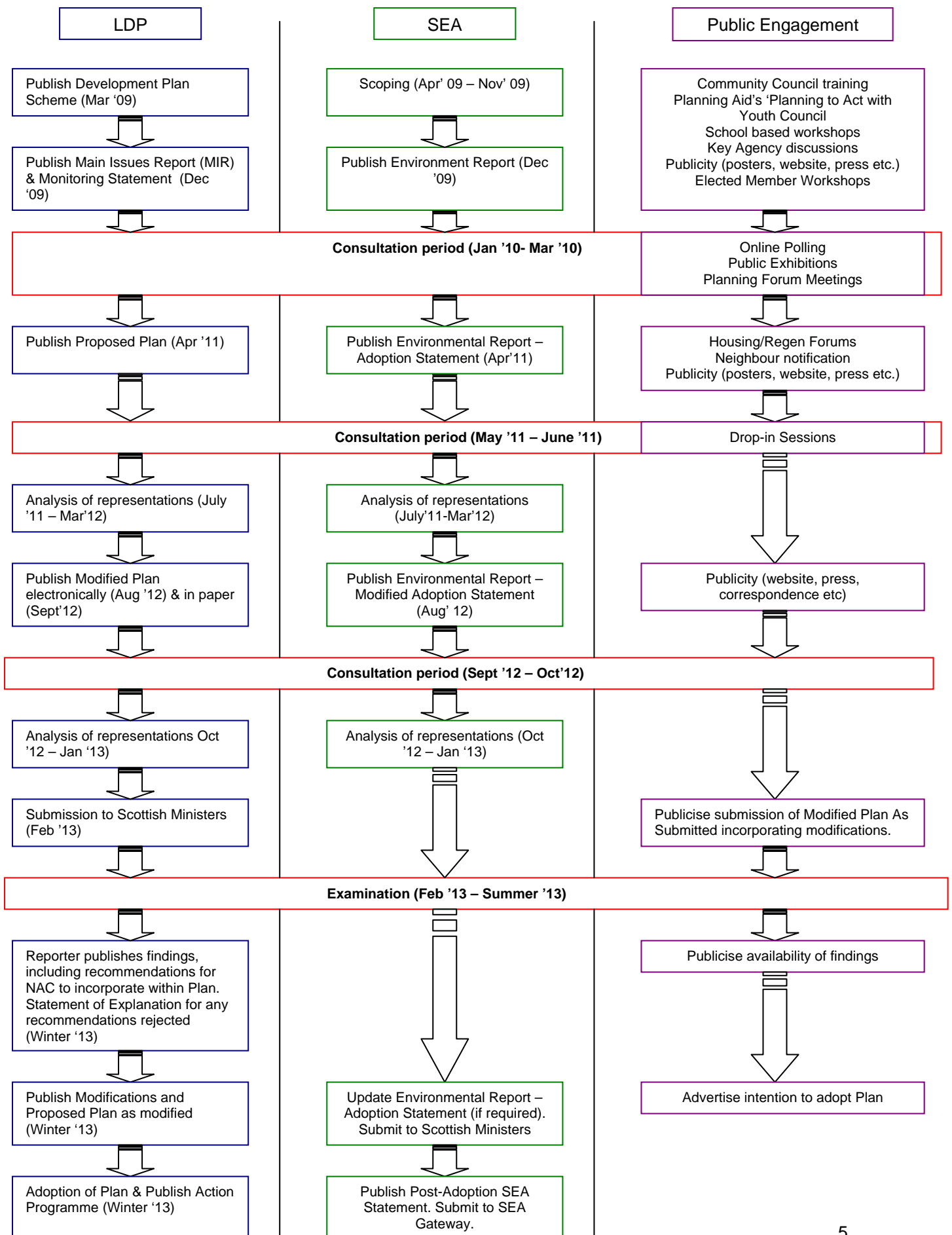
Planning is concerned with development, and development often has impacts on the environment. SEA is a process which assesses the environmental impacts of land use decisions we make. This helps us take steps to reduce these impacts, or direct development elsewhere if impacts are unacceptable.

SEA is entirely concerned with environmental issues and does not place enough importance on social and economic factors. We have decided to prepare social and economic statements to address this.

The Environmental and Social & Economic Adoption Statements were published in April 2011, after which an 8 week period followed for public comments.

North Ayrshire Development Plan Scheme DRAFT

Preparation Timetable



Participation Statement

This provides a short update on the preparation of the Local Development Plan as well as information on how members of the public and other key stakeholders will be kept informed.

Pre-Examination Modifications

Following discussion with the Directorate for Planning and Environmental Appeals, the Council opted to provide a 6 week consultation period from 10 April 2013 until 22 May 2013. This allowed opportunity for comment on the pre-examination modifications which made to the plan prior to its submission to Scottish Ministers in February 2013.

During the consultation period, copies of the plan and the pre-examination modifications made available in public libraries and on our website (www.north-ayrshire.gov.uk/localplans). In addition, notices were placed in newspapers and written correspondence was sent to previous representees, Community Councils and Key Agencies, informing when, how and where one can express comment on the plan.

The Examination

The plan was submitted to Scottish Ministers on 15 February 2013 for examination. This is an independent review, carried out by an independent Reporter appointed by Scottish Ministers, of the issues raised in representations either in support or objection to the plan.

Scottish Ministers have appointed Mrs Jill Moody DipTP MRTPI and Mr David A Russell MA(Hons) MPhil MRTPI as the Reporters to undertake the examination. The Council has provided Scottish Ministers with copies of representations received on the plan as well as summaries of the issues that will be assessed as part of the examination.

The summaries can be inspected at the following website: www.dpea.scotland.gov.uk/casedetails.asp?id=qA341424 . This is where you can also obtain up-to-date progress with the examination.

The Reporters will decide how to conduct the examination and, for each issue, whether they require further information. For most issues, no further information will be required, but if it is, the Reporters will decide who will be asked to provide it and how.

The Reporters will submit a report of the examination to the Council, containing their conclusions and recommendations on each issue. Notices will be issued in the press and by written correspondence, informing where the report can be inspected. Any modifications to the plan that are recommended by the Reporters are binding on the Council except in a limited number of circumstances as prescribed by planning legislation.

Further guidance on the examination process is available from the following website: www.scotland.gov.uk/resource/0039/00396852.pdf or by contacting Jayne Hollas of the Directorate for Planning and Environmental Appeals on 01324 696454 or via email at Jayne.Hollas@scotland.gsi.gov.uk

Adoption

Once any modifications have been made subsequent to the examination, formal adoption of the Local Development Plan will take place. At this stage, expected Winter 2013, the Council will advertise its intention to adopt the plan following a 28 day submission period to Scottish Ministers, providing they do not raise issues with the plan.

The Council will also notify those who made representations of the adoption and place copies of the plan as modified on our website, in public libraries and at Cunninghame House, Irvine.

The Statement of Conformity with the Participation Statement

The Statement of Conformity lists the engagement activities expressly outlined in Participation Statements within previous Development Plan Schemes along with commentary detailing how they were undertaken. It is also available to view on our website.

Contact Details

For further information on the Local Development Plan, to request this document in alternative formats, or if you like to be kept up to date on progress, please contact us:

In writing: North Ayrshire Council
 Development Planning Services
 Local Development Plan
 Cunninghame House,
 Irvine
 KA12 8EE

By Telephone: 01294 324757

By email: LDP@north-ayrshire.gov.uk

Or alternatively visit our website: www.north-ayrshire.gov.uk/localplans

North Ayrshire Local Development Plan
**Report of Conformity with
the Participation Statement**

Updated June 2013



NORTH AYRSHIRE
COUNCIL

Report of Conformity with the Participation Statement DRAFT

Introduction

North Ayrshire Council is committed to encourage interest and meaningful participation in the preparation of the North Ayrshire Local Development Plan (LDP). This report outlines the plan preparation process and what measures North Ayrshire Council has taken, conforming with or going beyond the Participation Statement, to actively consult and involve the public in the process.

The purpose of the Participation Statement is to provide an account of when, how consultation is likely to take place on the LDP and with whom. The Participation Statement was first published March 2009 and has been regularly updated since then to reflect major progress in plan preparation. The current version of the document, published June 2013, can be found within Development Plan Scheme – Update 5.

Plan Process

In response to the spirit of planning reform which seeks plans which are prepared faster, with greater transparency and a sharper focus, North Ayrshire Council adopted a unique approach to the preparation and format of the Main Issues Report (MIR), published December 2009. A key tenet of this approach was the close integration of the planning and SEA processes.

As a result, we published our Environmental Report with maps of the area layered with environmental constraints such as landscape impact, flood risk and quality of agricultural land. In our MIR, these areas were then ‘scoped out’ as reasonable alternatives for future development with the unconstrained (in principle) sites identified as preferred options.

Representations on ‘reasonable alternatives’ had to demonstrate acceptable mitigation of identified environmental constraints, as a minimum, in order to be considered.

Whilst the preferred option and reasonable alternative areas provided a context driven approach to the invitation and assessment of representations, it was not an exhaustive blanket of all the areas in which development may be permitted to come forward.

Controversial issues were aired at Main Issues stage, allowing full and proper consideration by the general public and the other stakeholders involved.

In moving to the Proposed Plan, representations were assessed and recommendations made to Elected Members on policy and new allocations at various committee meetings throughout 2010. This work was consolidated to produce the Proposed Plan, which was widely consulted upon during an 8 week consultation period in spring/summer 2011.

The Council reviewed the comments received on the Proposed Plan and decided that modifications needed to be made to the Plan. The modifications required the plan to be re-published and re-consulted upon as a Modified Plan, incorporating the modifications. Consultation of the Modified Plan ran for a 6 consultation week period, which closed 19 October 2012.

Participation Statement Components

The following is a list of activities which were expressly outlined in previous Participation Statements as forming part of our public consultation strategy, along with a statement detailing how they were undertaken:

Community Council Training- This was commissioned by North Ayrshire Council and undertaken by Planning Aid Scotland. The Community Councils were provided with training on the new planning legislation, and how this would affect development planning. This provided a good foundation on which to build future engagement, empowering Community Councils with a greater understanding of the plan process.

'Planning to Act' This was commissioned by North Ayrshire Council and undertaken by Planning Aid Scotland. It was a drama based workshop designed for S1-S6 children. It provided them with an understanding of how planning works, and again provided a basis on which to undertake further engagement through the schools based exercises below.

Schools based Engagement- Planning Services visited three schools in North Ayrshire with 'The Pod', a rented video booth which asks pre-set questions and records the answers. There was considerable interest in The Pod, with some 80 pupils from S1-S6 recording responses to questions about land use in their area in connection with the new Local Development Plan (LDP).

Press Releases- Press releases were prepared, tailored to each local newspaper publication area. This helped raise the profile of the MIR before it was published, and was also used to announce a formal publication date. Each press release contained specific details of future proposals for the area to stimulate the interest of the public. Details of the Planning Forums (see below) were referenced in the newspaper articles to demonstrate that there was an opportunity to hear more about the plan and get involved.

Website Updates- Regular updates of website content kept users apprised of LDP progress.

Posters/Library Displays- Posters publicising consultation events in connection with the LDP in the local area were put up in public buildings across North Ayrshire. Each library in the area has a video notice board unit, and an advertisement publicising the plan and ways to get involved was displayed on each of these units before and during the MIR consultation period.

Online Polling- We used a web based survey programme to allow interested parties to submit comments on the MIR online. We also sent an online poll and questionnaire to North Ayrshire based member businesses of the Ayrshire Chamber of Commerce and Industry to secure ideas on how the Plan could respond to the needs of local business.

Public Exhibitions- Several small exhibitions were held at local supermarkets across North Ayrshire, to raise the profile of the Plan, provide further details, and answer questions. This was designed to try and reach individuals who were less inclined to proactively engage with LDP preparation through the other participation opportunities.

Local Panel Meetings- These took the form of 'Planning Forums'. Five forums were held across North Ayrshire, with almost 200 people in attendance in total. There was a wide cross section of attendees, from members of the public, representatives from

community groups to developers and local businesses. The format was a brief presentation on the LDP followed by a structured discussion in small groups on the main issues and matters affecting each local area. This was particularly useful in establishing areas of common ground between groups with different agendas, and also challenging established views by encouraging an understanding of others' perspectives.

E-bulletin- Regular updates were provided by email on LDP progress to those on the database.

Member Workshop- Facilitated by TPS Planning, these provided an informal setting for Members to contribute to the formulation of the Vision and options.

Key Agencies- Planning Services held regular meetings with the key agencies identified in legislation as well as relevant internal Council services (Roads, Housing, Education etc.). This assisted the plan preparation process by working together to develop policy, identify development constraints and identify solutions for mitigation.

Additional Participation Exercises

Over and above the work outlined in our Participation Statement, the following exercises were undertaken in connection with preparation of the LDP:

Community Councils- Toolkits were sent to every Community Council in North Ayrshire during the compilation stage of the MIR. These consisted of worksheets containing several discussion questions for each Main Issue, as well as a disposable camera and copy of the Development Plan Scheme. 11 of the 13 Community Councils submitted a response. A follow up workshop was held to meet with representatives from Community Councils collectively to discuss their responses, set out the next stages in the plan-making process and also to take the opportunity to carry out a further engagement exercise. This technique helped shape the form and content of the Main Issues identified and also allowed participants to gain insight and understanding of planning issues facing other communities in the area.

Ayrshire Chamber of Commerce & Industry- Meetings were held with Directors of ACCI to gain a strategic perspective on land use and economic development in North Ayrshire. This contributed to the review of employment land policy during Proposed Plan preparation.

Saltcoats Business Group- This group is a recently constituted group of owners of local businesses in Saltcoats town centre. A presentation on the MIR was delivered to a meeting of the group, with a focus on key town centre issues, followed by a question and discussion session. The group challenged some of the preferred options within the MIR, which contributed to a change in retail policy strategy.

Irvine Bay Regeneration Company- Engagement with IBRC helped to provide clarity on alignment of objectives between the IBRC and LDP. An outcome of this was the establishment of the principle in the new plan for specific future regeneration projects.

Housing and Regeneration Forums- 3 Housing and Regeneration Forums were held in the autumn of 2010. At these, Members and independent experts from the development industry cross-examined developers who submitted large or complex development proposals as representations to the MIR. This allowed Members the opportunity to hear first hand major development proposals and how these could contribute to regenerating the area and bringing about perception change. The

feedback obtained was very positive, with both Members and developers appreciating the opportunity to communicate directly their aspirations and proposals for North Ayrshire.

Outdoor Access Forum- A workshop discussing new outdoor access provision and the Central Green Network was held on 15 February 2010 at Ardrossan Civic Centre, with community representatives and the Council's Access Officer in attendance.

Proposed Plan Engagement

The Proposed Plan was published on 29 April 2011. An 8 week consultation period followed, closing 24 June 2011 and in which some 1650 representations were made on the plan.

Neighbour notification, in line with legislation, was undertaken and provided a comprehensive mechanism to ensure that anyone in close proximity that was likely to be affected by a specific proposal in the Proposed Plan had an opportunity to make their views known. Almost 2,000 addresses were neighbour notified.

Four drop-in events took place across North Ayrshire, specifically targeted at those who received neighbour notices. Planning officers were present to answer questions and provide further advice on making representations to the Proposed Plan.

Additionally, all respondents to the MIR were advised in writing of when, how and where they could express comments on the content of the Proposed Plan.

Press releases and statutory press notices were placed in local newspapers, publicising the consultation of the Proposed Plan to large sections of the public. Copies of the plan were provided in public libraries, local area offices, on North Ayrshire Council's website: www.north-ayrshire.gov.uk/localplans and at Cunninghame House and Perceton House, Irvine.

Representation forms were made available online and by post, providing stakeholders with a structure to articulate their views and what changes, if any, they would like to see to the plan.

Modified Plan Engagement

Modifications were made to the Proposed Plan, requiring incorporation into a Modified Plan. The Modified Plan was consulted upon for a 6 week period ending 19 October 2012. 134 representations on the Modified Plan were received.

A 'Schedule of Changes', detailing the modifications, was published on the Council's website along with the Modified Plan. Paper copies of both documents were provided in public libraries.

Opportunities to view and comment on the Modified Plan were publicised on the Council's website, in statutory press notices and by notification. Respondents to the MIR and/or Proposed Plan were notified together with owners, lessees or occupiers of any premises on a site, or land neighbouring such a site, likely to be affected by a modification to a specific proposal in the Proposed Plan.

Representation forms were also provided online and by post, helping stakeholders to express comments on the modifications.

Further Consultation – Pre-Examination Modifications

Following discussion with the Directorate for Planning and Environmental Appeals, the Council opted to provide a 6 week consultation period from 10 April 2013 until 22 May 2013. This allowed opportunity for comment on the pre-examination modifications which were made to the plan prior to its submission to Scottish Ministers in February 2013.

During the consultation period, copies of the plan and the pre-examination modifications made available in public libraries and the Council's website. In addition, notices were placed in newspapers and written correspondence was sent to previous representees, Community Councils and Key Agencies, informing when, how and where one can express comment on the plan.

NORTH AYRSHIRE COUNCIL

Agenda Item 5

17 June 2013

Local Development Plan Committee

Subject: **Supplementary Guidance: Developer Contributions**

Purpose: To seek Committee approval to publish draft Supplementary Guidance on Strategic Transport Developer Contributions for public consultation.

Recommendation: That the Committee agrees to approve the publication of the draft Supplementary Guidance, detailed at Appendix 1, for public consultation.

1. Introduction

- 1.1 Scottish Planning Policy states that Local Development Plans should "identify required new transport infrastructure.....plans and associated documents, such as supplementary guidance and action programmes, should indicate how new infrastructure is to be delivered, phased and how, and by whom, any developer contributions will be made".
- 1.2 Developer contributions are 'obligations' placed upon developers to make a contribution toward the infrastructure and services needed to make new developments acceptable in land-use planning terms. Contributions may involve financial payments or direct works and can be secured by a planning condition or a legal agreement under statute. Any standard contribution requirements are usually set out within 'Supplementary Guidance', which is additional planning guidance used to provide further detail on a variety of issues such as affordable housing, design, or in this case, developer contributions. This report sets out the context and principles of the proposed draft guidance, which deals with contributions solely in respect of the trunk road network.

2. Current Position

- 2.1 In the preparation of the North Ayrshire Local Development Plan (LDP), officers have worked in close partnership with a range of agencies to establish the infrastructure requirements to support future development. As part of this work, strategic transport modelling was undertaken to assess the cumulative impact on the trunk road network from future development across the Irvine Bay Area. Using conservative assumptions, this modelling identified key points on the trunk road network where road improvements (see Part 3, Supplementary Guidance) would be necessary to mitigate the cumulative impact. These include additional carriageway provision at the Pennyburn Roundabout, and the signalisation of Stanecastle, Warrix and Eglinton Interchanges.
- 2.2 In association with an external consultant, the preferred design of the road improvements and budgets costs were identified (costs estimated at £3,500,000 as at May 2013 prices). It is the intention that the improvements will be funded by the development industry on a 'roof tax' basis, which works by seeking a flat rate contribution towards the transport improvements per consented housing unit. The contributions are held in a fund, and, as development progresses, this fund is used to pay for the improvements.
- 2.3 The Council has allocated £2,000,000 within its ten year Capital Investment Programme to front fund interventions related to the Pennyburn Roundabout, which is considered likely to be the highest priority improvement. The expectation is that the front funding, if required, would be repaid by future developer contributions. The fund provides flexibility to fund the interventions should there be a slow uptake of contributions, ensuring that the Council can intervene to resolve any transport infrastructure issues impeding development.
- 2.4 The guidance sets out the mechanism by which developer contributions toward the improvements will be sought and calculated. The guidance will enable the Council to operate a consistent and transparent approach to securing contributions from developers, through the planning process. It seeks to make applicants aware at an early stage of the planning process the level of contributions required. The proposed guidance has been prepared with advice from GVA consultants, who worked with Fife Council in preparing their supplementary guidance on developer contributions.

- 2.5 The rate at which the contribution is set by the guidance is £1,750 per dwelling and will only be applicable to applications for private housing development of 4 or more dwellings within the Irvine Bay Area which are consented on or after 1 June 2013. Contribution requirements will not be applied retrospectively to applications for private housing development which have already received planning consent. Further exemptions are set out within the proposed Supplementary Guidance.

Other principles to note are:

- The guidance provides flexibility to allow phased or reduced payments of contributions, to enable development to be brought forward where there are issues of project finance/debt funding;
 - An infrastructure fund will be established, holding contributions for up to 10 years; and
 - Contribution activity will regularly be monitored and reported back to Committee.
- 2.6 The requirement to mitigate impact on the trunk road network as a result of new development is an issue facing local authorities and the development industry across the country. Transport Scotland does not have a budget available to fund improvements arising from new development, and the Scottish Government is of the view that it is reasonable for infrastructure requirements arising from new development to be funded by that development. A number of local authorities have adopted developer contribution policies, including East Ayrshire Council, Aberdeenshire Council and Fife Council. The proposed contribution rate in North Ayrshire is one of the lowest for strategic transport contributions in the country.

3. Proposals

- 3.1 It is proposed that the Committee agrees to approve the publication of the draft supplementary guidance at Appendix 1 for an 8 week consultation period, commencing in July 2013. Given the guidance will have financial implications for the development industry, comments will be actively sought from local and national house builders and their main representative body, Homes for Scotland.
- 3.2 The outcomes of the consultation will be reported back to Members at a later date with a view to revising/adopting the guidance as statutory supplementary guidance to the North Ayrshire Local Development Plan. When formally adopted, the guidance will be a statutory reference for decisions on planning applications.

4. Implications

Financial Implications

- 4.1 Some £2,000,000 has been set aside within the Council's Capital Investment Programme to front fund improvements to the trunk road network, if required.

Human Resource Implications

- 4.2 There are no such implications arising from this report.

Legal Implications

- 4.3 There are no such implications arising from this report.

Equality Implications

- 4.4 There are no such implications arising from this report.

Environmental Implications

- 4.5 The Strategic Environmental Assessment (SEA) Gateway is in the process of confirming whether or not the guidance will require a full SEA as part of a 'screening' process. The results of the screening will be published alongside the draft supplementary guidance. It is not anticipated that the guidance would give rise to any significant environmental effects.

Implications for Key Priorities

- 4.6 In establishing a transparent mechanism by which new development would contribute toward strategic road improvements, the Supplementary Guidance assists with North Ayrshire Single Outcomes: 1a) 'Transport links and services to and from North Ayrshire have improved', 1c) 'North Ayrshire is a more attractive place to do business' and 15 b) 'Public Services are more efficient and effective'.

5. Consultations

- 5.1 Consultation with roads, finance and legal was undertaken in preparing the proposed Supplementary Guidance.

6. Conclusion

- 6.1 It is necessary to implement a mechanism to finance necessary trunk road improvements in order to facilitate future development in North Ayrshire. The proposed guidance provides a coordinated and flexible approach to recouping the costs of mitigation on the trunk road network from the development which has caused the impact. The consultation period provides the Council with an opportunity to further refine the approach following stakeholder comments before adoption as statutory guidance to the North Ayrshire Local Development Plan.



CRAIG HATTON
Corporate Director (Development and Environment)

Reference : AMcN

For further information please contact Andrew McNair, Planning Officer on 01294 324769.

Background Papers

Modified Local Development Plan As Submitted (Feb 2013)

North Ayrshire Council

Supplementary Guidance: Developer Contributions
(Strategic Transport)

Consultative Draft (Committee Version)

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Appendix 1 - Model S75 template

1. Background to Development Contributions

1.1. Introduction

- 1.1.1. New development can provide positive benefits to North Ayrshire: new homes, job creation, support for area regeneration initiatives, sustain local facilities as well as provide more balanced and sustainable communities. Nevertheless, development can place additional strains on the infrastructure of the area such as open space, local schools, public transport and the road network.
- 1.1.2. In the interests of the proper planning of the area, it is essential that development provides adequate provision, where and when necessary, to satisfactorily mitigate its impact on infrastructure. Good infrastructure is essential to the economic prosperity of North Ayrshire. The Council encourages developers to bring proposals forward at an early stage for discussion about any potential development contribution.

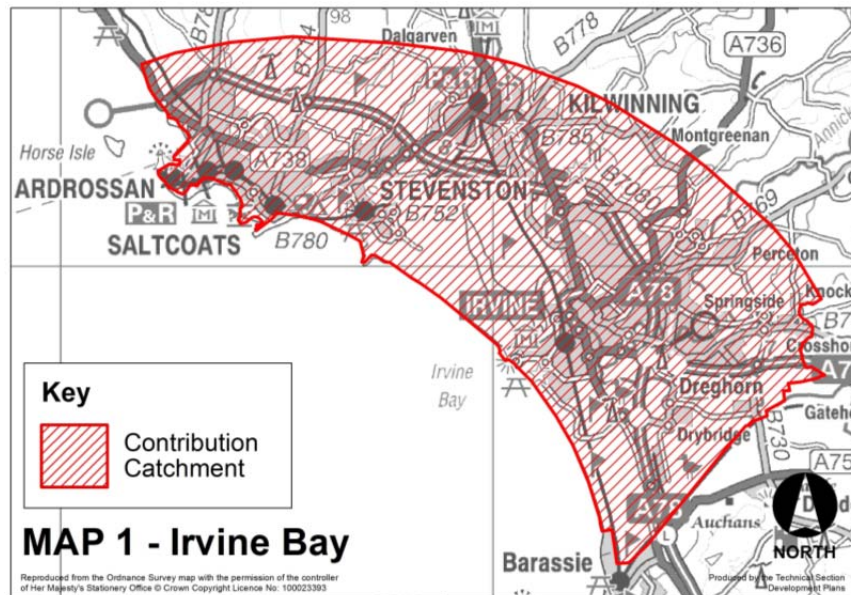
1.2. Consultation

- 1.2.1. This draft guidance has been prepared for consultation with the public, local landowners, developers and agencies with an interest in development related transport matters. Representations on the document can be submitted by email at LDP@north-ayrshire.gov.uk or alternatively by post to: Development Plans, North Ayrshire Council, Cunninghame House, and IRVINE KA12. **Comments must be received by 5.00pm on Friday XX August 2013.**
- 1.2.2. The Council will consider comments received before revising and/or adopting the document as statutory supplementary guidance to the North Ayrshire Local Development Plan. The adopted version of the document is scheduled for publication in late 2013.

1.3. Purpose of Guidance

- 1.3.1. A review of public service and infrastructure provision in the area was undertaken by the Council to determine the infrastructure implications of future housing land release as set out in the North Ayrshire Local Development Plan. As part of this work, detailed transport modelling was undertaken to assess the cumulative impact of likely levels of future development on the strategic road network.

- 1.3.2. The modelling¹ identified key points on the strategic road network where improvements would be necessary to mitigate the cumulative impact. Following consultation with Transport Scotland, the Council identified the nature and costs of the improvements. These are set out on pages 9-10 of this guidance.
- 1.3.3. The supplementary guidance sets out the mechanism by which developer contributions for the improvements will be calculated and sought from particular housing developments within the Irvine Bay Area. The guidance provides developers with transparency and consistency on how and when contributions are payable and how they will be used to deliver the improvements. It also makes developers aware of contribution expectations at an early stage in the planning process.
- 1.3.4. The guidance will be applied within the contribution catchment as denoted on Map 1, below.



- 1.3.5. For the avoidance of doubt, developer contributions may be required for other types of infrastructure (such as education facilities or open space), however these are not within the scope of this supplementary guidance. Developers making a contribution in line with the guidance may also be required to assess and make contributions as required, to mitigate the localised road impacts of new development as part of the planning application process.

¹ Full details of the transport modelling work can be viewed at www.north-ayrshire.gov.uk/localplans

- 1.3.6. The guidance should be read in conjunction with the North Ayrshire Local Development Plan and all other relevant supplementary guidance.

1.4. Meaning of Developer Contributions

- 1.4.1. The Council defines developer contributions as:

“Cash or in kind contributions made by developers to provide, or contribute toward, new or improved existing public services, facilities and infrastructure where such contributions are required for the proposed development to satisfactorily mitigate its impact(s) on its own or as a consequence of cumulative impact(s) of development on the area.”

1.5. Legal Context

- 1.5.1. Section 75 of the Town and Country Planning (Scotland) Act 1997 allows the Council to secure provision of necessary infrastructure, facilities and amenities through the use of an agreement (hereafter referred to as a “S75 agreement”). Legislation, however, states that S75 agreements should only be sought where they are required to make a proposal acceptable in land-use planning terms and where the use of a planning condition is not appropriate.

- 1.5.2. A S75 agreement should only be sought where it meets all of the following tests in Planning Circular 3/2013:

- Be necessary to make the proposed development acceptable in planning terms;
- Serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- Relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- Fairly and reasonably relate in scale and kind to the proposed development;
- Be reasonable in all other respects.

- 1.5.3. Provision under Section 69 of the Local Government (Scotland) Act 1973 provides the Council with a general power to enter into an agreement with developers to facilitate, or is conducive or incidental to the discharge of any of its functions. This type of agreement (or S69 agreement) can include payment of money but, unlike S75 agreements, is not limited in its purpose to the regulation and restriction of development. An agreement can also be made under other areas of legislation e.g. the Roads (Scotland) Act 1984.

- 1.5.4. Developer contributions will be treated as a material consideration in the determination of the planning application to which the contributions relate. Contributions can be secured with the use of a planning condition or through an agreement made under statute.

1.6. Policy Context

- 1.6.1. The Vision of the North Ayrshire Local Development Plan iterates the Council's commitment to tackle population decline by creating opportunities for new employment, shopping and leisure facilities and enhancing a range of new housing opportunities. The plan paves the way for ambitious growth, identifying land for some 7,500 new homes across North Ayrshire. Additional transport infrastructure will be required to support growth.
- 1.6.2. Two local development plan policies of particular relevance to the guidance are General Policy and Policy A3: Supplementary Guidance. The former states all development that creates a need for public services, facilities or infrastructure will be expected to make a fair and reasonable contribution toward these. The latter requires development to accord with this guidance, where relevant.
- 1.6.3. The Action Programme accompanying the Plan provides further details on infrastructure, required to deliver particular housing proposals. The Action Programme is regularly updated to take account of changes in circumstances as sites come forward through the planning process.

2. Our approach to Developer Contributions

2.1. Applicable Developments

2.1.1. Proposals for private housing development of 4 or more dwellings within the contribution catchment (see Page 2, Map 1), either on its own or as part of a phased development, are required to make a contribution in line with this guidance except in the following circumstances:

- The proposals have secured full or in principle planning permission prior to 1 June 2013;
- It has been agreed by the Council that a contribution would deem the proposals unviable, or the costs of the contribution would preclude the social, economic or other benefits with which the proposals would deliver; or
- In the case of rural areas, the proposals are acceptable under Policy ENV 2, Policy ENV 3 or Policy ENV 6 of the North Ayrshire Local Development Plan.

2.1.2. The guidance only applies to private housing development. New industrial, business, retail, and commercial leisure developments will not be required to make a contribution under this guidance. This in recognition of the fact that while such development may contribute to detrimental impact on the road network, the Council wishes to improve the levels of speculative commercial development within North Ayrshire and does not wish contributions to be a deterrent in improving that position over time.

2.1.3. Where housing development is for affordable housing units (either on its own or as part of a private housing development eligible for a contribution under Para 2.1.1), the number of units will be excluded from the calculation of the contribution – see Page 6, Box 1 - Worked examples. For the avoidance of doubt, a contribution will be required from windfall housing developments that have not been specifically allocated in the North Ayrshire Local Development Plan.

2.1.4. The following principles apply to prevent avoidance of a contribution through subdivision of a site. Proposals for less than 4 private housing units may be required to make a contribution relative to the overall capacity of development which the site can be expected to accommodate. A Section 75 obligation (or other mechanism) will be required to ensure that the overall private housing development on the site makes a contribution. Separate applications for adjacent sites may be treated as a single application.

2.2. What is the rate of Developer Contribution?

2.2.1. The developer contribution is set at **£1,750 per private housing unit**. This rate is based on delivering a package of projects (pages 9-10) identified by transport modelling work and at an estimated total budget cost of £3,513,762 as of May 2013. The rate was also informed by an independent consultant study which examined low, medium and high development rates for North Ayrshire to identify a reasonable per unit contribution that covers the total budget cost. Actual completion rates, impact on network and rate of intervention implementation will be monitored on a regular basis.

2.2.2. It is intended that the rate and total budget cost will be reviewed on April 1st every year and adjusted using the Building Cost Information Service (BCIS) 'All In - Tender Price Index' to account for inflation. Box 1 outlines the contribution required by this guidance from a range of development scenarios.

Box 1 – Worked Examples

Example 1: An 18 flatted unit development is proposed in Irvine, of which 5 units are exempt from a contribution in line with this guidance by constituting affordable housing. The remaining 13 units are private housing. The developer contribution required by this guidance is calculated as follows:

No. of private housing units: 13

The rate: £ 1,750 per private housing unit

Total payable (multiply 13 by £ 1,750): £22,750

Example 2: A developer proposes a large residential scheme of 150 units in Saltcoats, all of which are private housing. The developer contribution required by this guidance is calculated as follows:

No. of private housing units: 150

The rate: £ 1,750 per private housing unit

Total payable (multiply 150 by £ 1,750): £262,500

Example 3: In November 2013, a proposal for 3 private housing units within Dreghorn secured planning consent. Two years later, an application is submitted for a further two such units at the same site. The developer contribution required by this guidance is calculated as follows:

No. of private housing units: 5

The rate: £ 1,750 per private housing unit

Total payable (multiply 5 by £1,750): £8,750

2.3. Reduced or Phased contributions

- 2.3.1. Prospective developers may be permitted to negotiate a reduced contribution where it can be demonstrated that paying the full contribution would make the development unviable. In such cases, the prospective developer will be required to submit a detailed development appraisal, including cost and sales projections, to the Council for consideration. The Council may seek independent assessment of the submitted appraisal.
- 2.3.2. The Council is aware that up front development costs can be an obstacle to development coming forward. Collection of contributions may therefore be secured by flexible methods, included potential for deferred or phased payments. This will be considered on a case by case basis. It is anticipated that given current market conditions, this arrangement is likely to be the norm for the foreseeable future.
- 2.3.3. In addition, the Council has set aside £2,000,000 within its Capital Investment Programme to front fund interventions. This funding level is based on the costs related to the Pennyburn Roundabout improvements, which are considered likely to be the highest priority. The expectation is that the front funding, if required, would be repaid by future developer contributions. The fund therefore provides flexibility to allow early delivery of the interventions should there be a slow uptake of contributions, in order to ensure that development is not impeded.

2.4. General Process

- 2.4.1. In most cases, developer contributions will be secured through either a S75 or S69 agreement. A model section 75 agreement is available at Appendix 1. This gives preferred terms for the most common elements of any such agreement. These terms will be subject to periodic review.
- 2.4.2. When the Council receives a planning application, the applicant will be advised by the planning case officer whether a contribution under the guidance is required, and if so, the level of this contribution based on the number of applicable units proposed.
- 2.4.3. In the case of applications for planning permission in principle where the number and tenure of the proposed residential units are unknown, the developer will be required to enter into a S75 Agreement with the Council to establish the principle of an appropriate developer contribution being made at an agreed future point in time.
- 2.4.4. Any financial contributions will be index linked at the date that the heads of terms are agreed. The Building Cost Information

Service (BCIS) 'All In -Tender Price Index' will be used as the index unless agreed otherwise.

2.4.5. Planning permission may be granted once an agreement has been put in place (and in the case of S75 agreements, registered in the Land Register of Scotland) or a financial contribution has been made.

2.4.6. Any legal and administrative costs incurred by the Council in the production of an agreement will be met by the developer.

2.5. Contributions Management

2.5.1. Any contribution secured from a particular development will be held by the Council in a fund exclusively for use for strategic transport infrastructure improvements in the Irvine Bay area required as a result of new development. Contributions will be held for a period of 10 years, and if unused, will be returned thereafter.

2.5.2. Decisions on how and when funds will be spent, and on which interventions, will be monitored on a case by case basis, with the involvement of the Council, applicant and Transport Scotland. It is intended that the Council's PARAMICS micro simulation for the Irvine Bay Area will be updated as significant development comes forward. The outputs of the model will then determine how and where contributions will be spent. This approach will ensure that the Council and Transport Scotland understand the actual impact of development on the network as it comes forward, ensuring that any interventions delivered are proportionate and timely.

2.6. Monitoring

2.6.1. The Council will monitor development contributions on an annual basis and will prepare annual reports to Committee detailing:

- all developments that have been approved with development contributions agreements year by year;
- the total value of all such agreements;
- the value received from all such agreements;
- the total amount of developer contributions committed to and spent on specific projects year by year;
- the number of agreements executed;
- any contribution returned to developers;
- the status of individual projects.

3. Developer Contribution Projects

3.1. The Projects

3.1.1. The tables, below and overleaf, identify the improvements, including estimated construction costs, to be funded by developer contributions. As of May 2013, the total budget cost for all improvements is estimated to be £3,513,762. The costs will be reviewed on 1st April every year and will take account of the Building Cost Information Service (BCIS) 'All In - Tender Price Index'.

Scheme 1 - Redburn Roundabout, Irvine

<i>Item</i>	<i>Construction Costs</i>
Carriageway – 1 lane at 4m wide	£37,760
Footway – 2m wide	£7,560
Signalisation	£50,000
Total	£95,320

Scheme 2 - Whitehirst Park Road/Pennyburn Road Junction, Kilwinning

<i>Item</i>	<i>Construction Costs</i>
Carriageway – 1 lane at 4m wide	£18,880
Carriageway – 1 or 2 lane at 6m wide	£92,040
Carriageway – 2 lane at 7.3m wide	£305,300
Footway – 2m wide	£32,390
Footway – other	£15,990
Total	£464,600

Scheme 3 - Kilwinning Town Centre: Traffic Signal Linking (SCOOT)

<i>Item</i>	<i>Construction Costs</i>
SCOOT	£400,000
Total	£400,000

Scheme 4 - Eglinton Park Interchange, Irvine

<i>Item</i>	<i>Construction Costs</i>
Signalisation	£200,000
Total	£200,000

Scheme 5 - Warrix Interchange, Irvine

<i>Item</i>	<i>Construction Costs</i>
Signalisation	£300,000
Total	£300,000

Scheme 6 - Stanecastle Roundabout, Irvine

<i>Item</i>	<i>Construction Costs</i>
Partial Signalisation	£100,000
Total	£100,000

Scheme 7 - Pennyburn Roundabout, Kilwinning

<i>Item</i>	<i>Construction Costs</i>
Carriageway – 1 lane at 4m wide	£849,600
Carriageway – 3 lane at 10.95m wide	£167,960
Carriageway – 4 lane at 14.6m wide	£533,820
Carriageway – resurface 14 lanes	£117,530
Footway – 2m wide	£23,780
Footway – other	£11,152
Signalisation	£250,000
Total	£1,953,842

Appendix 1 Model Section 75

Section 1 – Title Page and Preamble

MINUTE OF AGREEMENT

between

THE NORTH AYRSHIRE COUNCIL, the Local Authority for North Ayrshire in terms of the Local Government etc. (Scotland) Act 1994, and having its principal office at Cunninghame House, Irvine, KA12 8EE (who and whose successors as the Planning Authority and Roads Authority respectively are hereinafter referred to as "the Council")

and

(ENTER COMPANY NAME) a Company incorporated under the Companies Acts, Company Number (enter company number) and having its Registered Office at (enter address)

or

(ENTER RSL NAME) registered under the Industrial and Provident Societies Acts (Registered Number enter), a Scottish Charity (Registered Number enter) and having its Registered Office at (enter address)

(who with their respective successors in ownership of the Agreement Subjects as hereinafter defined are hereinafter referred to as "the Proprietors")

CONSIDERING (One) that the Council is the planning authority for North Ayrshire in terms of Section 1 of the Town and Country Planning (Scotland) Act 1997 (hereinafter referred to as "the 1997 Act");

(Two) that the Council is the roads authority for North Ayrshire in terms of Section 151 of The Roads (Scotland) Act 1984 (180 and Paragraph 135(10) of Schedule 13 to the Local Government etc. (Scotland) Act 1994);

(Three) that the Council as planning authority is entitled in terms of Section 75 of the 1997 Act, to enter into an agreement with any person interested in land in its district (in so far as the interest of that person enables him to bind the land) for the purpose of restricting or regulating the development or use of the land, either permanently or during such period as may be prescribed by the agreement;

(Four) that the Proprietors are heritable proprietors of the Agreement Subjects as hereinafter defined;

(Five) that the Proprietors have applied to the Council for planning permission under the 1997 Act for the Development as hereinafter defined and the Council has resolved to grant said permission subject inter alia to an Agreement under Section 75 of the 1997 Act being entered into in the terms aftermentioned. NOW THEREFORE the parties hereto have agreed and do hereby agree as follows:-

Section 2 – Definitions

"the Act"	means the Town and Country Planning (Scotland) Act 1997;
"Affordable Housing Unit"	means a residential unit which is social rented housing, mid rent housing, shared equity housing, shared ownership housing, discount low cost sale, or other format of affordable housing tenure which is agreed by the Council as meeting the requirements of persons in housing need;

"the Agreement Subjects"	means ALL and WHOLE land at [insert address here], registered in the Land Register of Scotland under Title Number [insert number here]; (or enter Sasines Conveyancing description here);
"the Application"	means the application for planning permission registered by the Council on [enter date] under the Council's reference (enter planning application reference) for the Development;
"Commencement Date"	means the date on which the Development is initiated by the carrying out of any Material Operation;
"Completion of Construction"	means the issuing of a Notice of Acceptance of Completion Certificate by the Building Standards Department of the Council;
"Developer Contribution Projects"	means improvements to the trunk road network identified within the Council's "Supplementary Guidance: Strategic Transport Developer Contributions" published [DATE TO BE INSERTED] as may be amended from time to time;
"the Development"	means the development consisting of [enter description of proposed development here] on the Agreement Subjects in terms of the Permission;
"Discount Low Cost Sale"	means a residential unit sold at a percentage discount of its open market value for households to persons in housing need;

"Housing Unit Contribution"	means the sum of £1,750 for an Open Market Housing Unit within the Development;
"Index"	means the All-in Tender Price Index firm figures as published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors on a monthly basis, or if that ceases to be published or the basis upon which such index is calculated is substantially changed or rebased, such substitute or alternative index most likely to achieve an equivalent result as the parties may agree or, in the absence of agreement, as shall be determined pursuant to Clause (arbitration) of this Agreement;
"Indexed"	<p>means increased in accordance with the following formula:-</p> $\frac{b \times c}{a}$ <p>Where: <i>a</i> equals the All-in Tender Price Index published as at the final date of signing of this Agreement, <i>b</i> equals the Index as at the date of payment of the relevant sum to be indexed, and <i>c</i> equals the relevant sum to be Indexed;</p>
"Material Operation"	has the meaning given in section 27 of the Act. For avoidance of doubt, this definition excludes any material operation undertaken in terms of any valid planning permission granted before the date of the permission;
"Mid Rent Housing"	means housing with rents set at a level higher than social rented housing, but lower

	than market rent levels to meet the requirements of persons in housing need, such rent levels to be agreed with the Council, acting reasonably having regard to other schemes in North Ayrshire;
"Open Market Housing"	means the Residential units comprised in the Total Housing Units which are not Affordable Housing Units;
"the Permission"	means the planning permission for the Development subject to the conditions set out in the decision notice dated;
"Persons in Housing Need"	means persons with identified housing needs that would not be met by the normal operation of the housing market in terms of criteria set by the Council from time to time for low cost home ownership housing, mid rent housing and social rented housing or such other type of affordable housing units that may be agreed by the Council to constitute affordable housing tenure;
"Plan"	means the plan annexed and signed as relative hereto;
"Shared Equity Housing "	means the individual owner of a residential unit whilst bearing to own a 100% share of a residential unit owns a part agreed share with the remaining share secured to a registered social landlord or Scottish Ministers or other such landlord or body as may be approved by the Council;
"Shared Ownership Housing"	means the individual owner purchases part of the residential unit, with the remaining share of the residential unit remaining in the

	ownership by a Registered Social Landlord. The individual owner pays rent for the share of the residential unit retained by the Registered Social Landlord. The Registered Social Landlord benefits from any equity gain when the house is sold;
“Social Rented Housing”	means property provided at an affordable rent owned, managed, leased or otherwise provided by a Registered Social Landlord (or such other body as maybe approved by the Council) to meet the requirements of persons in housing need;
“Total Housing Units”	means the total number of residential units which are permitted to be constructed on the Agreement Subjects in terms of the Planning Permission;
“Transport Improvement Contribution”	means the sum of (enter amount) POUNDS (£enter amount) STERLING being the Housing Unit Contribution multiplied by the Open Market Housing units within the Development.

Section 3 – Operative Clauses

3.1 Transport Improvement Contribution

The Proprietors shall prior to the Commencement Date pay to the Council the Transport Improvement Contribution Indexed to the date of payment to be applied by the Council towards the Developer Contribution Projects.

3.2 Standard Clause for Re-payment of Developer Contributions

In the event of (One) the Planning Permission being refused, revoked or in any way falling; or (Two) the Contribution not being utilised, or fully utilised, by the Council within ten years of the Payment Date, then following a written request from the Proprietors, the Contribution or the unused part thereof, together with any interest that has accrued thereon, as appropriate, shall be refunded to the Proprietors.

Section 4 – General Clauses

4.1 DISCHARGE

If so requested in writing by the Proprietors, the Council agrees to grant a partial or full Discharge of the Proprietors' obligations (enter here a reference to the clauses which contain the Proprietors' obligations) under this Agreement on due performance by the Proprietors of their obligations hereunder. Further in the event of the Planning Permission granted pursuant to this Agreement being revoked or in any way falling these presents shall fall and be deemed pro non scripto and the Council shall grant a Discharge of this Agreement. The Proprietors shall be responsible for the Council's reasonable legal expenses and outlays properly incurred in the negotiation, drafting, preparation, completion and registration of any Discharge hereto.

4.2 VARIATION

Without prejudice to Clause (refer to Discharge clause) hereof in the event of the parties hereto agreeing to a variation of the terms hereof the Council shall grant a Discharge of this Agreement and the parties shall contemporaneously enter into a fresh agreement in terms identical to the terms of this Agreement subject only to any variations as may be agreed between the parties hereto. The Proprietors shall be responsible for the Council's reasonable legal

expenses and outlays properly incurred in the negotiation, drafting, preparation, completion and registration of any Discharge or variation hereto.

4.3 ASSIGNATION

The Proprietors shall not transfer or assign their rights and obligations under this Agreement or dispose of their interests in the Agreement Subjects prior to the recording of this Agreement in the Land Register of Scotland.

4.4 ARBITRATION

Any dispute of any kind which may arise between the parties hereto and their successors regarding this Agreement shall be referred, on the application of any party, to the decision of an Arbitrator seated in Scotland to be mutually agreed by the parties and failing agreement appointed by the Sheriff Principal of North Strathclyde at Kilmarnock. The decision of such Arbitrator, including any award of expenses, shall be final and binding on the parties subject to the provisions of the Arbitration (Scotland) Act 2010 and failing such award the cost of any such arbitration shall be borne equally between the parties.

4.5 ENFORCEABILITY

This Agreement is made pursuant to Section 75 of the 1997 Act and it is agreed by the Council and the Proprietors that the obligations undertaken by the Proprietors in this Agreement shall be enforceable at the instance of the Council as planning and roads authority against the Proprietors and persons deriving title to the Agreement Subjects or any part thereof from the Proprietors.

4.6 REGISTRATION

The parties consent to registration hereof for preservation and execution.

4.7 EXPENSES

The Proprietors shall meet the Council's reasonable legal expenses and outlays properly incurred in the negotiation, drafting, preparation, completion and registration of this Agreement, to include the provision of two Extracts of the Agreement for the Council's own use: IN WITNESS WHEREOF

MINUTE OF AGREEMENT

under Section 75 of the Town and
Country Planning (Scotland) Act
1997

Between

THE NORTH AYRSHIRE COUNCIL

and

Subjects:- ,

2013

FAS: 0857

Andrew A Fraser
Head of Legal and Administration
Services
The North Ayrshire Council
Cunninghame House
IRVINE
KA12 8EE

NORTH AYRSHIRE COUNCIL

Agenda Item 6

17 June 2013

Local Development Plan Committee

Subject: **Scottish Planning Policy: Consultation Draft**

Purpose: To advise the Committee of publication of the 'Scottish Planning Policy: Consultation Draft' and to obtain the approval of the proposed consultation response at Appendix 1 for submission to the Scottish Government.

Recommendation: That the Committee agrees to (a) approve the issue of the proposed consultation response at Appendix 1 to the Scottish Government as the Council's formal response to the Scottish Planning Policy: Consultation Draft; and (b) note the key points arising from the consultation draft.

1. Introduction

1.1 Scottish Planning Policy (SPP) is a statement of Scottish Government planning policy on how nationally important land use planning matters should be addressed across Scotland. It covers a wide range of topics including rural development, housing, flood risk, town centres, renewable energy, and directly informs:

- Preparation of development plans;
- Design and location of development, from initial concept through to delivery; and
- Determination of planning applications and appeals.

1.2 The consultation draft emerged from a recent review of the current SPP (published 2010) and updates areas of policy considered by the Scottish Government to be either out of date or unfit for purpose. When finalised, the consultation draft will supersede the current SPP and various position statements from the Chief Planner.

2. Current Position

2.1 A series of questions are outlined in the consultation draft and the details of the proposed responses are provided in Appendix 1. Key points from the consultation draft include:

- Town centre performance should be monitored by planning authorities, preferably every 2 years through health checks. This provision is welcomed, but there may be resource issues to achieve it;
 - Greater steer is provided on what constitutes a 'generous housing land supply' - when undefined, this term has proved problematic for planning authorities and Scottish Government Reporters making decisions on housing issues within Local Development Plans. The clarity provided on this matter by SPP is welcomed;
 - Separation of windfarm development from communities is increased to 2.5 km, up 0.5km; and
 - National Parks and National Scenic Areas are considered by SPP to be unacceptable for wind farm development.
- 2.2 There is a lack of specific protected status for Clyde Muirshiel Regional Park from wind farm development within SPP. This is despite the Council's Supplementary Guidance confirming the Park has limited carrying capacity for such development. It is therefore recommended within the proposed response that the Park should be designated as 'areas of significant protection', the second highest level of safeguarding offered by SPP. Justification for this protection is further evidenced by the Park's significance to natural heritage and recreational interests.

3. Proposals

- 3.1 It is proposed that the Committee agrees to (a) approve the issue of the proposed consultation response at Appendix 1 as the Council's formal response to the consultation draft; and (b) note the key points arising from the consultation draft.

4. Implications

Financial Implications

- 4.1 None.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 There are none arising from this

Equality Implications

4.4 None.

Environmental Implications

4.5 None.

Implications for Key Priorities

4.6 None.

5. Consultations

5.1 None.

6. Conclusion

6.1 The proposed response to the consultation draft sets out comments which reflect the Council's interests on a variety of planning topics such as renewable energy and housing development. The response seeks amendments to a number of statements made in the SPP, including increased protection for Clyde Muirshiel Regional Park from wind turbine development.



CRAIG HATTON

Corporate Director (Development and Environment)

Reference :

For further information please contact Andrew McNair, Planning Officer, on 01294 324769.

Background Papers

Scottish Planning Policy (2010)

Scottish Planning Policy: Consultation Draft (April 2013)

Modified Local Development Plan As Submitted (February 2013)

Draft Scottish Planning Policy : Consultation Questionnaire

Responding to this consultation paper

We are inviting written responses to this consultation paper by Tuesday 23rd July 2013.

Please send your response with the completed Respondent Information Form (see 'Handling your Response' below) to:

sppreview@scotland.gsi.gov.uk

or

SPP Review Team
Area 2H, Victoria Quay
Edinburgh. EH6 6QQ

If you have any queries contact:

Helen Wood, Principal Planner	0131 244 7534	helen.wood@scotland.gsi.gov.uk
Carrie Thomson, Senior Planner	0131 244 7529	carrie.thomson@scotland.gsi.gov.uk

We would be grateful if you would use the consultation questionnaire or could clearly indicate in your response which questions or parts of the consultation paper you are responding to as this will aid our analysis of the responses received.

The consultation, and all other Scottish Government consultation exercises, can be viewed online on the consultation web pages of the Scottish Government website at <http://www.scotland.gov.uk/Consultations/Current>.

The Scottish Government has an email alert system for consultations, <http://register.scotland.gov.uk>. This system allows stakeholder individuals and organisations to register and receive a weekly email containing details of all new consultations (including web links). It complements, but in no way replaces Scottish Government distribution lists, and is designed to allow stakeholders to keep up to date with all SG consultation activity, and therefore be alerted at the earliest opportunity to those of most interest. We would encourage you to register.

Handling your response

We need to know how you wish your response to be handled and, in particular, whether you are happy for your response to be made public. Please complete and return the **Respondent Information Form** which forms part of the consultation questionnaire as this will ensure that we treat your response appropriately. If you ask for your response not to be published we will regard it as confidential, and we will treat it accordingly.

All respondents should be aware that the Scottish Government are subject to the provisions of the Freedom of Information (Scotland) Act 2002 and would therefore have to consider any request made to it under the Act for information relating to the responses made to this consultation exercise.

Draft Scottish Planning Policy : Consultation Questionnaire

Next steps in the process

Where respondents have given permission for their response to be made public and after we have checked that they contain no potentially defamatory material, responses will be made available to the public in the Scottish Government Library (see the attached Respondent Information Form). You can make arrangements to view responses by contacting the Scottish Government Library on 0131 244 4552. Responses can be copied and sent to you, but a charge may be made for this service.

What happens next?

Following the closing date, all responses will be analysed and considered along with any other available evidence to help us finalise the document. We aim to publish the finalised Scottish Planning Policy before the end of 2013.

Comments and complaints

If you have any comments about how this consultation exercise has been conducted, please send them to the contact details above.

The Scottish Government Consultation Process

Consultation is an essential and important aspect of Scottish Government working methods. Given the wide-ranging areas of work of the Scottish Government, there are many varied types of consultation. However, in general, Scottish Government consultation exercises aim to provide opportunities for all those who wish to express their opinions on a proposed area of work to do so in ways which will inform and enhance that work.

The Scottish Government encourages consultation that is thorough, effective and appropriate to the issue under consideration and the nature of the target audience. Consultation exercises take account of a wide range of factors, and no two exercises are likely to be the same.

Typically Scottish Government consultations involve a written paper inviting answers to specific questions or more general views about the material presented. Consultation documents are placed on the Scottish Government web site enabling a wider audience to access the papers and submit their responses¹. Consultation exercises may also involve seeking views in a number of different ways, such as through public meetings, focus groups or questionnaire exercises. Copies of all the written responses received to a consultation exercise (except those where the individual or organisation request confidentiality) are placed in the Scottish Government library at Saughton House, Edinburgh (K Spur, Saughton House, Broomhouse Drive, Edinburgh, EH11 3XD, telephone 0131 244 4565).

The views and suggestions detailed in consultation response are analysed and used as part of the decision making process, along with a range of other available information and evidence. Depending on the nature of the consultation exercise the responses received may:

¹ <http://www.scotland.gov.uk/consultations>

Draft Scottish Planning Policy : Consultation Questionnaire

- indicate the need for policy development or review
- inform the development of a particular policy
- help decisions to be made between alternative policy proposals
- be used to finalise legislation before it is implemented

Final decisions on the issues under consideration will also take account of a range of other factors, including other available information and research evidence.

While details of particular circumstances described in a response to a consultation exercise may usefully inform the policy process, consultation exercises cannot address individual concerns and comments, which should be directed to the relevant public body.

Draft Scottish Planning Policy : Consultation Questionnaire

RESPONDENT INFORMATION FORM

This is to ensure that we handle your response appropriately.

1. Name/Organisation

Organisation Name

North Ayrshire Council

Title Mr ☒ Ms ☐ Mrs ☐ Miss ☐ Dr ☐ Please tick as appropriate

Surname

McNair

Forename

Andrew

2. Postal Address

Development Plans

North Ayrshire Council

Cunninghame House

Irvine

Email: amcnair@north-ayrshire.gov.uk

Postcode KA12 8EE

Phone 01294 324769

Email As above.

3. Permissions - I am responding as...

Individual

☐

/

Group/Organisation

☒

Please tick as appropriate

- (a) Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

Please tick as appropriate ☐ Yes ☐ No

- (b) Where confidentiality is not requested, we will make your responses available to the public on the following basis

Please tick ONE of the following boxes

Yes, make my response, name and address all available ☐

or

Yes, make my response available, but not my name and address ☐

or

Yes, make my response and name available, but not my address ☐

- (c) The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site).

Are you content for your **response** to be made available?

Please tick as appropriate ☒ Yes ☐ No

- (d) We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Please tick as appropriate

☒ Yes

☐ No

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

PRINCIPAL POLICIES

- | | | | |
|--|---|--|---|
| 1 | Sustainable Economic Growth
Do you think that the measures outlined in paragraphs 15 to 23 are appropriate to ensure that the planning system supports economic recovery and sustainable economic growth?
Are there other measures to support sustainable economic growth that you think should be covered in the SPP? | Y

<input checked="" type="checkbox"/>

<input checked="" type="checkbox"/> | N

<input type="checkbox"/>

<input type="checkbox"/> |
| <p>Para 15-23 should emphasise good design as a key aspect of sustainable economic growth, given its role in creating attractive places to work, visit and live and optimising the potential of a site.</p> <p>This could clarify by what is meant by "development in the right place, rather than development at any costs" (Para 16) and give increased recognition to the importance of good design within the planning system.</p> | | | |
| 2 | Location of New Development – Town Centres
Do you think that local authorities should prepare town centre health checks, as set out in paragraph 55?
Are there other health check indicators you think should be included in the SPP? | Y

<input checked="" type="checkbox"/>

<input type="checkbox"/> | N

<input type="checkbox"/>

<input checked="" type="checkbox"/> |
| <p>The decision as to who undertakes town centre health checks, how and when should ultimately be a matter for Planning Authority given the resources involved in meeting the requirements of a health check. Some pragmatic solutions that use existing sources (land-use class surveys) may be the best local solution, rather than a full scale health check.</p> | | | |
| 3 | Location of New Development – Town Centres
Do you think that local authorities should prepare town centre strategies, as set out in paragraph 56? | Y

<input checked="" type="checkbox"/> | N

<input type="checkbox"/> |
| <p>It should be a matter for the Planning Authority to determine whether town centre strategies are required and what they should cover, given the resource implications involved with their preparation and implementation.</p> | | | |
| 4 | Location of New Development – Town Centres
Do you think the town centre first policy should apply to all significant footfall generating uses and the sequential test be extended to this wider range of uses, as outlined in paragraphs 63 to 67? | Y

<input checked="" type="checkbox"/> | N

<input type="checkbox"/> |

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

An alternative would be to apply the sequential test to retail and 'all' leisure development, no longer limiting leisure to 'commercial' development. Do you think this is the appropriate approach?

☒ ☐

The town centre policy reflects the Council's approach to significant footfall generating uses as set out within Policies TC4 and PI 10 of the emerging North Ayrshire Local Development Plan.

5 Location of New Development – Rural Development

Y **N**

Do you think the approach to spatial strategies for rural areas outlined in paragraphs 68 to 71 is the appropriate approach?

☒ ☐

Occupancy restrictions are useful to support rural development linking the occupation of new housing with the activities of a traditional rural business such as farming or forestry operations. They avoid a situation whereby an applicant could make an adequate business case with the intention of circumventing local plan policy requirements to secure housing development, thereby setting an undesirable precedent.

For the reasons above, the last bullet point of Para 71, which states 'not impose occupancy restrictions on housing', should be deleted.

BUILDINGS

6 Housing

Y **N**

Do you think explaining a 'generous' housing land supply as allowing an additional margin of 10 to 20%, as set out in paragraph 85, is the appropriate approach?

☒ ☐

An alternative would be to state that a generosity factor should be added to the land supply, and that this may be smaller in areas where there can be confidence that the sites identified in the plan will be developed in the plan period, and larger in areas where there is less confidence in the deliverability of the land supply. Do you think this is the appropriate approach?

☐ ☒

The 10 to 20% margin is considered acceptable, providing a degree of certainty over what qualifies as a 'generous supply' and avoiding a high rate which could lead to oversupply issues. Whilst undefined at a national level, this term has proved problematic for planning authorities and Scottish Government Reporters when making decisions on housing issues.

No generosity factor is required. The margin should equally apply to all planning authorities, regardless of confidence, with housing supply targets reflecting future housing demand informed by HNDAs.

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

- 7 Housing** **Y** **N**
- Do you think that authorities should be able to include an allowance for windfall development in their calculations for meeting the housing land requirement, as set out in paragraph 86?
- ☒ ☐
- Planning Authorities should have an allowance for windfall sites if they have compelling evidence that such sites are likely to provide a reliable source of supply within the plan period. Any allowance would need to be based on sound evidence derived from 'past windfall completions' and an assessment against the effectiveness criteria (Para 50, PAN 2/2010).
-
- 8 Housing** **Y**
- As set out in paragraph 87, do you think strategic development plans should set out the housing supply target:
- a. only for the strategic development area as a whole; ☐
 - b. for the individual local authority areas; ☐
 - c. for the various housing market areas that make up the strategic development plan area; or ☐
 - d. a combination of the above ☐
- This question is not applicable to North Ayrshire with it being outwith a City Region.
-
- 9 Housing** **Y** **N**
- Do you think the approach to how national parks address their housing land requirements, as set out in paragraph 90, is the appropriate approach? ☐ ☐
- An alternative would be for national park authorities to assess and meet housing requirements in full within their areas. Do you think this is the appropriate approach? ☐ ☐
- This question is not applicable to North Ayrshire with it being outwith a National Park.
-
- 10 Housing** **Y** **N**
- Do you think the approach to identifying the five year effective land supply, as set out in paragraph 91, is the appropriate approach? ☐ ☒
- An alternative approach would be for the supply in strategic development plan areas to be calculated across local development plan areas. This would require strategic development plans to set out housing supply targets for each local development plan. Do you think this is the appropriate approach? ☐

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

☐

Concerns still remain over the provision of an effective housing land supply as consequence of the current economic climate. Limited mortgage availability, developer finance difficulties and long term economic uncertainty are some of the issues, raising doubt as to whether a 5 year effective land supply can be realistically free from constraints. Consideration should therefore be given to providing some flexibility in maintaining a 5 year supply until market conditions improve significantly.

The second question is not applicable to North Ayrshire with it being outwith a City Region.

11 Housing

Y N

Do you think that the level of affordable housing required as part of a housing development should generally be no more than 25%, as set out in paragraph 97?

☐

☒

In pressurised areas for housing, it may be necessary to have an affordable requirement of more than 25%. It is recommended the following wording within Para 14, PAN 2/2010 should be added after the penultimate sentence in Para 97 to provide a degree of flexibility: "If a different percentage is required locally, justified by the HNDA and identified in the LHS and development plan, then the 25% benchmark does not apply".

12 Housing

Y N

Do you think that the approach to addressing particular housing needs, as outlined in paragraphs 100 to 103, is appropriate?

☒

☐

It should be emphasised at the start of Para 102 that the need for specific allocations for gypsies and travellers must be demonstrated via the HDNA or the local housing strategy.

13 Business & Employment

Y N

Do you think the regular review of marketable sites for business, as set out in paragraph 110, should take the form of 'business land audits' in order to ensure identified sites are marketable?

☒

☐

At the present time, there are various approaches to reviewing business land, making it difficult to measure marketability and benchmark locations in different local authority areas. As with housing land audits, good practice should be set out on the content and methodology of the business land audits. This would promote greater consistency and transparency within business land audits as

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

well as provide a reliable basis from which to inform decision-making and monitor performance within Planning Performance Frameworks.

Consideration should be given to extending the definition of 'marketable'. In some cases, access by walking, cycling and public transport may be secondary considerations depending on the nature of the business and where it is located e.g. rural areas/edge of town industrial estates. Some business locations can be considered 'remote' to sustainable modes of transport but are considered marketable for other reasons e.g. good access to the trunk road, business incentives, high amenity location etc. The definition should be extended to ensure remote business locations, which meet business requirements, fall within 'marketable' category.

NATURAL RESOURCES

14 Green Infrastructure

Do you think that the provision of green infrastructure in new development should be design-led and based on the place, as set out in paragraph 163?

An alternative would be to continue with a standards based approach. Do you think this is the appropriate approach?

Y N

☒ ☐

☒ ☐

There is a need for specific standards within new development, ensuring open space within new development is satisfactorily in terms of access, quality, type and size. Details of the standards should remain left to local development plans or supplementary guidance.

UTILITIES

15 Heat & Electricity

With reference to paragraphs 214 to 215, do you think heat networks should be developed ahead of the availability of renewable or low carbon sources of heat?

An alternative would be for heat networks to only happen where there are existing renewable and waste heat sources or networks. Do you think this is the appropriate approach?

Y N

☒ ☐

☐ ☒

Requiring local development plans to support the development of heat networks is commendable. Nevertheless, the cost of heat mapping can be resource prohibitive. Heat mapping, therefore, is unlikely to be taken up widely by Planning Authorities without concomitant Scottish Government funding. National guidance is needed to guide Planning Authorities on the best approaches to heat mapping and should broadly categorise locations (e.g. high, medium or low) in terms of potential for heat supply - this would help local development plans meet the requirement of the first sentence of Para 214.

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

16 Heat & Electricity

With reference to paragraph 218 and subsequent groups, do you think that the proposed increased community separation distance of up to 2.5km is appropriate?

Y N

☒ ☐

17 Heat & Electricity

With reference to paragraphs 216 to 219, do you think the proposed approach to spatial frameworks achieves the right balance between supporting onshore wind development whilst protecting the natural environment and managing visual impacts on communities?

Y N

☐ ☒

The 'ban' on windfarm developments in National Scenic Areas and National Park is welcomed as is the increased community separation distance. We are, however, concerned at the lack of protected status for Clyde Muirshiel Regional Park given its recreational, natural heritage and landscape value and close proximity to major population centres. The park comprises wild land, a Natura 2000 site and is highlighted within the Council's Supplementary Guidance on Wind Farm Developments Phase 1 as an area with limited landscape capacity for further wind farm development.

Given its value, and the above constraints fall within Group 2 'Areas of Significant Protection', it would be appropriate for the whole Park to be designated as Group 2.

18 Heat & Electricity

Do you think the SPP could do even more than is drafted in paragraphs 222 to 224 to secure community benefits from renewable energy developments while respecting the principles of impartiality and transparency within the planning system?

Y N

☐ ☒

The draft is more welcoming of community benefit than its predecessor. At the same time, it has necessary caveats in place, protecting the integrity of the planning system.

19 Digital

Do you think the planning system should promote provision for broadband infrastructure (such as ducting and fibre) in new developments so it is designed and

Y N

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

installed as an integral part of development, as set out in paragraph 230?

☐☒

Building Standards may be a more effective and appropriate mechanism than the planning system to facilitate fibre within new buildings, in having the expertise and legislative levers to deal with the construction issues that may rise from utilities.

20 Flooding & Drainage

Y

N

Do you think that Strategic Flood Risk Assessment should inform the location of development, as set out in paragraph 239?

☒☐

21 Flooding & Drainage

Y

N

With reference to paragraphs 245 to 247, do you think that where the Scottish Environmental Protection Agency (SEPA) has already granted a Controlled Activities Regulations (CAR) license then there should be no need for consideration of water and drainage issues by the planning system?

☐☒

Water and drainage issues and the mitigation for which may have impacts (amenity, flooding, public safety etc.) which are material to consideration of an planning application. It should therefore remain with Planning Authorities to consider the issues.

22 Reducing & Managing Waste

Y

N

With reference to paragraphs 248 to 262, do you think that planning policy for waste management should be consolidated into the SPP to be clear on the messages and to remove the need for further narrative in Annex B of the Zero Waste Plan?

☒☐

23 Overall

Y

N

Do you think the proposed new structure and tone of the draft SPP is appropriate?

☒☐

24 Overall

Y

N

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

Do you think the SPP should and can be monitored? If so, how?

☒☐

Regular engagement with stakeholder bodies (such as HOPS, Homes for Scotland, RTPi etc.) and monitoring of DPEA decisions should provide a comprehensive picture of any pertinent issues with SPP.

25 Overall

Do you think the SPP could be more focused? If so, how?

☐☐☐☒

26 Overall

In relation to the Equalities Impact Assessment, please tell us about any potential impacts, either positive or negative, you think the proposals in this consultation document may have on any particular groups of people.

No impacts envisaged.

27 Overall

In relation to the Equalities Impact Assessment, please tell us what potential there may be within these proposals to advance equality of opportunity between different groups and to foster good relations between different groups.

No impacts envisaged.

28 Overall

In relation to the Business and Regulatory Impact Assessment, please tell us about any potential impacts, either positive or negative, you think the proposals in this consultation document may have on business.

No comment.

29 Overall

Do you have any other comments? If so, please specify the relevant section and/or paragraph.

Meeting the requirement of Para 169 within North Ayrshire is not presently

Draft Scottish Planning Policy - Consultation Questionnaire

Please answer the questions relevant to you and provide further comment, including evidence or justification, in the box provided.

possible with the extent of its market area(s) within the Central Belt conurbation variable, depending on which aggregate is being considered. It would be helpful if market areas were broadly defined spatially following consultation with planning authorities and the construction aggregate industry and kept under regular review.

The limestone resources at Beith are no longer safeguarded explicitly by SPP. Whilst the resources are protected from sterilisation by development plans, clarity is sought on their status at a national level..

NORTH AYRSHIRE COUNCIL

Agenda Item 7

17 June 2013

Local Development Plan Committee

Subject: **Draft National Planning Framework 3: Initial Consultation Response**

Purpose: To approve the initial consultation response at Appendix 1 for submission to Scottish Government as the Council's initial response to the draft National Planning Framework 3, with a supplementary submission to follow at a later date.

Recommendation: That the Committee agrees to approve the initial consultation response at Appendix 1 for submission to the Scottish Government.

1. Introduction

- 1.1 The purpose of the National Planning Framework (NPF) is to set the context for development planning in Scotland by providing the Scottish Government's strategic development priorities over the next twenty to thirty years. It identifies 'National Developments', which includes strategic infrastructure, transport, and drainage projects essential to Scotland's spatial development at a national scale. The NPF is updated at least every five years. A draft NPF3 framework has now been published for consultation, with comments invited by 23 July 2013.

2. Current Position

- 2.1 NPF2 was published in June 2009, and contains several National Developments of relevance to North Ayrshire. These included provision of a new power station and transshipment hub at Hunterston, electricity grid reinforcements, west Scotland strategic rail enhancements, and the Central Scotland Green Network.

- 2.2 Following publication of NPF2, through the Local Development Plan (LDP) preparation process, Members removed the provision for clean coal fired, gas fired or biomass fired power generation at Hunterston. A section 36 application for a new multifuel power station at Hunterston was submitted in June 2010 and subsequently withdrawn in June 2012. The Council wrote to the Scottish Government in Autumn 2012 seeking inclusion of Hunterston 'C' within NPF3 for nuclear power generation.
- 2.3 The draft NPF3 deletes the provision for Hunterston as a National Development in its own right. There are references to Hunterston in the context of two proposed National Developments. The first is onshore infrastructure for delivery of offshore renewable energy, where Hunterston is identified as one of 11 sites within the National Renewables Infrastructure Plan for integrated manufacturing of offshore wind turbines, subject to significant investment in site infrastructure. The second is the scope for landfall at Hunterston for the ISLES project, which is potential new sub sea link for electricity export from the Scottish Islands to Ireland.
- 2.4 A 'Competitive Advantage Study' (CAS) for Hunterston was commissioned earlier this year to examine the commercial and technical feasibility of a range of potential future uses at Hunterston. URS Consultants are leading the study, which involves the Council, Clydeport and Scottish Enterprise. Members attended a workshop session on NPF3 in May, which included a presentation from URS on the initial findings from the study. The timescale for completion of the CAS is mid August, and the general consensus at the Members' workshop was to defer submission of a Council response to NPF3 regarding the future development of Hunterston until receipt of the final CAS report and Member consideration of the findings. A meeting of the LDP Committee has therefore been arranged for August to receive a report on the final CAS and to approve a supplementary response to Scottish Government on NPF3. The Scottish Government has been advised that the Council intends to make a further submission on this matter.
- 2.5 The proposed initial response to NPF3 (see Appendix 1) was informed by Members' comments at the workshop in May, and incorporates the following key points:

- A request for commitment to improvements to the A737 and A78 within NPF3;
- Continued recognition of the potential of Ardeer as an energetics cluster, with potential for other types of industrial activity of national significance on the site; and
- Calls for North Ayrshire to be included within the Firth of Clyde region within NPF3, as opposed to the South West Coast region, on the basis that North Ayrshire has stronger links to the Glasgow city region (e.g. transport, commuting, leisure, retail links).

2.6 Following the close of the consultation period, the Scottish Government will consider the comments made before publishing a 'proposed' version of NPF3. The document will then be laid before parliament, and, following consideration of the parliamentary report, the final NPF3 is programmed for publication in Summer 2014 at which point it will replace NPF2.

3. Proposals

3.1 It is proposed that the Committee agrees to approve the initial Council response to the NPF3 consultation contained within Appendix 1.

3.2 It is important that the Council takes the opportunity to express its views on NPF3 in order to shape the final content of the adopted NPF3. A further submission to the Scottish Government on the future development at Hunterston will be presented to Members for approval at a meeting of the LDP Committee in August.

4. Implications

Financial Implications

4.1 There are none.

Human Resource Implications

4.2 There are none.

Legal Implications

4.3 There are none.

Equality Implications

4.4 There are none.

Environmental Implications

- 4.5 There are none.

Implications for Key Priorities

- 4.6 There are none.

5. Consultations

- 5.1 No consultations were necessary for this report.

6. Conclusion

- 6.1 The initial response to NPF3 at Appendix 1 makes a number of key points for consideration by the Scottish Government in finalising the NPF3 document. A further submission to Scottish Government will be presented for approval at the next LDP Committee, which will outline the Council's views on the future development potential of Hunterston and how this should be considered within NPF3.



CRAIG HATTON

Corporate Director (Development and Environment)

Reference :

For further information please contact David Hammond, Team Manager, Development Planning on 01294 324764.

Background Papers

1. Scotland's Third National Planning Framework
2. National Planning Framework 2

NPF 3 Main Issues Report: Consultation Questionnaire

Please send your response to npfteam@scotland.gsi.gov.uk by July 23, 2013.

RESPONDENT INFORMATION – this is to ensure that we handle your response appropriately.

1. Name/Organisation

Organisation Name

North Ayrshire Council

Title Mr ☒ Ms ☐ Mrs ☐ Miss ☐ Dr ☐ *Please tick as appropriate*

Surname

Hammond

Forename

David

2. Postal Address

Cunninghame House

Irvine

Postcode KA12 8EE

Phone 01294 324764

Email dhammond@north-ayrshire.gov.uk

3. Permissions - I am responding as...

Individual



/

Group/Organisation



Please tick as appropriate

- (a) Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

Please tick as appropriate ☐ Yes ☐ No

- (b) Where confidentiality is not requested, we will make your responses available to the public on the following basis

Please tick ONE of the following boxes

Yes, make my response, name and address all available ☐

or

Yes, make my response available, but not my name and address ☐

or

Yes, make my response and name available, but not my address ☐

- (c) The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site).

Are you content for your **response** to be made available?

Please tick as appropriate ☒ Yes ☐ No

- (d) We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Please tick as appropriate

☒ Yes

☐ No

A LOW CARBON PLACE

1. How can NPF3 support the transition to a largely decarbonised heat sector?

Could NPF3 go further in supporting a spatial framework to help achieve our ambition of decarbonising the heat sector and guiding the necessary infrastructure investments?

Comments to follow, informed by the 'Hunterston Competitive Advantage Study', as agreed with the Scottish Government.

2. How should we provide spatial guidance for onshore wind?

Scottish Planning Policy already safeguards areas of wild land character. Do you agree with the Scottish Government's proposal that we use the SNH mapping work to identify more clearly those areas which need to be protected?

Should NPF3 identify and safeguard those areas where we think there remains the greatest potential for further large scale wind energy development? Where do you think this is?

Should further large scale wind energy development be focused in a few key locations or spread more evenly across the country?

Is spatial guidance for onshore wind best left to local authorities?

North Ayrshire Council has a spatial framework to guide onshore wind turbine development, and the guidance already considers environmentally sensitive areas. Nonetheless, protection to areas of national interest is reasonable at a National Planning Framework/SPP level is reasonable. In addition, the Council considers that regional parks, such as Clyde Muirshiel Regional Park, should be afforded protection from wind farm development at a national level.

It would be useful for the Scottish Government to provide an indication of the potential number of new turbines required nationally in order to meet its published targets for renewable energy generation. This level of development could then be considered against the areas available within authorities' spatial frameworks, to determine whether sufficient capacity exists. Any decisions on protection afforded to areas could then be informed by that work.

3. How can onshore planning best support aspirations for offshore renewable energy?

Should we include onshore infrastructure requirements of the first offshore wind developments, wave and tidal projects as a national development?

Comments to follow, informed by the 'Hunterston Competitive Advantage Study', as agreed with the Scottish Government.

4. How can we support the decarbonisation of baseload generation?

Do you think that NPF3 should designate thermal power generation at Peterhead and/or a new CCS power station at Grangemouth, with associated pipeline infrastructure, as national developments?

Is there also a need for Longannet and Cockenzie to retain their national development status as part of a strategy of focusing baseload generation on existing sites?

Comments to follow, informed by the 'Hunterston Competitive Advantage Study', as agreed with the Scottish Government.

5. What approach should we take to electricity transmission, distribution and storage?

Should we update the suite of grid enhancements and include the landfall of a possible interconnector from Peterhead? What projects should be included?

What more can NPF3 do to support the development of energy storage capacity?

Comments to follow, informed by the 'Hunterston Competitive Advantage Study', as agreed with the Scottish Government.

6. Does our emerging spatial strategy help to facilitate investment in sites identified in the National Renewables Infrastructure Plan?

Are there consenting issues or infrastructure requirements at NRIP sites that should be addressed in NPF3 through national development status or other support?

Comments to follow, informed by the 'Hunterston Competitive Advantage Study', as agreed with the Scottish Government.

A NATURAL PLACE TO INVEST

7. Can NPF3 do more to support sustainable use of our environmental assets?

Should NPF3 propose any specific actions in relation to the role of land use in meeting climate change targets, for example for woodland expansion, peatland or habitat restoration?

Should the strategy be more aspirational in supporting the development of a National Ecological Network? If so, what should the objectives of such a network be?

The Council is in the process of publishing a revised woodland strategy. The document sets several key priorities for co-ordinated woodland development. This includes identifying specific areas for planting for climate change resilience, agricultural diversification, outdoor access & recreation and habitat creation and connectivity. The important role of trees and woodlands in contributing to these agendas should be recognised within NPF3, by identifying woodland expansion as a national development in its own right, or perhaps as part of the Central Scotland Green Network.

8. What should NPF3 do to facilitate delivery of national development priorities in sensitive locations?

Would it be helpful for NPF3 to highlight the particular significance of habitat enhancement and compensatory environmental measures around the Firth of Forth? Which projects can deliver most in this respect?

Are there other opportunities for strategic environmental enhancement that would support our wider aspirations for development, or could potentially compensate for adverse environmental impacts elsewhere?

No comments.

9. Can NPF3 do more to support sustainable tourism?

What are the key national assets which should be developed to support recreation and tourism?

Should a national network of long distance routes be designated as a national development? What new links should be prioritised?

How can we ensure that best use is made of existing supporting infrastructure in order to increase the cross-sectoral use of these routes, and enhance the quality of the visitor experience?

The identification of a national network of long distance routes is welcomed, as it recognises the tourism, health and wellbeing benefits a robust access network brings.

10. Can NPF3 do more to support sustainable resource management?

Should NPF3 support a decentralised approach to provision for waste management or should NPF3 make provision for more strategic waste facilities?

Should the Metropolitan Glasgow Strategic Drainage Plan be retained as a national development in NPF3 or should we replace the focus on it with a broader, national level approach to sustainable catchment management?

The Council requests recognition of the Ardeer Peninsula for future economic development activity within NPF3. The Council supports the principle of expansion of energetics activity at the site, and the site is well suited to other types of industrial activity of a national scale, including for commercial waste management. Whilst the Council is a member of the Clyde Valley Residual Waste Project, there remains a requirement for treatment of certain waste streams locally.

A SUCCESSFUL, SUSTAINABLE PLACE

11. How can we help to consolidate and reinvigorate our existing settlements and support economic growth and investment through sustainable development?

What more can NPF3 do to support the reinvigoration of our town and city centres and bring vacant and derelict land back into beneficial use?

How can NPF3 support our key growth sectors?

Should the Dundee Waterfront be designated as a national development?

Should the redevelopment of the Ravenscraig site be designated as a national development?

Could NPF3 go further in indicating what future city and town centres could look like, in light of long term trends including climate change, distributed energy generation and new technologies?

How can the strategy as a whole help to unlock the potential of our remote and fragile rural areas?

In terms of town centres, NPF3 should reference and consider the findings of the Town Centres Review Group.

12. How can NPF3 best contribute to health and wellbeing through placemaking?

Should the Central Scotland Green Network continue to be designated as a national development? What do you think its top priorities should be? How can it better link with other infrastructure projects in Central Scotland?

The Central Scotland Green Network should continue to be designated as a national development. The Council has recently signed a concordat, jointly with South and East Ayrshire Councils, to embed the principles of the CSGN vision in strategies, plans and policies of the Council.

Continued support within NPF3 of this long term, nationally important project is essential to ensure its delivery.

13. How can NPF3 help to deliver sufficient homes for our future population?

Are there spatial aspects of meeting housing needs that NPF3 could highlight and help to tackle?

The Council considers that housing needs are best considered at a local level, and would not be supportive of nationally prescribed housing or population targets.

A CONNECTED PLACE

14. How can NPF3 help to decarbonise our transport networks?

Is our emerging spatial strategy consistent with the aim of decarbonising transport?

Are there any specific, nationally significant digital infrastructure objectives that should be included in NPF3?

Should NPF3 go further in promoting cycling and walking networks for everyday use, and if so, what form could this take at a national scale?

No comments.

15. Where are the priorities for targeted improvements to our transport networks?

Are there other nationally significant priorities for investment in transport within and between cities?

As well as prioritising links within and between cities, what national priorities should NPF3 identify to improve physical and digital connections for rural areas?

The Council requests that NPF3 provides a commitment to delivery of the proposed A737 bypass east of Dalry, following the Scottish Government's commitment to £10M funding for the initial phases of the project as part of the current spending review. Delivery of this infrastructure is essential to capitalising on the economic potential of the Garnock Valley by improving North Ayrshire's road links with Glasgow. While it is accepted that this improvement could be considered 'regional' in nature, as described within the 'Assessment of Proposed National Developments' accompanying NPF3, it nonetheless forms part of wider national objective of upgrading Scotland's trunk road network.

NPF3 should also recognise the need for improvements to the A78 north of Adrossan, on the grounds of public safety and in order to maximise the economic potential of this area of North Ayrshire.

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16. How can NPF3 improve our connections with the rest of the world?

Should the Grangemouth Investment Zone, Aberdeen Harbour and new freight capacity on the Forth be designated as national developments?

Should Hunterston and Scapa Flow be viewed as longer-term aspirations, or should they retain national development status?

Do you agree that the aspirations for growth of key airports identified in NPF2 should remain a national developments and be expanded to include Inverness, and broadened to reflect their role as hubs for economic development?

Should the proposed High Speed Rail connection to London be retained as a national development? Should it be expanded to include a high speed rail line between Edinburgh and Glasgow?

Alternatively, should High Speed Rail be removed as a national development and instead supported as a part of the longer-term spatial strategy?

North Ayrshire has been located within a south west coast 'area for co-ordinated action' within NPF3, along with the other Ayrshire authorities and Dumfries & Galloway. The Council requests that North Ayrshire should be contained within the Firth of Clyde area, as the North Ayrshire area has stronger links to greater Glasgow (on the basis of commuting links, transport links, tourism movements, retail expenditure etc.) than it does with the south west coast.

Further comments to follow, informed by the 'Hunterston Competitive Advantage Study', as agreed with the Scottish Government.

Strategic Environmental Assessment – Environmental Report

1. What do you think of the environmental baseline information referred to in the Environmental Report? Are you aware of further information that could be used to inform the assessment findings?
2. Do you agree with the assessment findings? Are there other environmental effects arising from the Main Issues Report and Draft SPP?
3. Taking into account the environmental effects set out in the report, what are your views on:
 - a) The overall approach to NPF3, as outlined in the Main Issues Report, including key strategy proposals.
 - b) The strategic alternatives, as highlighted in the questions in the Main Issues Report?
 - c) The proposed suite of national developments to be included in the Proposed Framework?
 - d) Alternative candidate national developments?
 - e) The policies proposed for the Draft SPP?
 - f) The key questions for consultees set out in the Draft SPP?
4. What are the most significant negative effects arising from the assessment that should be taken into account as the NPF and SPP are finalised?
5. How can the NPF and SPP be enhanced, to maximise their positive environmental effects?
6. What do you think of the proposed approach to mitigation and monitoring proposed in Section 6?

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Equality Impact Assessment (EqIA)

In relation to the Equality Impact Assessment, please tell us about any potential impacts, either positive or negative; you feel the proposals in this consultation document may have on any particular groups of people.

In relation to the Equality Impact Assessment, please tell us what potential there may be within these proposals to advance equality of opportunity between different groups and to foster good relations between different groups.

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Business and Regulatory Impact Assessment (BRIA)

In relation to the Business and Regulatory Impact Assessment, please tell us about any potential impacts, either positive or negative, you feel the proposals in this consultation document may have on business.

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NORTH AYRSHIRE COUNCIL

Agenda Item 8

17 June 2013

Local Development Plan Committee

Subject: **West Kilbride Conservation Area Appraisal**

Purpose: To seek the adoption of the Conservation Area Appraisal of the West Kilbride Conservation Area.

Recommendation: That the Committee agrees to adopt the West Kilbride Conservation Area Appraisal.

1. Introduction

- 1.1 A Conservation Area Appraisal identifies the special interest and changing needs of a Conservation area, which enables the planning authority to fulfil its statutory duties to preserve and enhance the Conservation areas. Appraisals can inform policy, assist with development management, help developers formulate development proposals, and assist with proposals for funding support for historic buildings.
- 1.2 A Conservation Area Appraisal has been prepared for the West Kilbride Conservation Area.

2. Current Position

- 2.1 Funding applications are being progressed by the Kirktonhall Creative Media Group to take forward their proposals for the redevelopment of the Kirktonhall. Some funders require applications to be supported by a Conservation Area appraisal adopted by the Council. In late 2012, the Creative Media Group, with the support of the Council, commissioned Peter Drummond Associates to prepare a Conservation Area Appraisal which assess the value of the Kirktonhall, and also the wider West Kilbride Conservation Area and means of its management by planning and other controls.
- 2.2 The Conservation Area appraisal completed in February 2013 is attached as an Appendix to the Report.

3. Proposals

- 3.1 It is proposed that the Committee agrees to adopt the West Kilbride Conservation Area Appraisal to assist with funding applications within the Conservation Area and assist with planning regulation and control.

4. Implications

Financial Implications

- 4.1 None

Human Resource Implications

- 4.2 None

Legal Implications

- 4.3 None

Equality Implications

- 4.4 None

Environmental Implications

- 4.5 None

Implications for Key Priorities

- 4.6 None

5. Consultations

- 5.1 The Conservation Area Appraisal has been prepared in association with the Kirktonhall Creative Media Group, to whom the Council continue to provide assistance in their proposals to develop the Kirktonhall.

6. Conclusion

- 6.1 The approval of the West Kilbride Conservation Area Appraisal will assist funding applications in relation to the Kirktonhall and potentially other buildings within the Conservation area, and inform future management of development in the area.

A handwritten signature in black ink, appearing to be 'CH', written over a horizontal line.

CRAIG HATTON
Corporate Director (Development and Environment)

Reference :

For further information please contact Alasdair Laurensen on 01294 324758.

Background Papers

None

KIRKTONHALL, WEST KILBRIDE CONSERVATION AREA APPRAISAL

Appendix

FEBRUARY 2013



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2.0	Planning Policy Context
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9.0	Future Management Priorities
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Appendix Two	-	2006 Conservation Area Appraisal
Appendix Three	-	Historic Maps
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February 2013

1.0 INTRODUCTION



Figure 1-1: West Kilbride the Cross pre- World War 1

- 1.1 All planning authorities are required by the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 to determine which parts of their area merits conservation area status. These are areas defined as being of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".
- 1.2 The purpose of a conservation area appraisal is to define what is important about its character and appearance and to identify its important characteristics. It is an essential tool to enable the active management of the conservation area. It identifies the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.
- 1.3 The West Kilbride Conservation Area was designated on 10 April 2006 further to agreement of the North Ayrshire Council Planning Committee on 16 January 2006 and public consultation conducted in March 2006.
- 1.4 As part of the proposed conservation of Kirktonhall and an application for grant support under Historic Scotland's Conservation Area Regeneration Scheme (CARS), TPS Planning and Peter Drummond Architects have been commissioned to carry out a review and update of the original 2006 character appraisal.
- 1.5 The purpose of this appraisal is to review, reappraise and update where necessary the Council's Conservation Area Assessment of 2006 that led to the establishment of a conservation area within the heart of West Kilbride. It follows best practice as set out in Scottish Planning Advice Note (PAN) 17, Conservation Area Management. In doing so the appraisal will define and evaluate the character and appearance of the conservation area, identify what its key characteristics are and ensure that there is a full understanding of what is worthy of preservation. We will also review the conservation area boundaries as part of this process to make sure that they accurately reflect what the special interest of the area is and ensure that they are logically and succinctly drawn.

Purpose of the Conservation Area Appraisal

- 1.6 Conservation Area designation is the first step towards the protection and enhancement of our villages, towns, and cities. Designation is not intended to prevent development or change, but rather to create a framework which balances the need to ensure vibrant, sustainable communities against those qualities which make our historic townscapes so valuable.
- 1.7 The purpose of an appraisal is to define and evaluate the character and appearance of the designated conservation area, identifying the important characteristics and setting out what is worth of conservation and enhancement. Special features are identified through a structured process which includes an analysis of historical department, a review of the townscape and key buildings, and thereafter preparation of a character assessment.
- 1.8 The study also provides an opportunity to review conservation area boundaries to ensure that they encompass the entire area of special interest. It should also identify threats to the conservation area, for example changing patterns of use or inappropriate modern alterations, and thereafter highlight opportunities for intervention.

Conservation Area Boundaries

- 1.9 The Conservation Area boundary extends eastward to the intersection of Law Brae and Cubrieshaw Street and to the south west along Ritchie Street until it reaches the intersection with Well Street, thereby including the whole of Main Street, the Cross, the Horseshoe, and parts of Happy Hills and Halfway Street. The Conservation area has been designated with an Article 4 Direction to ensure protection is in place for window/door replacements and boundary walls/fences/gates.
- 1.10 The boundary was determined further to a Conservation Area Assessment conducted by ARP Lorimer and Associates between October 2005 and February 2006, a copy of which is attached at Appendix Two.



Figure 1-2: Extant Conservation Area Boundaries (Ordnance Survey)

2.0 PLANNING POLICY CONTEXT

- 2.1 Conservation areas were first introduced by the Civic Amenities Act 1967. The current national legislation is the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 which provides the framework for the designation of conservation areas. The pertinent sections of the Act are Section 61 which defines a Conservation Area as “*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”; and Section 63 of the Act which states that “*it should be the duty of the planning authority to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.*”
- 2.2 Additional guidance is included in Scottish Government's Planning Advice Note *PAN71 - Conservation Area Management* which complements national policy supplying further advice on the management of conservation areas.
- 2.3 The most recent local planning policies are covered by North Ayrshire Council's emerging Modified Local Development Plan (issued September 2012) Policy HE1 Conservation areas covers development within and adjacent to conservation areas and also covers demolition within conservation areas and provides day to day guidance. This policy notes that
- 2.4 “*Proposals for development which would adversely affect the visual amenity or historical/architectural character of a conservation area, including its setting, buildings, open space or trees, shall not accord with the LDP*”.

3.0 LOCATION AND SETTING



Figure 3-1: Aerial Photograph of West Kilbride

- 3.1 West Kilbride is a substantial village located just inshore from the Firth of Clyde in North Ayrshire. The origins of the village date back to circa 500AD but its current size and importance is largely due to the arrival of the railway in 1878, and interwar suburban development both of which led to substantial increase in the size of the village. Together with the adjoining settlements of Seamill and Portencross it has a population of 4393 as measured at the 2001 census.

Reasons for the Location

- 3.2 The development of the settlement was originally related to religious purposes with St Bride landing at Seamill in around AD500 to establish her church. The settlement also appears related to the establishment of nearby castles including Crosbie Castle which dates from the 13th century, Portencross Castle which dates from the 14th century and Law Castle which was built in 1468 as the home for King James III sister Mary. By the 18th century West Kilbride was largely a weaving village with weaver's cottages lining the principal street which connected these to the mill on the Kilbride Burn. Possible evidence of this early western extension of the post medieval settlement is present on Roy's Map of 1747-55.

Topography

- 3.3 The village's topography is unusual in that Main Street straddles two hills starting in the west at a plateau atop on hill and then descending into the valley between the two (at the base of which sits Kirktonhall) before ascending the second hill before descending into the second depression and coming to an end at the former mill at the Kilbride Burn crossing. The village is overlooked by Cauldron Hill and sits between Law Hill and Tarbert Hill.

4.0



Figure 4-1: Early West Kilbride - Roy Military Survey of Scotland 1747 – 1755 (NLS)

- 4.1 To assist our understanding desk research was undertaken as part of this report. The principle material identified was map data from the National Library of Scotland Map Collection, a review of the Stenlake photographic collection, limited photographic and archive information held at the West Kilbride Museum (North Ayrshire Council's local archives) and limited photographic material was held by RCAHMS.

Early History

- 4.2 West Kilbride's origins are modest but religious. The name Kilbride is derived from the Celtic Saint Brigid of Kildare, otherwise known as St Bride. Reputedly St Bride landed at Seamill in around AD500 to establish her church – 'Kil' is the Gaelic name for chapel or churchyard. The West prefix is of later date - intended to differentiate the village from other settlements with similar names.

Medieval History

- 4.3 The village's medieval history connects it with significant Scottish figures such as William Wallace whose uncle Sir Ranald Crauford, in the 13th century built Corsbie Castle on his estate to the north of the village. Robert the Bruce granted the Barony of Kilbride to the Boyds of Kilmarnock as a reward for the loyalty of Robert Boyd who fought at the Battle of Bannockburn in 1314.

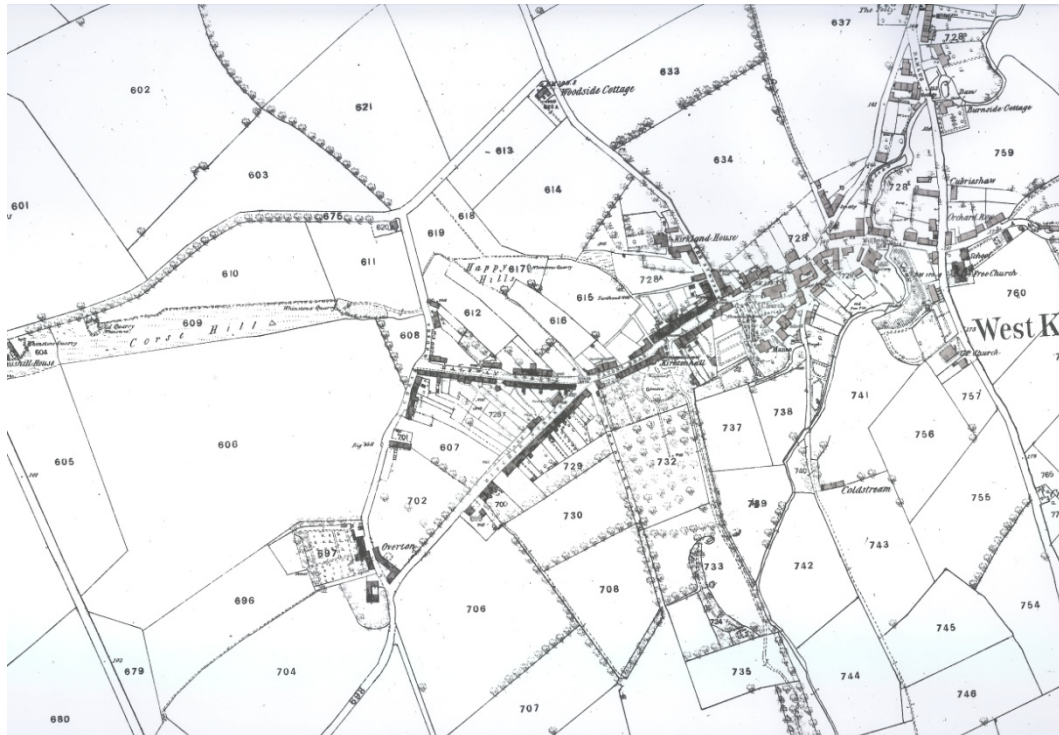


Figure 4-2: West Kilbride - Ordnance Survey 1860 (NLS)

- 4.4 The earliest surviving building in the village is Law Castle which dates from 1468. The castle was constructed by Robert Boyd as a wedding gift for Princess Mary, the eldest daughter of James II of Scotland upon her marriage to his son Thomas Boyd, the Earl of Arran, in 1467. The castle is a simple rectangle on plan with walls 1.8m thick, rising to four storeys with a turnpike stair connecting the levels. It commands the hillside overlooking the Kilbride Burn. It was brought back into occupation in the 1990s under the guidance of architect Ian Begg.
- 4.5 The second oldest building in the village is Kirktonhall an unusual townhouse of 1660 - with 18th, 19th and early 20th century alterations. It was the birthplace and home of the mathematician Robert Simson. The building was converted into a council chamber in 1924 but is currently vacant. The building's 17th Century origins are partially obscured by 20th century cement harl. The comparatively plain elevation to Main Street belies a more whimsical garden elevation with Gothic Venetian windows and battlemented entrance porch. Sited within the garden is the 'A' listed obelisk style sundial created by Robert Simson. The 156 acre gardens and estate lands of the townhouse (which followed the Kilbride Burn down to the Firth of Clyde) were gifted to the village in 1924 and now form the Glen public park

18th Century

- 4.6 By the 18th century West Kilbride was primarily a weaving village and was home to various mills. Residents were employed in weaving and hand sewing for the manufacturers of Glasgow and Paisley. Evidence of the weavers cottages remains in the straightforward vernacular structures lining parts of Ritchie Street and Halfway Street.



Figure 4-3: West Kilbride - Ordnance Survey 1896 (NLS)

19th Century

- 4.7 By the 1830s the entry for West Kilbride and Neighbourhood in the Ayrshire directory 1837 By Pigot & Co describes an industrious, rapidly developing and well connected village were:

The principal employment of the inhabitants is weaving, in which about one hundred and forty looms are engaged; there is also a manufactory for charcoal, and a mill for grinding the article. In population and extent the village has materially increased within the recollection of many persons; in the former respect it has augmented more than two-fold in the progress of the last thirty years.

The places of worship are the parish church, and a small chapel in connection with the united associate synod. The parochial school, a most useful institution, affords education upon very moderate terms to those who are enabled to pay, and gratuitously to such as are not blessed with the means of doing so; there is likewise a parochial library.

Post Office, William Hunter, Post master - Letters from Saltcoats, Glasgow &c arrive every forenoon at eleven, and are despatched every afternoon at two - Letters from Largs, &c arrive every afternoon at one, and are despatched every afternoon at twenty minutes before two.

- 4.8 By the 1880s the Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical, is reporting that the number of mills in village are declining. Nevertheless West Kilbride is still prosperous with facilities including a post office with savings bank and telegraph department, a Commercial Bank of Scotland (now part of the Royal Bank of Scotland), a gas works, 3 public houses or coaching inns, a cemetery with prominent monument to Robert Simson, the newly built St Andrews Church and Overtoun Church by the Edinburgh Architect Hippolyte Blanc. The population has increased from 1083 people in 1861 to 1363 in 1881 –it has grown by a quarter in 20 years. Most importantly the Gazetteer reflects the arrival of the railway noting that the village has a station on the Fairlie branch of the Glasgow and South-Western railway – doubtless one of the reasons for the increased population and prosperity.



Figure 4-4: West Kilbride - Ordnance Survey 1910 (NLS)

- 4.9 West Kilbride Railway station opened on 1 May 1878 by the Glasgow and South Western Railway. The railway line was an extension of the former Ardrossan Railway to Largs. It now forms part of the Ayrshire Coast Line.
- 4.10 The present 'B' listed station building is by the noted Edwardian architect James Millar. Dating from 1901 Millar adopted an arts and crafts idiom for the building. Since the station was de-manned the station building has housed shops and most recently a restaurant – ChuChus. The property has recently been sold at auction.
- 4.11 The new railway line cut through the land to the east of the village and its arrival led to new development. In the decades afterward the arrival of the railway the traditional ribbon like pattern of development is continued - but at lower densities. The pronounced spine of Main Street has been gradually teased out into new streets lined with semi detached villas giving onto still larger detached villas in expansive feus extending along Ritchie Street and the newly opened up Bowfield Road.

20th Century to present

- 4.12 By 1910 the suburbanisation brought about by the arrival of the railway is even more pronounced with new terraced houses lining Corse Road and larger semi detached and detached villas springing up on Overton Drive and Yerton Brae. Well Street is now a double sided street of housing. The street formerly known as the Strype has been widened and renamed Hunterston Street. An entirely new street – Orchard Street has been developed for housing to the south of Ritchie Street. This has also permitted access to Weston Terrace which is lined on its western side by Edwardian semi detached a flatted houses.

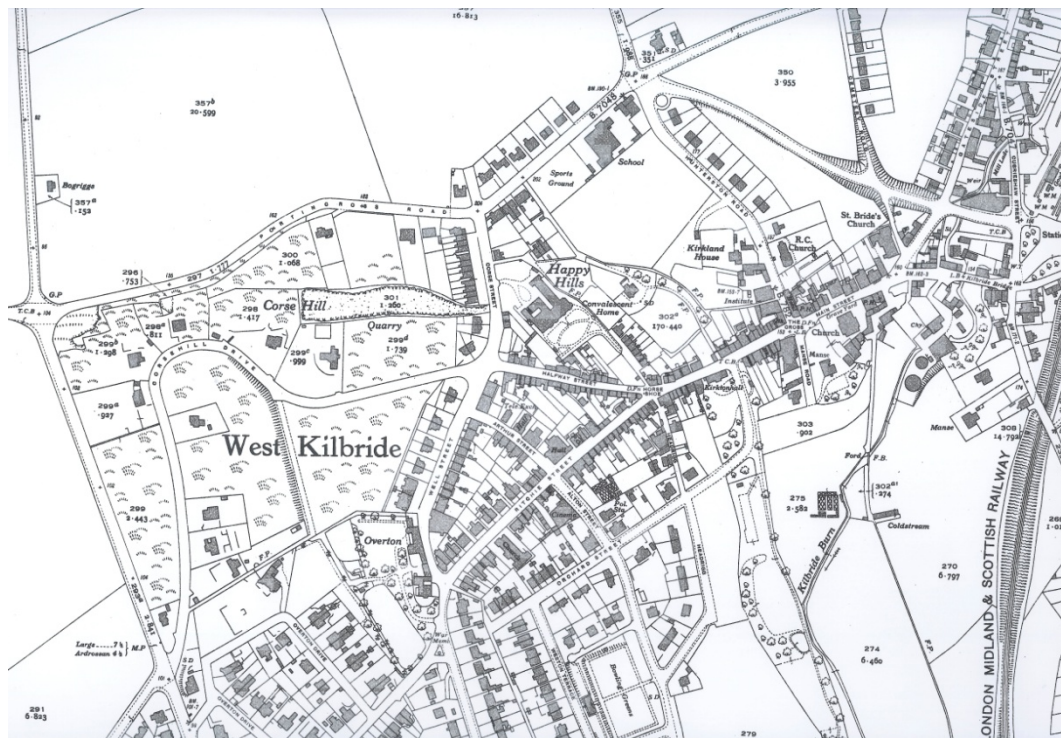


Figure 4-5: West Kilbride - Ordnance Survey 1938 (NLS)

- 4.13 Throughout the 1920s and 30s the suburbanisation of West Kilbride continued with both speculative and council housing developments side by side. The eastern side of Hunterston Street was developed with widely spaced apart four in a block council housing while the northern side of Portincross Road became lined with interwar speculative bungalows as did Meadowfoot Road to the east. Alton Street was extended across Orchard Street supplying access to further interwar housing and a new bowling club. The gifting of the Kirktonhall estate has allowed Orchard Street to be extended to the east and linked back through the former gardens to Main Street at the side of Kirktonhall. This has also allowed the southern stretch of the Headrigg to be widened with the surrounding land opened up for interwar speculative bungalow development.
- 4.14 This pattern of suburban development continued apace after the Second World War particularly in the decades between the 1970s and the recent economic downturn. It has been characterised by pockets of infill and cul-de-sac development at Manse Road, Castle View, Heritage Park, Ailsa View and Hauplands Way. This growth is quite alien to the original character and pattern of development that characterised the earlier growth of West Kilbride.

5.0 CHARACTER APPRAISAL



Figure 5-1: West Kilbride Conservation area – Built Fabric

Historic Pattern of Streets and Plots.

- 5.1 The historic pattern of development in the village remains an extension, and densification of, the traditional pattern of urban development in Scotland namely a 'fishbone' format of a single spine route with feus, riggs and vennels extending away from the Main Street spine. Both Main Street and 'The Strype' later Hunterston Road collectively form the Cross at the heart of the village – even though there is a much more pronounced intersection of roads about 300m to the east.
- 5.2 As Main Street gradually extended towards the west and Paton's Brae the steepness of the topography led to the street splitting into both Ritchie Street and Halfway Street. However, the fishbone pattern of riggs and vennels continued with a strong sense of enclosure to the principal streets of the village brought about as a result of contiguous development of weaver's cottages.
- 5.3 It is not until the decades directly after the arrival of the railway in the 1878 that the western end of the village begins to be split into a pattern of streets that begins to resemble a grid. This is particularly pronounced with the opening up of Arthur Street, Alton Street, Well Street and Orchard Street which eventually connects back to Main Street. However with the regularised width of the streets comes the fragmentation of the urban form. In place of the emphatic spatial of enclosure of Main Street comes the separation of first semi detached and later detached villas sitting in their own grounds. The street section also begins to broaden out with the tight street section at Main Street where the buildings are hard to the back of the pavement gradually opening out with small 4m wide front gardens in western section of Ritchie Street growing to 12- 14m front gardens around the corner in Bowfield Road.



Figure 5-2: West Kilbride Conservation area – Green Corridors: The Glen Park

- 5.4 Nevertheless by the latter half of the 20th century the potential for extending the grid has been abandoned in favour of infill development in the form of cul-de-sacs. These developments lack either the interconnectedness or cohesiveness of the traditional fishbone pattern or the grid. They instead take the form of long ribbons of houses terminating in cul-de-sacs. By adopting a variety of setbacks they lack the strong sense of enclosure that characterises a traditional Scottish street.

Open Space

- 5.5 The original pattern of development in the village did not concern itself with open space rather the built spine of the village was a strongly enclosed urban space – a deliberate contrast to the open landscape of the surrounding countryside. That is not to say that the villagers were not interested open space but what was available within the village was private.
- 5.6 The principle open space in the village would have been the gardens and estate of the Kirktonhall but these were only available for the use and pleasure of the two families that owned Kirktonhall and their visitors. It was not until the gifting of the 156 acre estate to the village in 1924 that the estate lands became available to the public as open space.
- 5.7 The opening up of the estate grounds as the Glen public park also involved the extension of Orchard Street into the estate grounds before being diverted north up to Main Street. This link is now known as Glen Road. However the connection of Main Street to Orchard Street also involved the demolition of the small Episcopalian chapel wing to Kirktonhall. For approximately 120 years the chapel had assisted in helping define the intersection of Main Street and what was once Paton's Brae – the former name for the section of street connecting Main Street to Ritchie Street and Halfway Street. The orientation and projection of the chapel into the spine route through the village helped terminate Paton's Brae and define the gateway into Main Street. The removal of the chapel and the formation of Glen Road have undermined the sense of spatial enclosure that previously characterised this section of Main Street.



Figure 5-3: West Kilbride Conservation area – Gap sites

- 5.8 The second major open space would have been the orchard associated with the manse but by the 1890s this has disappeared – it has been developed into both the building containing the local branch of the Royal Bank of Scotland branch and house. What remained of the gardens was later infilled by early 70s speculative housing along Manse Road that is out of character with the adjacent buildings in the conservation area and so has been excluded from the designation.
- 5.9 From map analysis there has also been a gap site, now an attractive and well tended pocket park, at the feu located to the north of the intersection of Happy Hills and the Horseshoe since at least 1855 though there has at various points been buildings defining either side of the vennel leading to Happy Hills. This gap site is in contrast to what was an otherwise strongly defined intersection between Halfway Street and Ritchie Street at the Horseshoe.
- 5.10 The Horseshoe appears to have derived its name from the building that occupied the gushet site which, on plan, had a horseshoe shaped footprint with a sweeping bow turning the corner. However, at some point in the second half of the 20th century this building appears to have been demolished and the gushet site cleared. As a consequence the strong sense of spatial enclosure at the intersection between Main Street, Halfway Street, Ritchie Street and Happy Hills has been eroded. That the Happy Hills feu remains unoccupied does not assist matters.
- 5.11 The gushet site is now occupied by a lawn and soft landscaping so reads as an extension to the pocket park at Happy Hills. There is an echo of the demolished bow in the bold two storey high fully glazed bow window of the West Kilbride Library of 1995 – 96 by Cunninghame District Council but this is approximately 25m back from the intersection of Halfway Street and Ritchie Street so does not help recover the former sense of enclosure.

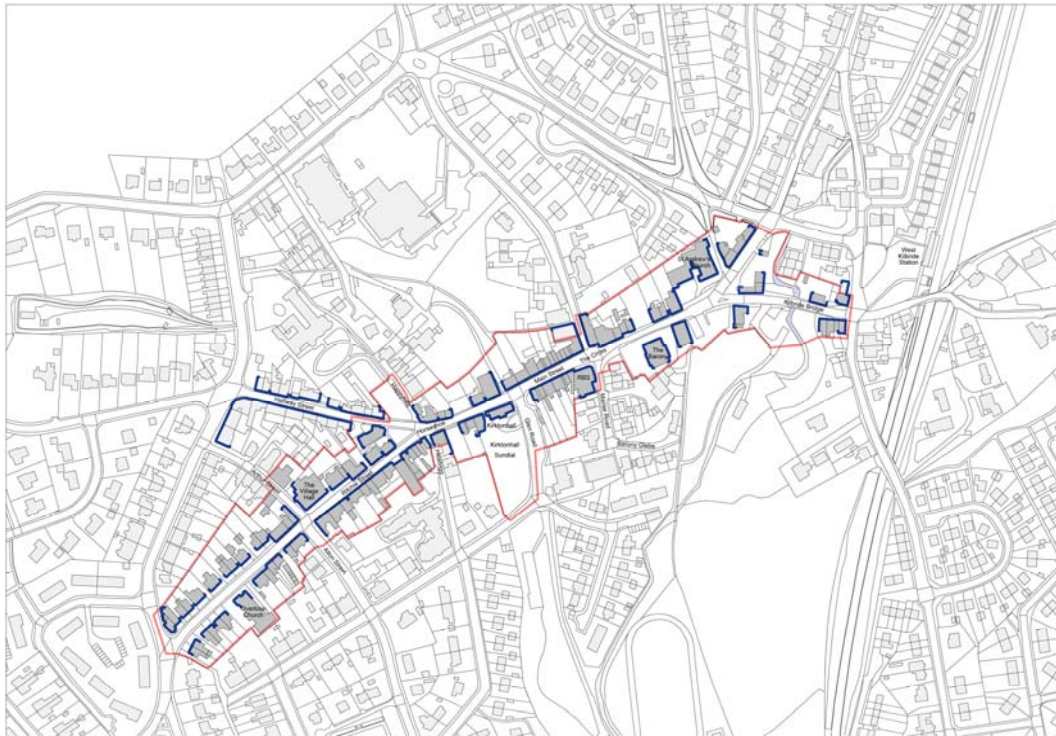


Figure 5-4: West Kilbride Conservation area – Spatial Enclosure

- 5.12 A further pocket park now occupies a gap site at 113 -115 Main Street. This has been developed as a memorial garden to Lord Boyd Orr who won the Nobel Peace Prize in 1949 and had lived in the village from age 5 onwards after his family moved there from Kilmaurs in 1885. The pocket park is located on the site of a former two and a half storey late Victorian tenement. Lord Boyd Orr's father owned a paint shop in the building directly to the west of the gap site. The pocket park is attractive and well tended with a prominent memorial plaque and sheltered garden seat.
- 5.13 Diagonally opposite this to the west is another gap site at 120 Main Street. Unlike the other gaps sites that one has been left derelict and overgrown with buddleia. It is not accessible to the public being screened by a wooden fence fronted by shallow flower bed containing small conifers.
- 5.14 Directly opposite the Barony Centre at 57 Main Street is a further gap site that has come about through demolition. The site remains in a state of dereliction and has not benefitted from landscaping.
- 5.15 Further to the east along Main Street two larger gaps sites have been formed through demolition. The first is the car park that has been formed at the top of the open space adjoining the Kilbride Burn and opposite the intersection of Gateside Street and Main Street. From map analysis this was once an area of tight knit built fabric with structures defining the lane that gave access to Coldstream Farm but by the 1940s this area has been subject to demolition and clearance with buildings being removed at all sides of the intersection. The connection to the lane remains but the sense of enclosure to the east of the lane has disappeared. In the latter half of the 20th century the remaining buildings between the lane and the three storey tenement containing the Kings Arms Free House to the west have been demolished. The area has subsequently become a car park.

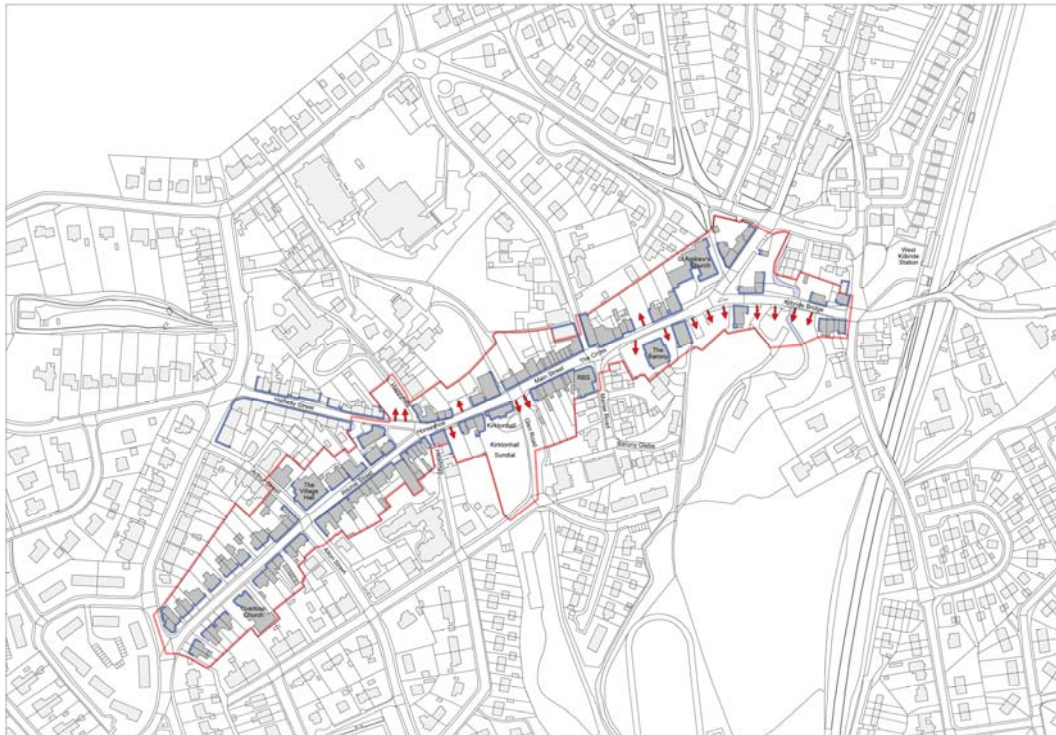


Figure 5-5: West Kilbride Conservation area – Loss of spatial enclosure

- 5.16 The second area of open space has been formed via the demolition of the Corn Mill located to the west of the Kilbride Bridge in the area known as 'Brig-end'. Again the process of demolition and clearance is evident from the ordinance survey map of 1938. This coincides with the reported destruction of the Bridgend Grain Mill by fire in 1932. The area is now open space and forms part of the Glen Park.
- 5.17 Viewed together these two larger gaps sites, in conjunction with the selective removal of a series of small buildings to the west of St Andrews Church, have led to the significant erosion of the spatial enclosure of the east end of Main Street.
- 5.18 The gradual erosion of the sense of enclosure through demolition and creation of small gap sites is the greatest threat to the integrity of the spatial enclosure to Main Street and by extension to the integrity of the special characteristics of the conservation area.

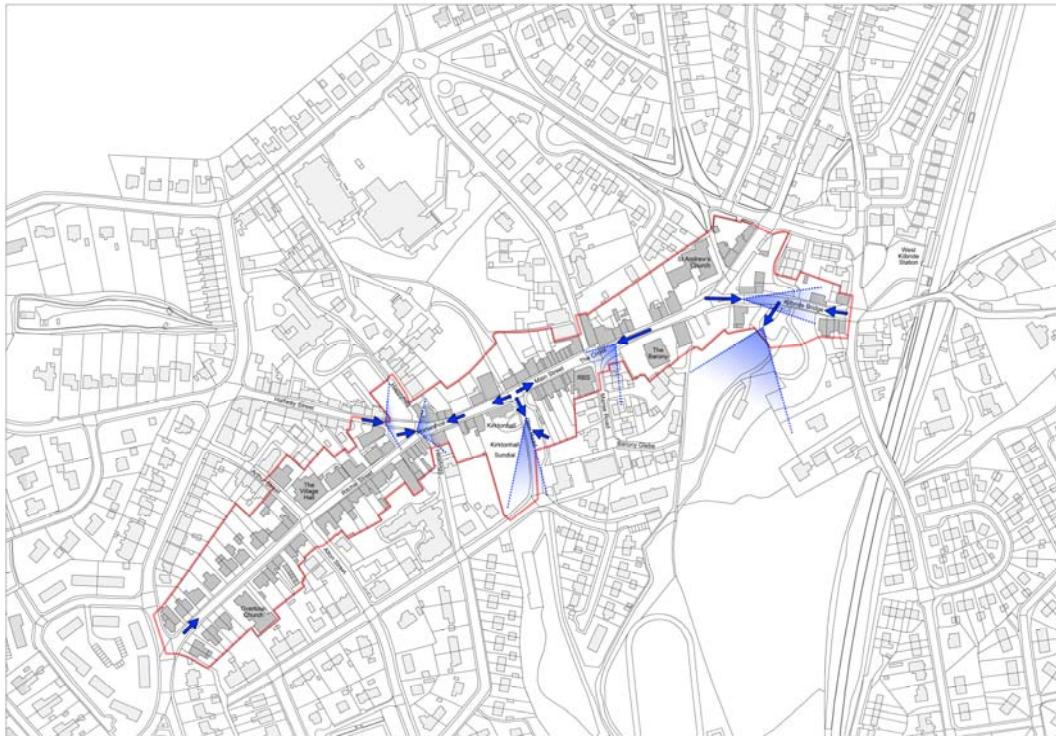


Figure 5-6: West Kilbride Conservation area – View corridors

5.19 Views and Landmarks

- 5.20 The key view from the west end of the village centre at the junction of Main Street and Yerton Brae is towards the Horseshoe and the intersection with Main Street. This is a view characterised by the bay windows of the late Victorian semi detached houses. The houses display a strong building line that is softened by their small front gardens. The church tower of the 'B' listed Overtoun Church by the Edinburgh Architect Hippolyte Blanc steps forward from the street wall becoming the key event and landmark in the view while Law Hill can be glimpsed in the distance.
- 5.21 At the junction of Halfway Street and the Horseshoe there is a key view over the roof tops of Main Street towards Law Hill. This view reveals the undulating nature of the village's topography.



Figure 5-7: West Kilbride Conservation area – View from the Horseshoe looking east

- 5.22 The best view of the village centre is from the Horseshoe looking towards the east. This view allows you to appreciate the special characteristics of the conservation area as it reveals the strong sense of the spatial enclosure to Main Street but also the picturesque qualities of the townscape and how the spires of the Barony Centre and St Andrews Church form key incidents and easily identifiable landmarks that punctuate the street.
- 5.23 From the lowest part of Main Street, where it intersects with Glen Road, there is an attractive view towards the south and across the Glen public park towards the bluff and crags and raised beach that overlooks Chapelton Road and the lands that gently shoal away from the Firth of Clyde.
- 5.24 The key view from the east end of Main Street is towards Law Hill which lies towards the east of the village. Law Hill forms the focus of views to the east from Main Street at the point where the spatial enclosure of the street opens up at its intersection with Gateside Street. There are also secondary views to the south from the Kilbride Bridge section of Main Street looking down the Kilbride Burn towards the Glen public park
- 5.25 Looking back into the village and along Main Street to the west the key view is down into the valley between the two hills that Main Street stretches between. The view is now terminated by the blank gable of 1 Ritchie Street but would previously have been terminated by the bow fronted building that occupied the Horseshoe.



Figure 5-8: West Kilbride Conservation area – View to Tor Hill from St Andrews Church

Activity and Movement

- 5.26 Main Street (also B781) forms the main east west route for local traffic across the village. The main traffic flows are to be found on Snowdon Terrace and Ardrossan Road which form the local sections of the Ayrshire coastal route or A78. This acts as an effective bypass for the village centre but not for the village as a whole as it lined with housing while passing through Seamill. Main Street is connected back to the A78 via Yerton Brae though there is a secondary route via the B7047 which passes along Meadowfoot Road and Chapleton Road before connecting back to the A78.
- 5.27 There is a bus route along Main Street with bus stops at the Village Hall, at Main Street both to the east and west ends of the Cross; a further two stops at Gateside Street and a bus stop on St Brides Road. The Railway Station is located just beyond the east end of Main Street off Cubrieshaw Street. The drop off at the station is combined with a taxi stop. There is a significant amount of pedestrian traffic to and from the station when trains arrive and depart. Pedestrian traffic is particularly pronounced in the mornings and evenings when commuters either leave or return to the village by train.
- 5.28 Main Street has intermittent flows of traffic throughout the day the majority of which appears to be local. Goods vehicle serving local businesses frequently block the road but there is sufficient clearance for this not to be too much of an impediment to traffic flows.
- 5.29 Both the car parks at Glen Road and at the eastern end of Main Street are well frequented. Both appear to be used by local people for shopping or for dog walking given the access they provide to the Glen public park.
- 5.30 Main Street appears reasonably frequented for shopping purposes though these appear to be locally generated trips to go to the bank, get a coffee, the papers, dog walking and visits to the Doctor, Vet etc. The craft shops and the new extension to the Barony Centre also add to the street's appeal. The majority of traffic along the street is pedestrian. Activity levels peak at lunch time with people going to cafes, shops to buy lunch.



Figure 5-9: West Kilbride Conservation area – View along Main Street towards the Cross

Architectural Character

- 5.31 Architectural styles vary according to age and location within the Conservation area. West Kilbride's Main, Ritchie and Halfway Streets are characterised by a mix of buildings ranging from single storey former weavers' cottages to a much altered late 17th century townhouse to late Victorian tenements, semi detached villas and churches dating from the rapid expansion to the village that occurred after the arrival of the railway in 1878.
- 5.32 Kirktonhall at the heart of the Conservation area is easily the oldest building on Main Street predating weaving cottages by at least a century; however, its current appearance belies its great age. The building's appearance and character have been much altered over the centuries with the building being rebuilt or remodelled in 1702, 1791, 1807, 1867, and 1924. The result of this is it is a very different building from its original incarnation and one that bears little comparison with the later vernacular weaver's cottages. In contrast Kirktonhall has a strong Scottish Baronial quality to it with an emphatic crenallated battlement surmounting the elevation that addresses Main Street. In addition the building unusually turns its back on Main Street with the main entrance - defined by an entrance porch with crenallated battlement and Venetian window raised on Tuscan columns – located on the garden elevation overlooking the Glen public park.
- 5.33 The remaining weaver's cottages are clustered around the eastern end of Ritchie Street though there are examples left on Halfway Street, those at the junction with Happy Hills have been much alerted to accommodate shops, and there are two remaining restored one and a half storey weavers cottages with dormers at 19 and 21 Main Street – the eastern end of the conservation area. In general these cottages are characterised by symmetrical placed simple vertical oriented windows located either side of a centrally placed door. Whilst they are contiguous the cottages have gable-headed chimneys many of which still have thatch stones so though their roofs are now slated these cottages may once have had thatched roofs.

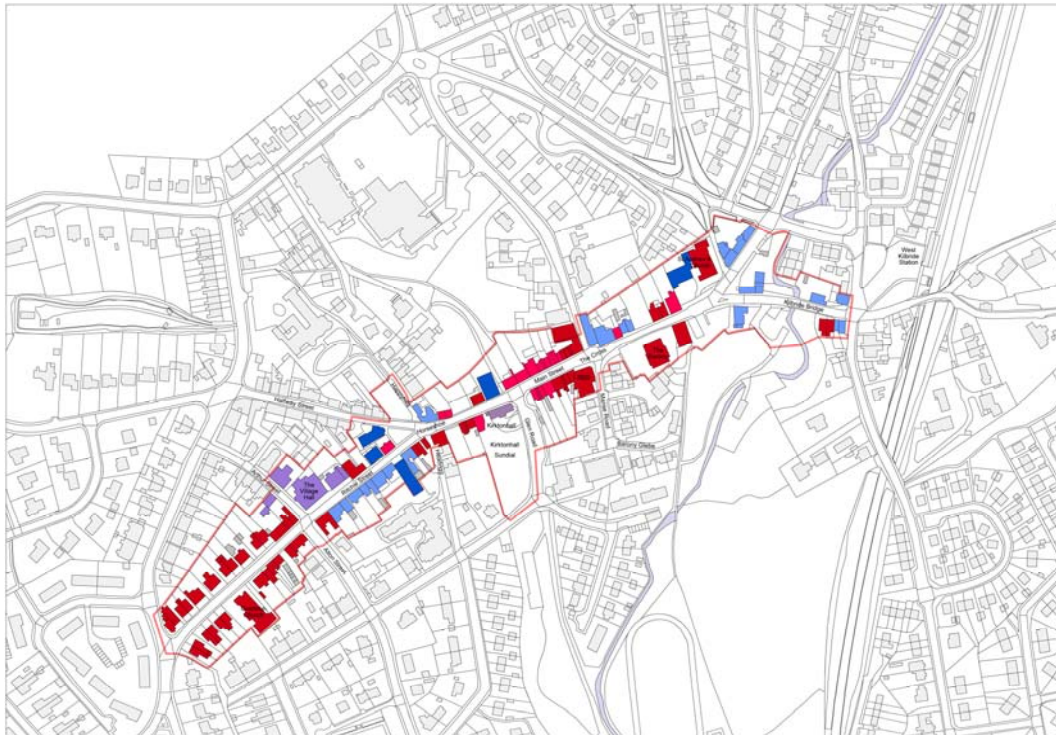


Figure 5-10: West Kilbride Conservation area – Ages of Built Fabric

- 5.34 Scattered through the rest of Main Street are two storey and attic mid Victorian buildings which usually comprise a ground floor shop with domestic floor space above. The exceptions to this are clustered around the Cross. There is an early 19th century 3 storey and attic coaching inn, which benefits from a later 19th century extension to rear, on a prominent corner site to Main Street and Hunterston Road. The building is harled and painted and while the ground floor has recently been overhauled with the opening of a new pub the render used for the repairs is not traditional and nor of a conservation specification one would expect for a C(S) listed building. Elsewhere there are three storey blonde sandstone Victorian tenements at 44, 79 and 80 Main Street all of which have shops and active frontage lining their ground floors. All adopt a more self confident Victorian aesthetic with either bay windows at 44 and 80 Main Street or Scottish Baronial detailing at 79 Main Street. The Royal Bank of Scotland at the south west corner of the Cross adopts a Gothick style.
- 5.35 The West Kilbride Craft Town initiative has led to a significant improvements in the design of local shopfronts and restoration of traditional detail. Nevertheless several of the village's shopfronts have been stripped of their traditional detailing and alterations including insensitively sited roller shutters and other fixtures and fittings have been largely unsympathetic to the character of the conservation area.
- 5.36 The western end of Ritchie Street is characterised by late Victorian detached and semi detached villas. The semi detached villas aligning the southern side of the street are clearly part of the same development and likely authored by a common hand. They share details and motifs including bargeboards, fretwork, and have a mix of blonde and red smooth faced ashlar with ballochmyle stone used for trims, door cases and quoins. The detached and semi detached villas on the north side of the street are less flamboyant than those to the south. Though more conservative in design each one has a separate character. The majority are blonde sandstone with the exception of a blonde and red smooth faced ashlar semi detached villa at 53-55 Ritchie Street. The semi detached villa at 69-71 Ritchie Street is unusual in being executed in a rock faced ashlar but otherwise all the south facing buildings are characterised by dressed ashlar with prominent quoins.

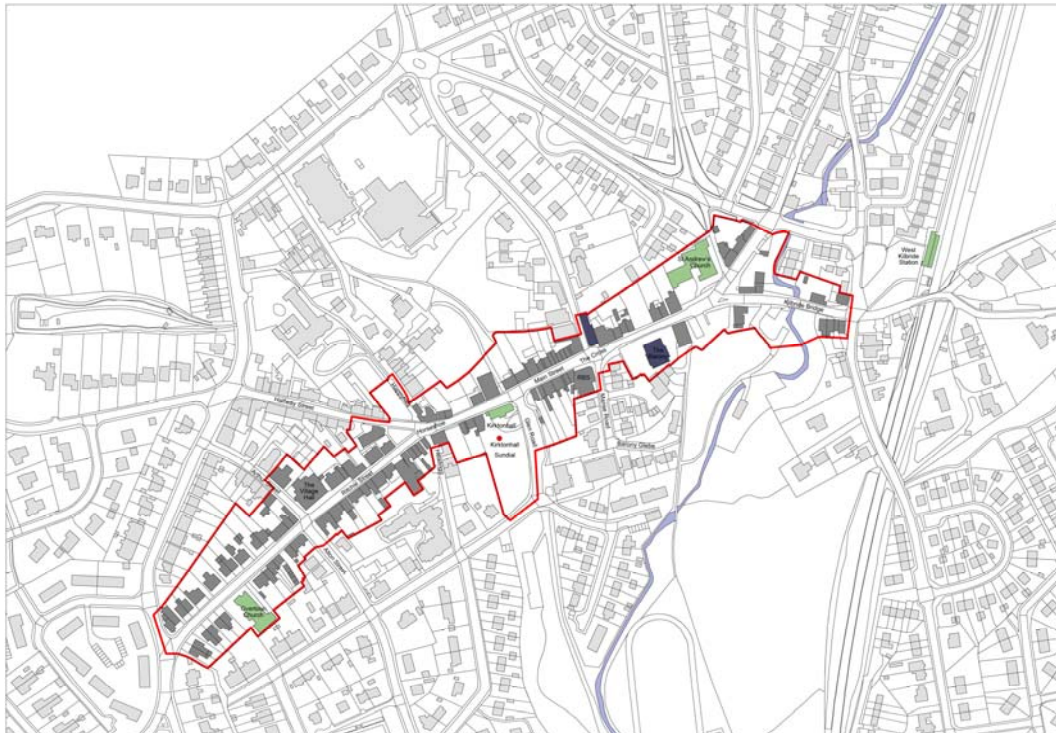


Figure 5-11: West Kilbride Conservation area – Listed Buildings

- 5.37 The three late Victorian churches St. Andrews Church, the Barony Church and the Overtoun Church are key landmarks along the sequence of Main Street and Ritchie Street. The churches punctuate the street scene and act as urban markers. However in contrast with the Barony and St Andrews Churches, both of which are set back from the street the tower of Overtoun Church is set forward of the building line for the adjacent semi detached villas so projects into the spatial enclosure of the street helping frame and define the transition between the contiguous buildings that comprise the eastern section of Ritchie Street and Main Street and the more spacious setting of the semi detached villas at the western end of the street. Architecturally Overtoun Church is the best of the three churches.
- 5.38 The final building worth comment is the West Kilbride Institute or Village Hall of 1905 which was design by the Helensburgh based architect AN Paterson - one of the few Scottish Ecole des Beuxs Arts trained architects. The Village Hall is located at the north east corner of Ritchie Street and Arthur Street and is relatively modest in scale. It is elevated in a blonde rock faced random ashlar and has a slated roof with attractive oriel dormer addressing Ritchie Street. The building has delicately carved features such as the Edwardian Baroque door case and the architrave and emphatic key stone over the Venetian window to the main hall. Otherwise the simplicity and starkness of the detail, and the simple treatment of the volume and massing of the building is clearly demonstrative of the Glasgow style.

Public Realm

- 5.39 Historic photographs of the village and Main Street indicate that the street surface was bound aggregate Macadam road surface with a gentle rise from edges to the centre. The road surface drains into gutters either side of the carriageway. The gutters are lined with a triple row of granite setts. There is then a granite kerb stone that defines the edge of an approximately 3 foot wide pavement which in early photographs appears to also be bound aggregate but by the early 20th century appears to getting replace by Portland concrete cement pavements. In the present day both carriageway and pavement surfaces have been altered to tarmac.

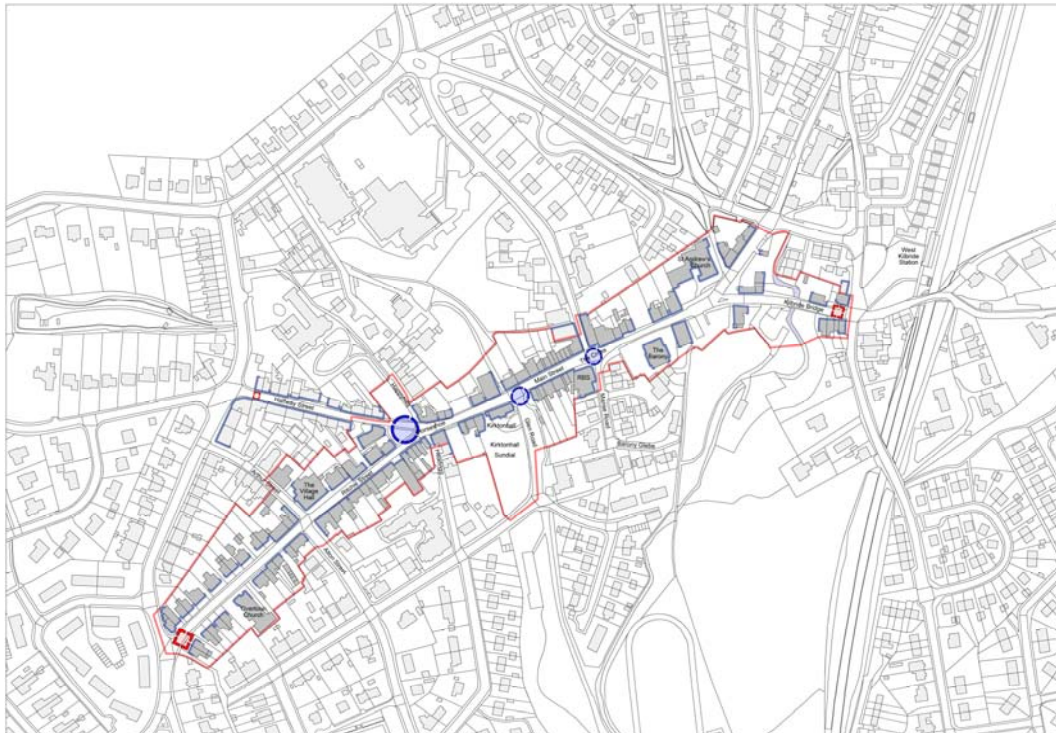


Figure 5-12: West Kilbride Conservation area – Gateways and Nodes

- 5.40 There is no evidence of street furniture or street lighting in photographs as late as the 1920s though there is evidence from photographs taken in both the first years of the 20th century and the 1920s that shopkeepers and the local library did have fittings hung from their buildings to light both their shopfronts and the street in front of their shops. The first evidence of the appearance of street lighting is in post Second World War photographs of Ritchie Street where concrete lamp standards with electric street lights are evident. Many of these concrete lamp standards are still evident in the present day but some have been replaced by galvanised steel lamp standards.
- 5.41 More recent proliferation of street furniture includes bus stops including shelters at the Village Hall and at the Cross, painted galvanised steel rubbish bins, painted galvanised steel flower beds that have been mounted on the pavement at the Village Hall and at the Cross, and armatures for hanging flower baskets most of which are appended to lampposts but many have also been bolted to shop frontages and buildings including Kirktonhall. Finally the most significant change in the visual amenity of Main Street, Ritchie Street and Halfway Street is the inclusion of traffic management signage both on pavement mounted poles and visually prominent markings on the street surface. Signage is particularly visually intrusive at 'Brig-end' at the junction of Main Street and Gateside Street where the no entry signage is very prominent.



Figure 5-13: *West Kilbride Institute Edwardian Baroque Doorcase*

Townscape Detail

- 5.42 Windows –where buildings have retained their original sash and case windows and the townscape of the village benefits from this. However, many of the windows have been replaced by UPVC windows some of which do not respect the original glazing proportions or methods of opening. This has eroded the character of the conservation area.
- 5.43 Doors – Many of the traditional Victorian panelled doors survive at the western end of the village particularly on Ritchie Street. Several of the doors to the weaver's cottages have been replaced with modern UPVC doors but several of the timber tongued and grooved doors remain. On the central stretch of Main Street; however, many doors to closes of tenements are replacement doors that do not respect traditional proportions or details.
- 5.44 Rainwater Goods –Many examples of the original cast iron rainwater goods remain throughout the conservation area.
- 5.45 Slate Roofs – A high proportion of the buildings retain their traditional slate roofs. There is evidence of thatch stones on several of the weaver's cottages so it is likely that their slate roofs are replacements for earlier thatched roofs. The Barony Church has recently been re-slatted in Spanish slate as part of the conversion to the Barony Centre. The visual difference between the Spanish and Scottish slates is pronounced with the former being darker and more visually consistent. The 1970's estate at Manse Road has concrete tile roofs with a mix of red and dark grey tiles.



Figure 5-14: West Kilbride – Ritchie Street, late Victorian villa dormer with decorative barge board

- 5.46 Decorative Bargeboards – these only occur in the semi detached villas at the western end of Ritchie Street but are a key visual element of this end of the street and add character to the Village.
- 5.47 Decorative Cast Iron – Examples of late Victorian and early Edwardian decorative railings survive along Main Street and Ritchie Street with very good quality examples still surviving on the boundary walls subdividing the Late Victorian semi detached and detached villas in Ritchie Street, and at the gates to Overtoun Church. There is also an unusual surviving cast iron balcony cantilevered from the first floor of Thistle House at 44 -46 Ritchie Street. Existing Scottish baronial railings also survive at a boundary wall at Kirktonhall. From photographic evidence these appear to date from the 1924 conversion of the building into a Council Chambers. There is an example of simple Georgian railings at the boundary wall to Manse Road. These presumably relate to the former manse that previously occupied the site prior to the erection of the 1970s housing estate. The original late Victorian Railings and gates have also been retained at the Barony Church and St Andrews Church.
- 5.48 Boundary walls and Gatepiers – the majority of properties on Main Street, Ritchie Street and Halfway Street sit at the back of the pavement so do not require boundary walls or gatepiers. The exceptions are the three churches all of which have retained their boundary walls and prominent gate piers, and the late Victorian semi detached and detached villas at the western end of Ritchie Street which have boundary walls but no gatepiers.
- 5.49 Dormers - these are a characteristic of the conservation area particularly at the western end of Ritchie Street where they occur on late Victorian and Edwardian properties. However prominent dormers also occur on Kirktonhall and on the central section of Main Street.



Figure 5-15: West Kilbride – Ritchie Street, late Victorian villa dormer with decorative cast iron

Building Materials

- 5.50 Stone - The predominant building material in the conservation area is stone. The majority of blonde sandstone appears to have been sourced from local quarries such as the Corse Hill Quarry. Examples of the use of Ballochmyle stone are of a later date. These include St Andrews Church and Overtoun Church as well as the semi detached villas at the west end of Ritchie Street. In the case of the villas this imported stone has been reserved for key features such as quoins, architraves and doorframes.
- 5.51 Older buildings including Kirktonhall, the weaver's cottages and the early 19th century coaching inn at the corner of Main Street and Hunterston Street are composed of local stone that has been harled and limewashed. In the case of Kirktonhall the current render is a 20th century cement render which is causing problems by trapping moisture internally and not allowing the building to breath. The dressed stone window and door margins are typically painted.
- 5.52 Several of the stone buildings have now been painted the most prominent of which is the Royal Bank of Scotland building at 74 Main Street.
- 5.53 Slate – While there is evidence that the weaver's cottages were once roofed in thatch they are now like the majority of buildings with the conservation area roofed in Ballachulish slate. The current exception to this is the Barony church which has recently been re-roofed in Spanish slate.
- 5.54 Cast Iron – the conservation area benefits from having fragments of good cast iron from the late Victorian and Edwardian eras remaining in situ. These include the three churches and the late Victorian semi detached and detached villas in Ritchie Street.



Figure 5-16: West Kilbride – Ritchie Street, late Victorian shopfront

Condition

- 5.55 In general there is an appearance of a high degree of occupancy in the three streets that comprise the conservation area. However, there are exceptions with a disused two storey and attic building at 126 -128 Main Street, and the ground floor has been rehabilitated the upper floors of the C(S) listed 19th century Inn at 73 Main Street remain in a derelict state of repair and open to the elements with missing windows.
- 5.56 The B listed Kirktonhall has been vacant since the council decanted their offices from it in 2007. It has been on Scotland's Buildings at Risk register since July 2009. The property is now showing signs of neglect with outbreaks of dry and wet rot internally and ceiling collapses as a result of leaks through the roof.
- 5.57 In addition though the majority of the shop units are in now use – and much of this improvement is directly attributable to the activities of the community led West Kilbride Initiative and the development of the Craft Town status – the same cannot be said for upper storeys of shops which are used for storage.
- 5.58 There are gap sites at 57 Main Street, 113 – 115 Main Street and 120 Main Street. While 113 – 115 Main Street has been converted into a pocket park the site opposite at 120 Main Street is derelict and unkempt. 57 Main Street appears to be the result of recent demolition.
- 5.59 In general properties within the conservation area appear to be in a reasonable state of maintenance though roofs and gutters need attending to and many dormers are showing signs of neglect. The properties at 65 – 69 Main Street, 85 – 89 Main Street, 117-119 Main Street could do with painting.



Figure 6-1: West Kilbride Conservation area – 'B' listed Kirktonhall

6.0 CHARACTER ASSESSMENT

Listed Buildings

- 6.1 These buildings have already had their significance assessed by Historic Scotland and have been 'listed' as a result of their special architectural or historic interest.
- 6.2 There are currently one A listed structure, three B listed buildings and two C(S) listed buildings in the West Kilbride Conservation area. These buildings enrich the conservation area and add to its special character. They are described as follows:

The Kirktonhall sundial is an obelisk type Renaissance sundial that was designed and erected by the mathematician Dr Robert Simson in 1717. It was A listed by Historic Scotland in April 1971. The sundial is sited in the gardens directly to the south of Kirktonhall. Though surrounded by high reproduction Victorian railings it has been vandalised.

Kirktonhall is easily the oldest building in the conservation area. The building's appearance and character have been much altered over the centuries with the building being extended, rebuilt or remodelled in 1702, 1791, 1807, 1867, and 1924. It was B listed by Historic Scotland in April 1971.

St Andrews Church which was B listed by Historic Scotland in February 1980. The church is an example of French Gothic has a large rose window on the South gable, tall square tower with open belfry and broach spire.

Overtoun Church which was B listed by Historic Scotland in November 2009 The church is by Edinburgh Architect Hippolyte J Blanc and dates from 1883. It is a gabled, 6-bay, buttressed Gothic church with prominent square-plan tower with polygonal spire to NW corner and single transept to SW.



Figure 6-2: West Kilbride Conservation area – 'B' listed Overtoun Church by Hippolyte J Blanc

The Barony Parish Church and Graveyard now the Barony Centre was C(S) listed by Historic Scotland in February 1980. Rebuilt 1873 the church has an early English character and the slate roof has bands of diamond shaped slates in horizontal bands. The churchyard contains 17th and 18th century headstones. Having been disused since deconsecration the building was regenerated as a community arts centre and cafe known as the Barony Centre which reopened to the public in 2011. There are two modern interventions – a first floor pod like triangular shaped conference room that occupies the air space over the nave, and a wedged shaped flat roof cafe extension that projects into the churchyard at the west of the church.

The 3 storey and attic 19th century coaching inn with late 19th century extension to rear at the 73 Main Street and 1 Hunterston Road was C(S) listed by Historic Scotland in December 2006. The inn has a distinctive rounded corner with upswept eaves cornice. The building has a smooth painted render finish with shallow raised margins. The Piended attic dormers have cast iron finials and decorative balconettes – these are late Victorian in appearance.

Unlisted Buildings of Merit

- 6.3 These buildings make a positive contribution to the character and appearance of the conservation area. In West Kilbride there are several buildings that assist in helping define the special character of the conservation area. These include the Village Hall, the cluster of weavers cottages at the corner of Happy Hills and Main Street and the late Victorian Semi detached villas at the west end of Ritchie Street. These buildings enrich the conservation area and add to its special character. They are described as follows

West Kilbride Institute or Village Hall of 1905 is by the Ecole des Beux Arts trained architect AN Paterson. The building is modest in scale but the combination of delicately carved features - such as door case and the architrave and the Venetian window to the main hall - combined with the simple treatment of the volume and massing of the building is clearly demonstrative of the Glasgow style. This makes it unique within the Conservation area.



Figure 6-3: West Kilbride Conservation area – West Kilbride Institute by A N Paterson

The cluster of small weavers cottages at 121 – 125 Main Street and the corner of Happy Hills overlooking the Horseshoe form a notable node within the conservation area and are located at a visually strategic point. These cottages assist the sense of enclosure at the key intersection of Main Street, Ritchie Street and Happy Hills. Having been in a derelict condition the cottages have recently been conserved and reoccupied as part of the Craft Town initiative.

There is a notable grouping of late Victorian semi detached villas on Ritchie Street to the west of Overtoun Church. These have a mix of blonde and red smooth faced ashlar with ballochmyle stone used for trims, door cases and quoins. They have high quality details including delicately carved fretwork to the bargeboards and remnants of good decorative cast iron railings. They belong to a phase when the village was rapidly enlarging as a result of the arrival of the railway and epitomise late Victorian ideals of middle class domesticity.

Scheduled Monuments

- 6.4 There are no scheduled monuments within the boundary of the conservation area

Archaeology

- 6.5 The name Kilbride is supposedly derived from an association with St Bridget, an Irish saint who is said to have established a church in the area in about AD 500. No remains of this church, or any dating to this period, are known in the vicinity. The prefix 'West' was added in the nineteenth century in order to distinguish this town from East Kilbride in Lanarkshire. The Reverend Thomas Findlay writes that the Barony of Kilbride was conferred on the ancestors of the Earls of Kilmarnock by Robert the Bruce, meaning that the name Kilbride, if not the settlement itself, was an established name in the area in the 13th or 14th century. Known Medieval remains in the vicinity of West Kilbride comprise the tower houses of Law Castle to the east of the town, Portencross Castle to the west and Crosbie Castle to the north.
- 6.6 Although it is most likely that some form of settlement was established in the vicinity of these three baronies or estates, available cartographic evidence dates only from 1654, and indicates that there has been a settlement at West Kilbride since at least the middle of the 17th century. A settlement named as 'Kilbryid' is noted on Pont's 1654 map of Cunningham, although no further details of the town are shown. About a century later, Roy's map shows three clusters of buildings – two with enclosures – named as 'Killbride under the hill'. A larger settlement, named as Overtown, lies immediately west of Killbride, with the road north to Fairly and south to Sea-mill running through Overtown village. Overtown may have been re-named as Kilbride, since by 1775 the former name has disappeared and the road mentioned above now runs through Kilbride; the location of the road does not appear to have altered. The name of Overtown is retained by the 1883 Overton Parish church.
- 6.7 Armstrong's 1775 map shows a growing settlement, with the main east-west focus being on what are now Main Street and Laws Brae, while the north-south foci are Hunterston Road and Gateside Street/ Castle View/southern end of Drummilling Road. By Thomas's 1832 map, West Kilbride has spread to the west with buildings shown on Bowfield Road and Yerton Brae. Two large un-named houses lie to the east of Kilbride Burn. The footprint of one of these may be retained as a rectangular area of disturbance that lies within the modern recreation area and is visible on satellite imagery.
- 6.8 The growth of West Kilbride may be attributed to easier communications brought about by the construction of the road between Greenock and Portpartick in the later 18th century, and the resultant expansion in local crafts and industries. Oughterson reports that many of the women of the parish were employed as weavers, and that the growth of flax was widespread in the parish, while about 150 men from a parish population of 885, worked as fishermen. In 1848, two oat-grinding mills, a flax-mill, a tanner's bark-grinding mill and a mill for pulverising charcoal were all located on the Kilbride Burn. The village's communication links were further enhanced in 1878 with the opening of the railway station by the Glasgow and South Western Railway.
- 6.9 The population growth in West Kilbride is reflected in the number of religious and municipal buildings established during the nineteenth century. The Barony Parish Church on Main Street was rebuilt in 1873 and, although the date of the original church is unknown, some gravestones in the churchyard date to the 17th century, thus tying in with the cartographic evidence for the existence of a settlement in 1654. The town jugs or pillory which were once attached to the west gable of the Barony Parish Church are now located in its vestibule. Overton Church in Ritchie Street was built to replace an earlier church on a different location, which may have been the pre-Reformation church at Chapelton referred to by Fullarton, although the exact location of this is not known.ⁱ Fullerton notes that the town has one parochial school, two private schools, a library and three Friendly societies.

- 6.10 The locations of the few Listed buildings in the town and those of sites recorded in the National Monuments Record for Scotland reinforce the suggestion that the core of West Kilbride is Main Street and Hunterston Road at the junction known as The Cross. The earliest known surviving building in the town is Kirktonhall House on Main Street, where a datestone has the initials R.S. and M.W. and the date 1660. Other phases of the house date to 1791 and 1807, while a decorative sundial that once adorned the garden is dated 1717. The former coaching inn at the junction of Main Street and Hunterston Road probably dates from the early 19th century and indicates that West Kilbride was probably a staging post on the Greenock to Portpartick road. The street lay-out at the town centre has not altered to any significant degree since the early 19th century and the main north-south and east-west axial roads have been in existence since at least the mid-eighteenth century.
- 6.11 West Kilbride's former association with crafts, seen in the range of weaver's cottages on the south side of Ritchie Street, continues into the modern age, with the town being the first designated Craft Town in Scotland and winning the Department of Trade and Industry's 'Enterprising Britain 2006' competition. The Barony Parish Church has been extended and renovated, and now functions as a craft centre.

Assessment of Areas

- 6.12 With the exception of the west end of Ritchie Street where the late Victorian semi detached and detached villas are set back from the street and sit within more spacious individual plots and gardens the townscape of Main Street, Ritchie Street and Halfway Street is defined by contiguous buildings that sit at the back of the pavement. These are interspersed with various gaps sites created by the demolition and removal of former buildings. These sites vary in quality and character and while two have been attractively landscaped in general the gaps sites make a negative contribution to the character of the conservation area. The most notably negative sites are those at 57 and 120 Main Street both of which are derelict. The other area of concern is the junction Main Street and Glen Road where there is a gap in the built fabric caused by the 1924 demolition of the former Episcopalian chapel. While this has had the benefit of visually connecting Main Street to the Glen public park it has led to a loss in continuity of the spatial enclosure and an opening out of the townscape that is alien to the ethos of a traditional Scottish high street with its strong sense of enclosure.

Assessment of Significance

- 6.13 West Kilbride enjoys an interesting natural setting that has been instrumental in determining how the village developed and evolved over the centuries. This is due to the village's topography. It is overlooked by Cauldron Hill to the north and sits between Law Hill and Tarbert Hill with the Firth of Clyde located to the west of the village. As a result West Kilbride is unusual for a village that has developed in the traditional Scottish fishbone pattern in that its Main Street straddles two hills rather developing along the spine of a hill. This creates a street that simultaneously benefits from both picturesque views to the landscape beyond as well as to key landmarks within the village and a strong sense of enclosure. Main Street has a rich variety of architecture containing an example of 17th century townhouse, numerous examples of 18th century weavers cottages, several fine example of late Victorian villas dating from the arrival of the railway, and three interesting late Victorian churches. Though there have been inappropriate 20th century developments such as the small estate of 1970s houses at Manse Road and unsympathetic replacement of traditional features such as traditionally detailed shopfronts and sash and case windows, it is considered that West Kilbride's conservation area is of high regional significance.

7.0 KEY FEATURES AND CHALLENGES

Key Features

- 7.1 Following an assessment of the buildings, areas and significance it is now possible to identify the key features which define the special architectural and historic character of the Conservation area. These features will be considered when evaluating and determining planning applications affecting the setting of the conservation area.

Street Pattern – The enclosure of Main Street, Halfway Street and the eastern half of Ritchie Street with a contiguous building line that acts a spine to the village, is the central characteristic of the Conservation area.

Plot Pattern – the narrow plots of the contiguous weavers cottages contrast with the more spacious plots of the later Victorian semi detached and detached villas as well as the three churches which are set back from the building line.

Building Line – the buildings lining Main Street, Halfway Street and the eastern half of Ritchie Street have a strong presence rising from the back of the pavement. The only buildings that departure from this are the three churches, which are all set back from the building line within their own grounds and the Co-operative supermarket at 12 Ritchie Street which is set back 2m from the surrounding weavers cottages.

Building Height – the building height along Main Street, Ritchie Street and Halfway Street varies. Typically the weavers' cottages along Halfway Street and the eastern half of Ritchie Street are single storey but many of the Victorian buildings are two storeys with late Victorian buildings being two storeys and attic and the tenements and coaching inn at the Cross being three storeys and attic.

Vernacular Architecture – the traditional weavers cottages are found in a cluster at Halfway Street, the eastern half of Ritchie Street and there are two further cottages with dormers at 'Brig-end' towards the east end of Main Street. The early 19th century coaching inn at 73 Main Street and 1 Hunterston Road has strong vernacular roots but with later Victorian dormer additions.

Victorian Developments – the three churches are Victorian intervention that in the case of the Barony replaced an earlier structure. They are designed as key visual landmarks within the village centre that are view to be seen in picturesque manner along the Main Street corridor. The larger scale of the later tenements in the central section of Main Street adjacent to the Cross is also the result of Victorian intervention. Finally the semi detached and detached villas at the western end of Ritchie Street introduce a Victorian sense of middle class domesticity.

Traditional Materials – materials including local blonde sandstone and imported Ballochmyle sandstone, harl, limewash, timber sash and case windows, traditional tongue and grooved and later panelled front doors, decorative bargeboards, cast iron railings, gates, balconettes and finials contribute to the character, longevity and sustainability of the Conservation area.

Roofline – the towers, pinnacles and finials of the churches along with the roof ridges and chimney stacks of the buildings add to the character of the Conservation area's townscape.

Architectural Details – original details such as cast iron railings, stained glass, stonework, sash and case windows, decorative bargeboards, and shopfronts contribute to the special character of the Conservation area.

Key Challenges

Loss of Architectural Detail – Original architectural details form the key defining characteristic to the appearance and value of the Conservation area. Their retention and repair is the key criterion in the area's preservation and enhancement. Insensitive shopfront alterations including inappropriately sited roller shutters, replacement doors and windows, removal of cast iron decorative railings and gates have to some degree eroded the special character of the conservation area.

Use of Inappropriate materials – Whilst some of the historic fabric is in good condition where modern materials have been introduced for purposes of repair this has led to a loss of the special character of the conservation area. Examples include replacement of timber sash and case windows with UPVC windows of differing proportion, inappropriate render repairs utilising cement based products and insensitive roof repairs using incorrectly sourced slate or other roofing products.

Gap sites – by eroding the strong sense of spatial enclosure that characterises Main Street the gap sites while some have been attractively landscaped in general they have a negative impact and present a threat to the integrity of the Conservation area.

Public realm – the impact of traffic management schemes including road markings, traffic signage as well as road and pavement maintenance has a significant effect of the special character of the conservation area.

8.0 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

Maintenance

- 8.1 One of the greatest threats to the buildings of the West Kilbride Conservation area is limited maintenance and care leading to decay and loss of fabric. The most effective means of preserving the character and appearance of the conservation area is by encouraging regular programmes of repair and maintenance of the buildings. Various elements in traditional buildings – windows, doors, guttering, chimneys, pointing of masonry, and roofs need regular attention so as to extend their serviceable life. The greatest cause of building decay is failure of the roofs and exterior walls. Regular maintenance is a cost effective way of doing this as it can help reduce longer term repair costs and extend the life of the building fabric.

Development

- 8.2 Minor works such as the replacement of traditional timber sash and case windows and their replacement by UPVC windows with differing proportions and opening mechanisms, and the removal of other small scale detail such as decorative cast iron railings or the inclusion of inappropriate shopfront details such as a different awning style can have a cumulative impact on the visual integrity of the Conservation area.
- 8.3 North Ayrshire Council is committed to the preservation and enhancement of the Conservation area's special characteristics through the application of Local Development Plan policies HE1: Conservation Areas and HE2 Listed Buildings. The policies encourage pre-application discussions and note that proposals for development which would adversely affect the visual amenity or historical/architectural character of a conservation area, including its setting, buildings, open space or trees, shall not accord with the Local Development Plan.

Information and Advice

- 8.4 Building owners, residents, and local businesses are key stakeholders in ensuring the preservation and enhancement of the Conservation area. Information and guidance for owners can explain the implications of living in a Conservation area and provide advice and pointers on the best and most economic way for them to maintain their properties. The guidance can help explain in an accessible and non-technical manner the principal causes of decay, how they can be prevented, and where repairs are necessary how they should be carried out. The information can also provide details of any available grant assistance. The Inform Guides prepared by Historic Scotland are also useful sources of information. The can be downloaded from www.historic-scotland.gov.uk. A list of useful names, addresses and contact details is supplied at the end of this document.

Public realm

- 8.5 There is a need to improve the standard of, and better co-ordinate, street surfaces, street furniture and signage throughout the Conservation area. The location of signage – both road markings and signage mounted on poles – can often be highly visually intrusive and overly dominant in the Conservation area. A good example of street clutter - and waste - is the junction of Main Street and Gateside Street where there is a prominent cluster of traffic signs three of which indicate 'No entry'. It maybe that an intelligent design lead approach to the West Kilbride Conservation area streetscape based on Scottish Government policy '*Designing Streets*' is preferable to a standards based methodology.

- 8.6 It is essential that all parties involved in street design ensure that streets contribute as positively to the environment of the Conservation area as is possible and respect and enhance local character and contribute to placemaking. Street markings should also be kept to a minimum so as not to undermine the existing character of the Conservation area. The opportunity should be taken in cases where the carriageway is being resurfaced or where lines have worn off completely to introduce narrower lines and markings that are less likely to distract from the character of the Conservation area.

Shopfronts and Signage

- 8.7 Shopfronts play a major role in the character of our historic streets; they help to attract more customers to individual shops and enhance our town centres, creating attractive places to live and work. Many original shopfronts in West Kilbride have, however, been replaced by unsympathetic modern facades which are detrimental to both the building and Main Street and Ritchie Street as a whole. The work of the Craft Town initiative has shown that simple improvements to the signage, security (including positioning and incorporation of roller shutters) and awnings can have a significant impact on the visual integrity of the Conservation area's townscape.
- 8.8 North Ayrshire Council has Town Centre Design Guidance (approved as non statutory Supplementary Guidance June 2010) provides guidance on scale, massing, materials etc. and should be consulted at an early stage in drawing up any proposals for development within town centres.

Gap Sites

- 8.9 Development guidance including briefs for the gap sites could be drawn up so that developers have a clearer idea of what size and scale of development as well as appropriate materials can be sensitively and sensibly accommodated within the Conservation area and so can budget accordingly.

Permitted Development Rights and Article 4 Directions

- 8.10 More stringent planning controls can be established within a conservation area through Article 4 Directions. These directions can remove certain permitted development rights within the boundary to ensure that key characteristics and features of the area are protected. Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings and the public realm in Conservation Areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.
- 8.11 In the case of the West Kilbride Conservation Area Article 4 Directions supply protection for window/door replacements and boundary walls/fences/gates but it has not been considered necessary to remove the permitted development rights for extensions at the rear or small rear garden buildings in the conservation area.

9.0 FUTURE MANAGEMENT PRIORITIES

- 9.1 Conservation areas are living places where change must be managed accordingly if their special characteristics are not be eroded. A Conservation Area Management Plan will be prepared to accompany this appraisal. The management plan will be prepared in consultation with the community and will be designed to ensure that change is managed and that the special qualities, character and appearance of the Conservation area are safeguarded and enhanced.

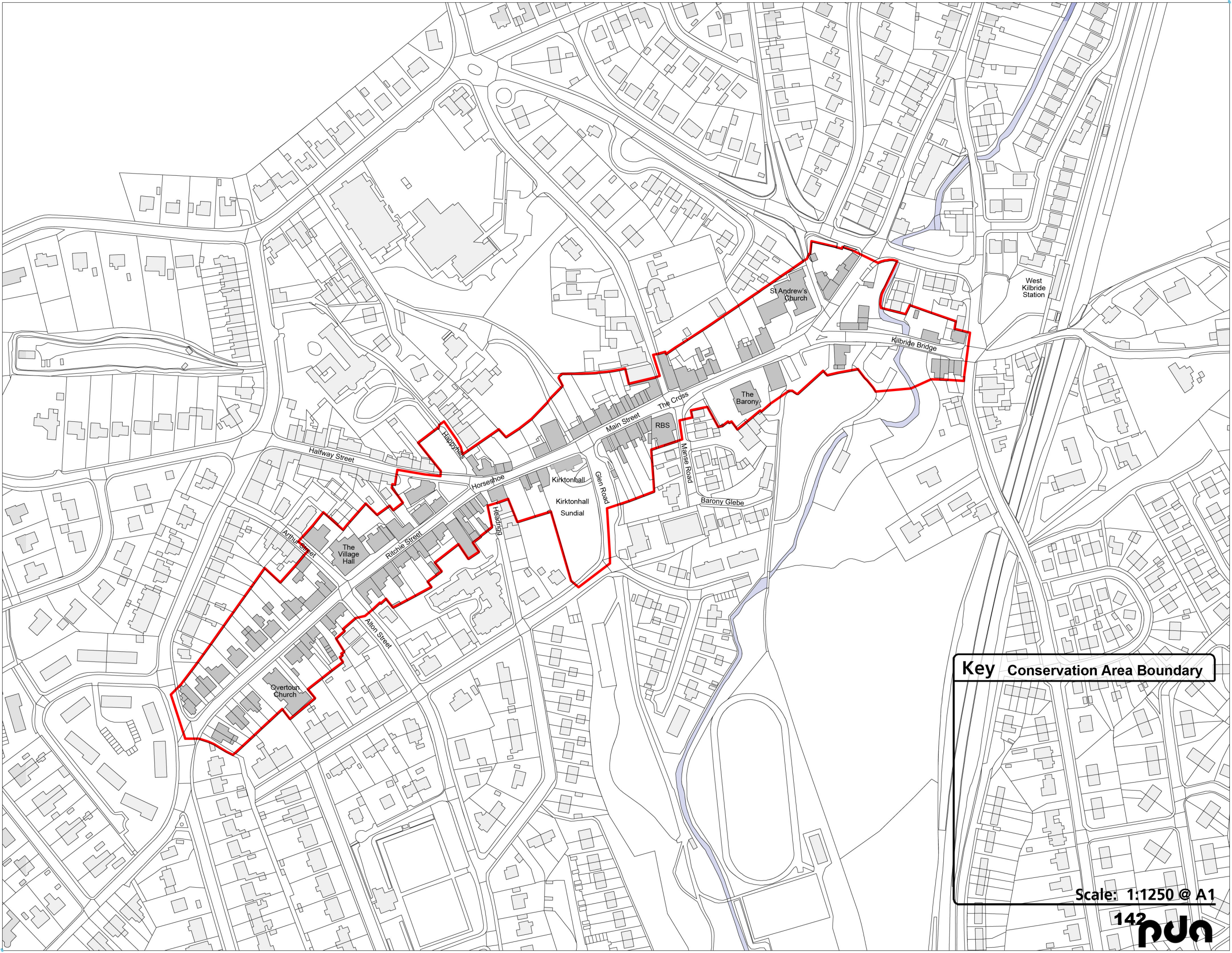
10.0 MONITORING AND REVIEW

10.1 There are a number of indicators that can be used to assess the condition and health of the West Kilbride Conservation Area. These include:

- A check on the number of buildings either included on the Scottish Civic Trust's Buildings at Risk Register or in a state of dereliction.
- An assessment of the number of shop units in use and the condition of their shopfronts.
- Review of numbers and types of planning applications, listed building consents and Conservation Area consents.
- Condition comparison against the survey photographs undertaken between October 2005 and February 2006 and the photographic resurvey in November 2012.

A brief review of the above indicators should be undertaken on an annual basis, with a further in-depth review every 5 years.

APPENDIX 1 – LOCATION/SITE PLAN



Key Conservation Area Boundary

Scale: 1:1250 @ A1


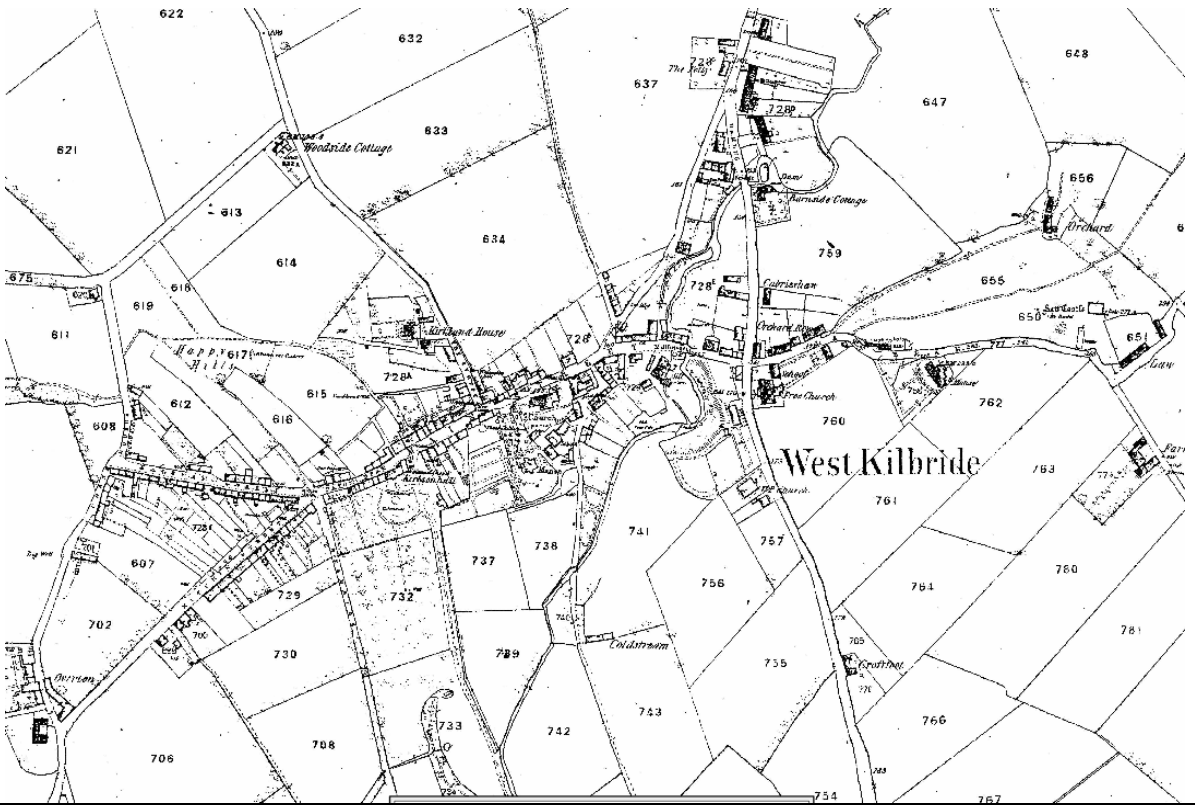
APPENDIX 2 – 2006 APPRAISAL

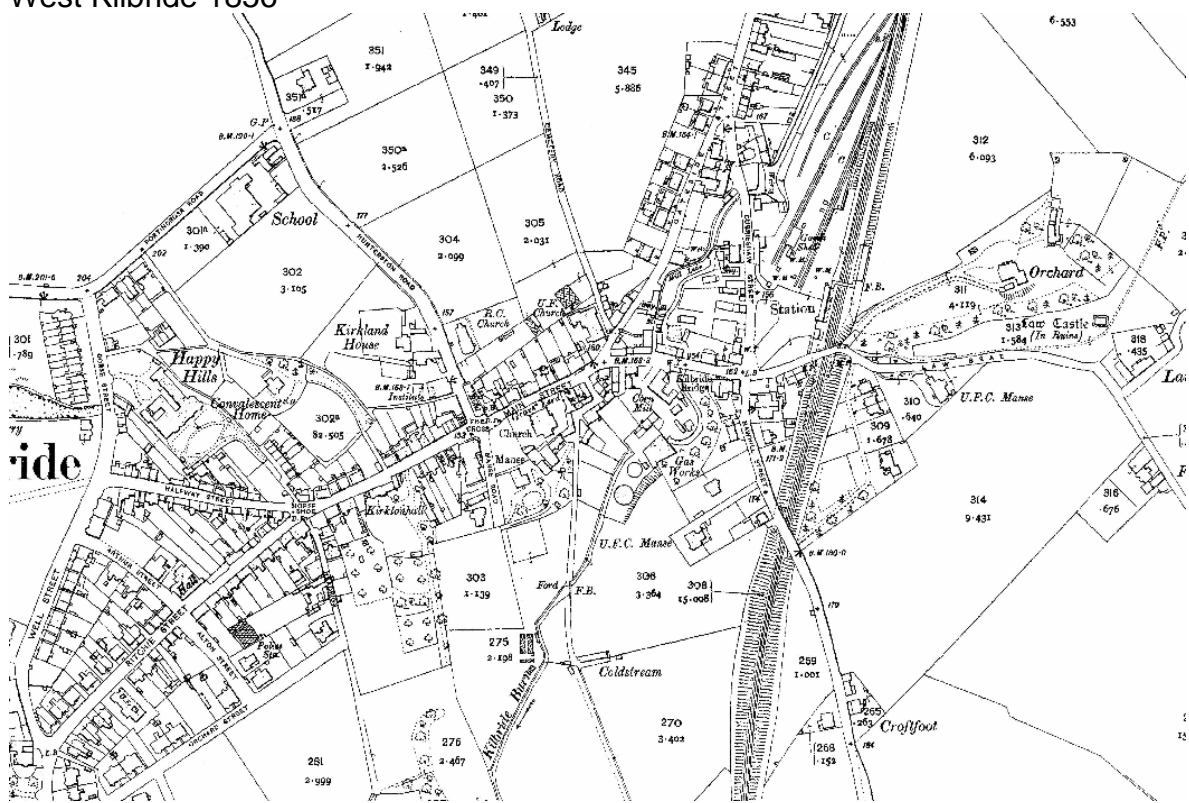

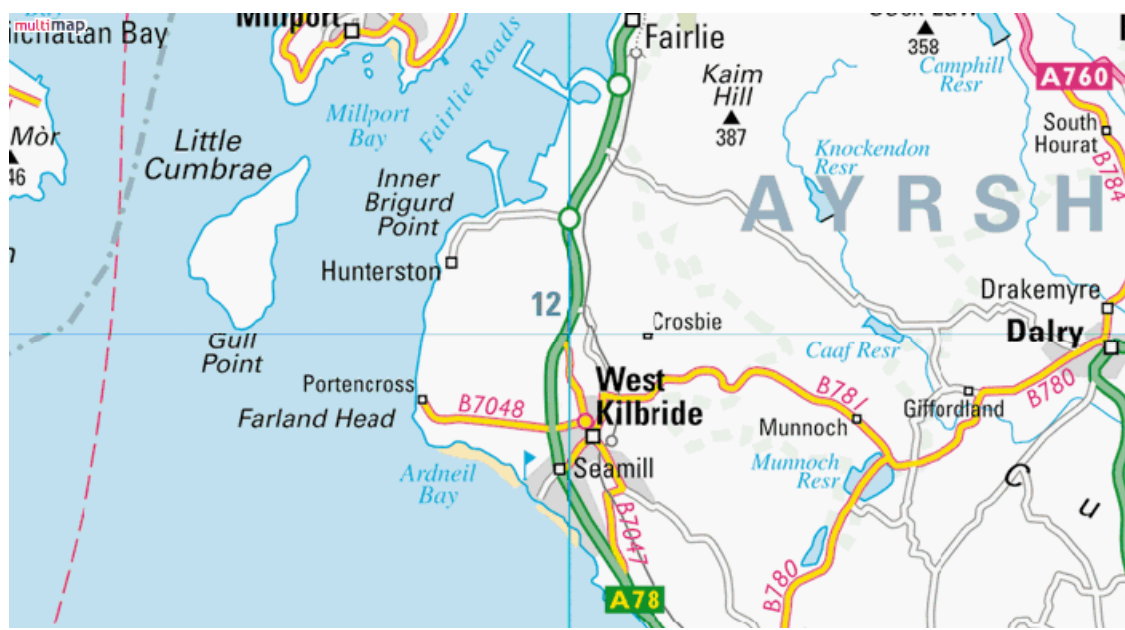
CONSERVATION AREA ASSESSMENT for WEST KILBRIDE



ARP Lorimer and Associates



Key Subject	Commentary	Observations/images
Introduction, Purpose and Justification	<p>The Conservation Area appraisal for West Kilbride was carried out between October 2005 and February 2006.</p> <p>The North Ayrshire Council Local Plan identified West Kilbride as a potential Conservation area. This appraisal was therefore carried out to assess whether the Town Centre of West Kilbride merited this Conservation Area designation.</p>	
Location, History and Development	<p>The principal development of the built fabric of West Kilbride Main Street was as a rural weaving village with a Mill at Kilbride Burn. The weavers cottages lined the town streets particularly Ritchie Street and Halfway. This pattern can be seen in the 1856 map of the town.</p> <p>The earliest surviving building however in the locale is Law Castle a defensive residence of 1468, which commands the hillside over the crossing to the burn. The other major early building is Kirtonhall, of 1660, which sits in the centre of the town, was part of a 156-acre estate including the Glen to the south. These major residences are part of the history of the town but not a key feature on the townscape</p> <p>The introduction of the railway in 1878 encouraged the growth of the town as a Victorian dormitory town accessible from Glasgow with 19th C development carrying down the hill to Seamill.</p> <p>This pattern of residential development has continued through until today with modern suburban housing developments enveloping the town.</p>	

	<p>The Topography of the town centre is quite unique. The land rises from the shore up towards West Kilbride. On entering Ritchie Street the land plateaus and then dips into two small rolling valleys. The Main Street itself is laid out along this rolling landform allowing long views through the town</p>	<p>West Kilbride 1856</p>  <p>West Kilbride 1910</p> 
<p>Character and Appearance</p> <p>Setting</p> <p>Street Pattern and Topography</p> <p>Activity and Movement</p>	<p>West Kilbride sits inland from the main coast road running north –south through North Ayrshire. Almost hidden from this coast road the town sits quietly in its valley backed by Law Hill to the East. The Main Street runs to the west from Kilbride burn and down to the sea. The location in the valley allows long views over the town from the hills and through the centre of the main street</p> <p>The street pattern has remained relatively unchanged with radial routes travelling out from the main street towards Fairlie, Dalry and Ardrossan. These routes generally follow the line of the valleys avoiding Law Hill in particular</p> <p>The main direction of travel within the town is east-west with Ritchie Street and Main Street providing the main through route for vehicle traffic. At the East end of the Main Street a one-way system has been introduced around Kilbride Bridge and Meadowfoot road at the railway station.</p> <p>The more suburban streets of the residential areas lie across the hill slopes to the west with some development along the east side of the Glen</p>	

Buildings and
Townscape

The character of the town is formed from a typical Scottish rural streetscape modified by the unusual topography. The buildings of Ritchie Street and Main Street form well defined frontages with few breaks in the general pattern. Essentially this is a relatively undisturbed 18th and 19th century townscape.

Surprisingly there are few listed buildings in this central area. The key buildings are the two churches of St. Andrew and the Barony Church both grade B listed and Kirktonhall. These buildings give a degree of variety and hierarchy to the town avoiding a monolithic streetscene The church spires in particular frame views up and down the Main Street.

The general run of facades creates the enclosure to the street punctuated by the more special buildings. The buildings around the Cross have some sense of a focal point on the Main Street with the curved corner buildings on the northeast gently creating a stepped building line. The more modern houses on the southeast are a disappointing counter to this.

The central core of the town is mainly formed of buildings with painted facades interspersed with some later dressed stone elevations.



To the east at Kilbride Bridge the drop to the burn and its mature trees provides a measure of landscape and foliage to the town centre with the cottages on Meadowfoot creating a gateway either side of the road.

Moving west from the Main Street Ritchie Street has a range of the early weavers cottages lining its south side. These are a significant reminder of the development of the town and its buildings.




At the west end of Ritchie Street the character of the street changes to a more Victorian character with houses set slightly back from the street. The range of houses on the south side adjoining the Overton church is fine examples of Victorian residential buildings. The materials of these buildings also shifts from the painted facades of the earlier building to dressed sandstone a mark of the shift in affluence of the town in the later half of the 19th century

The termination of Ritchie street again has a sense of a gateway with buildings either side of the street marking a shift from the suburban forms to a more street frontage based architecture



Spaces	<p>Along the street some minor gaps erode the general streetscape at 113 – 115 Main Street, 124 Main Street and around the library. The loss of the buildings at these points risks the sense of enclosure to the street. Some landscape works have been carried out to avoid a derelict quality taking over however these areas could benefit from more robust treatment</p>	
Trees and Landscaping	<p>To the south of the town centre the Glen provides a green finger protruding into the buildings of the town. A remnant of the original estate around Kirktonhall this provides a pleasant break in the townscape and with recreational use of the park.</p> <p>The extension of the park and its mature trees up to the rear of Kirktonhall ensures the landscape connection to the hall is retained in some degree. This area of planting and trees also provides the setting for the grade A listed sundial at the rear of Kirktonhall.</p> <p>In a similar way the glen extends up to Kilbride bridge again providing some relief to the hard landscape of the streetscene.</p>	
Building by Building Analysis	<p>A Building-by-Building photographic study has been carried out along the length of the town centre. This has been recorded in digital format and provides a visual record of the condition of all the properties as of October 2005</p>	

Buildings at Risk Survey	<p>Key buildings in the town are at some risk. In particular two buildings have been identified as potentially being in this category.</p> <p>The small cottages at 121-125 Main Street, the “Horseshoe” are in very poor condition. These are however exactly the type of cottage which are part of the history and streetscape of the town. In particular these lie at the visually strategic point where Ritchie street dips down into Main Street and the space opens up around the new library.</p> <p>At no. 73 Main Street another key building is in a state of disrepair. The condition of this is not as serious as no 121 however any further deterioration would be a significant problem. The location of this building at the Cross is highly significant and with its immediate neighbour helps create the character of this corner of the town.</p>	<p>Key buildings potentially at risk</p>  
Public Realm Audit	<p>One of the positive characteristics of the West Kilbride town centre is the limited impact of the street furniture and traffic management equipment.</p> <p>There is little in the way of intrusive installations. The street lighting is modest and unassuming and there are no traffic signs, lights etc. of any great significance.</p> <p>The one area where this is not the case is where Kilbride Bridge branches off from the Main Street. The highly visible no entry signs highlight the conflict between traffic safety and visual amenity.</p> <p>Continued control over the design and location of any street furniture will allow the streets to retain their uncluttered quality</p>	  <p>Unobtrusive street furniture is the general condition with some exceptions</p>
Assessment of Significance	<p>In many ways West Kilbride is a typical Scottish rural town with its townscape created from predominately pre- 20th century buildings.</p> <p>The rolling landform however gives the town certain unique qualities opening up views across and through the town centre. The terraced frontages are combined with the listed buildings, particularly the church spires to give an almost picturesque quality.</p> <p>The unique nature of the combination of buildings land and spaces create a special environment with a real sense of place.</p>	

Opportunities for Planning Action	<p>The main erosion of quality in the town centre arises from poor quality changes to the building fabric- roofs, windows, shop fronts and boundaries.</p> <p>The creation of a conservation area should be combined with an article 4 direction requiring approval of these aspects of the street frontages. This would be aimed at ensuring alterations maintained the traditional characteristics of the buildings- sash windows, slate roofs etc.</p>	
Opportunities for Enhancement	<p>There are a number of gap sites in the town centre, which undermine the sense of enclosure. The area around the Horseshoe in particular is in danger of deteriorating. The landscape enhancements carried out in the gap sites help alleviates the problem in a superficial manner however the blank gables to the adjoining buildings continue to create the impression of eroded forms.</p> <p>The other main area of similar characteristics is the car park to the east end of the Main Street. The removal of the previous buildings has left the blank gable of the adjoining tenement exposed. Short term improvements in the form of landscaping, decoration of a mural would give some superficial benefits</p> <p>The ongoing strategy of bringing disused shop fronts into use as artists' studios or display spaces is very successful in maintaining the retail qualities of the streets. Any proposals for the conversion of shop fronts to residential use would undermine longer term improvements in the town</p> <p>The combined impact of dealing with gap sites and enhancement to the building fronts will ensure the quality of the town is gradually improved</p>	   <p>Areas for improvement</p>
Conservation Strategy	<p>The aim of any strategy in the conservation area should be to encourage improvements to all aspects of the street frontages- shop fronts, windows, roofs building decoration.</p> <p>The enhancement of the building facades could lead to a significant improvement in the quality of the town centre</p>	
Monitoring and Review	Detailed consideration of all applications for development in the town should take note of the qualities highlighted in the study to ensure these are maintained and where possible enhanced. A mechanism for review of these should be considered	



A. Town Centre Core
The Main Street is predominately formed of well preserved 19th century buildings providing the setting for the the Listed Buildings in the town.
The character is enhanced by the unusual topography of the main street as it rises and dips.

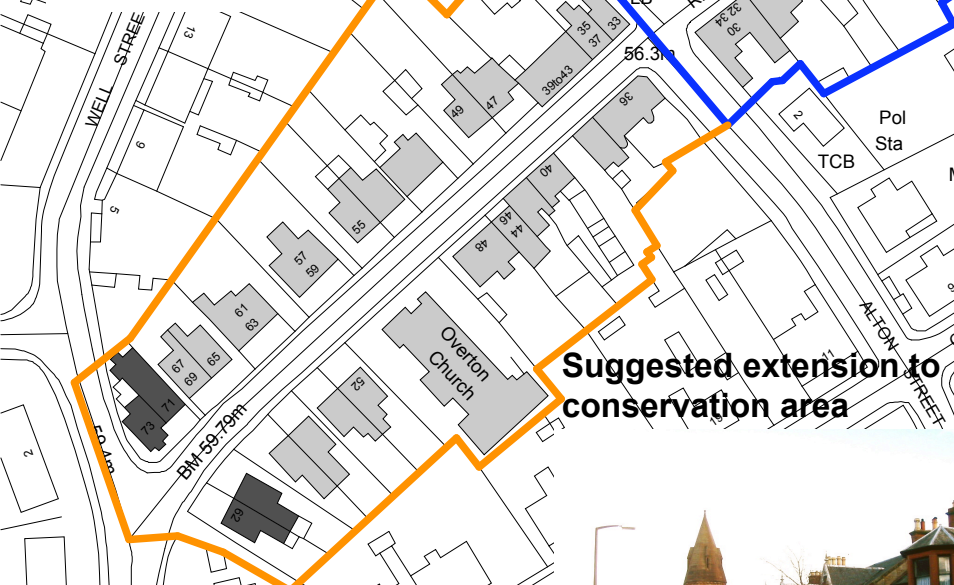


B. Town Centre Buildings
The buildings on Main Street, while having some common characteristics, contain enough variety to ensure a unique architectural quality to the townscape.



B. Town centre buildings
The combination of sloping topography with the single storey cottage type has created a small special corner.

G A Gateway from the West
The bay windows of the Victorian houses at the west end of Ritchie Street form a gateway to the town centre



Suggested extension to conservation area



G A Gateway from the West
The fine Victorian semi-detached houses and Overton Church on the south side of Ritchie Street provide a high quality elevation at the entry to the town.



F. Ritchie Street - southside
The single storey cottages on the south side of Ritchie Street are some of the original weaving cottages in the town. The preservation and enhancement of what remains of their original fabric will add greatly to this area of townscape.



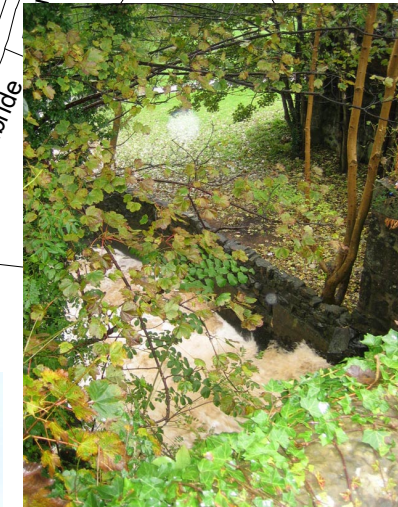
C. Kirktonhall
Kirktonhall is the oldest of the town centres' listed buildings having been originally built in the 17th century. The extension of the proposed conservation area to cover the garden area to the south ensures Kirktonhall retains its landscaped connection down into the Glen - a remnant of the original estate.

Proposed Town centre conservation area

Proposed addition of Ritchie Street

Proposed addition over Kilbride Burn

D. Kilbride Bridge
The bridge over Kilbride Burn with its deep valley and tall trees provides a landscape feature to the main through route.



E. A Gateway to the Town Centre
The gables of two 19th century houses form corners to the main Street creating a Gateway to the town.



**WEST KILBRIDE
CONSERVATION AREA APPRAISAL
SUMMARY MAP**

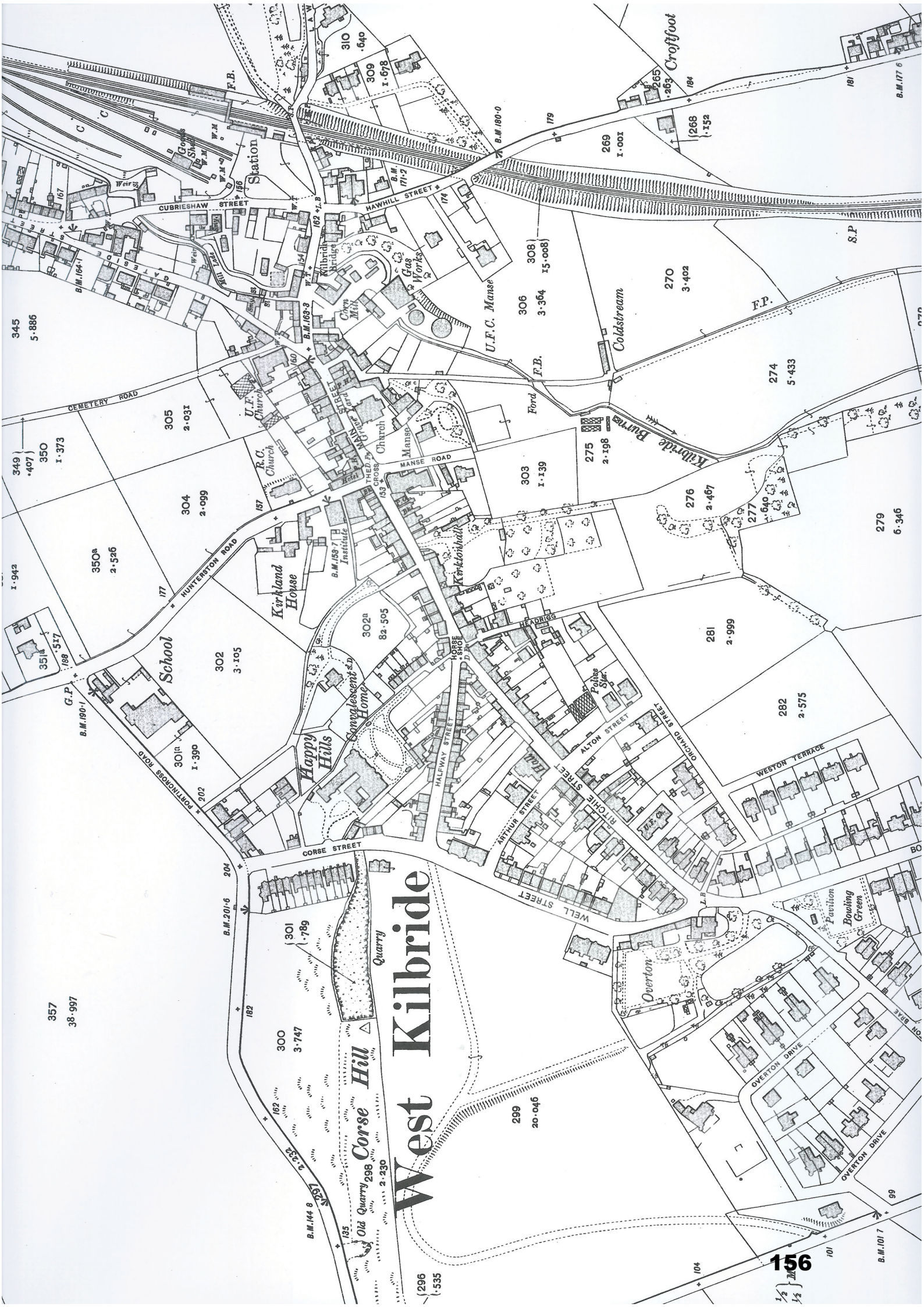
- Grade A listed building
- Grade B listed building
- Proposed grade C listed building



APPENDIX 3 – HISTORIC MAPS







West Kilbride

Corse Hill

Happy Hills

Kirkland House

R.C. Church

U.F.C. Church

Gas Works

Station

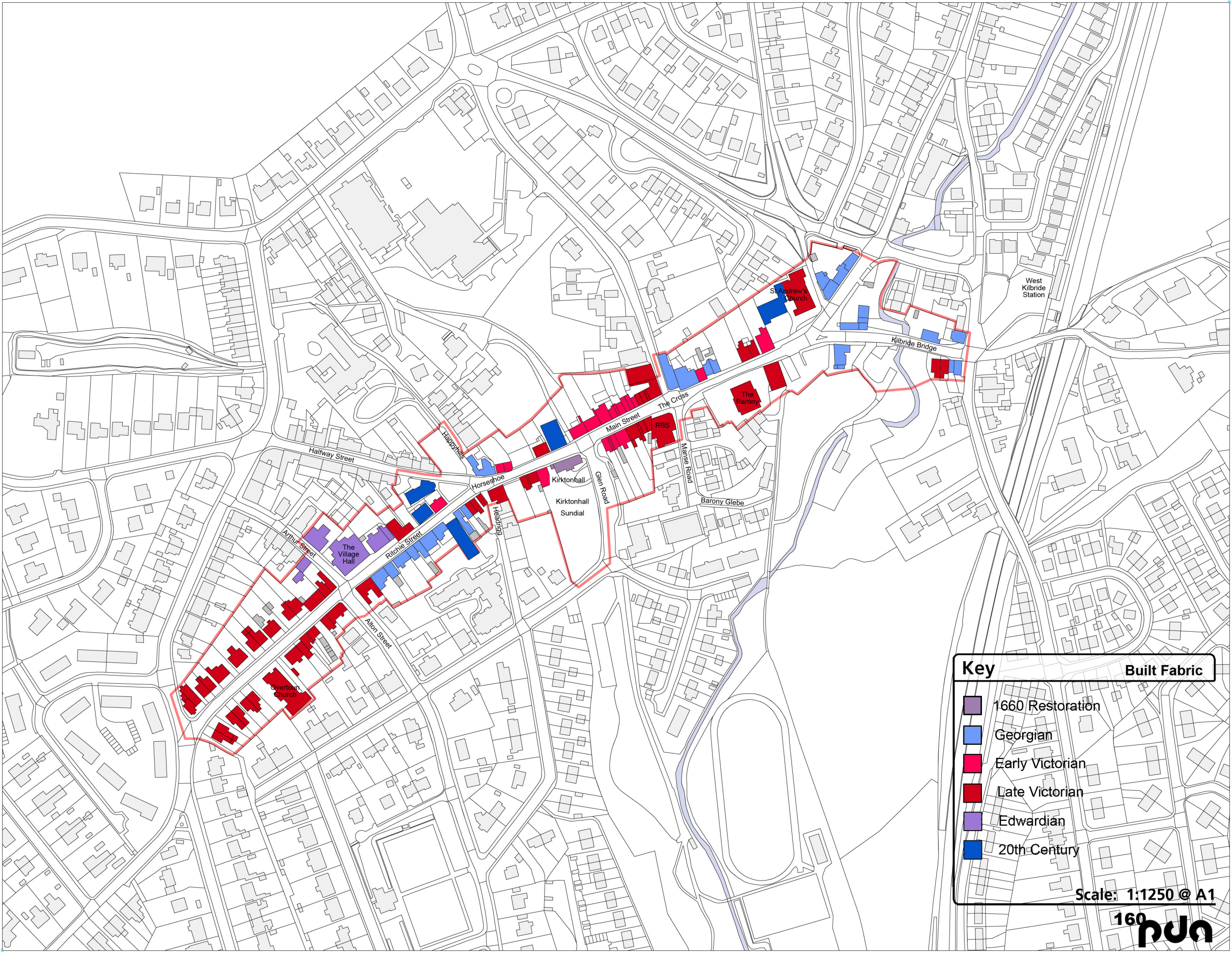
Coldstream

Ford

Kilbride Burn

Overton

APPENDIX 4 – CONSERVATION AREA APPRAISAL ANALYSIS



Key

Built Fabric

1660 Restoration

Georgian

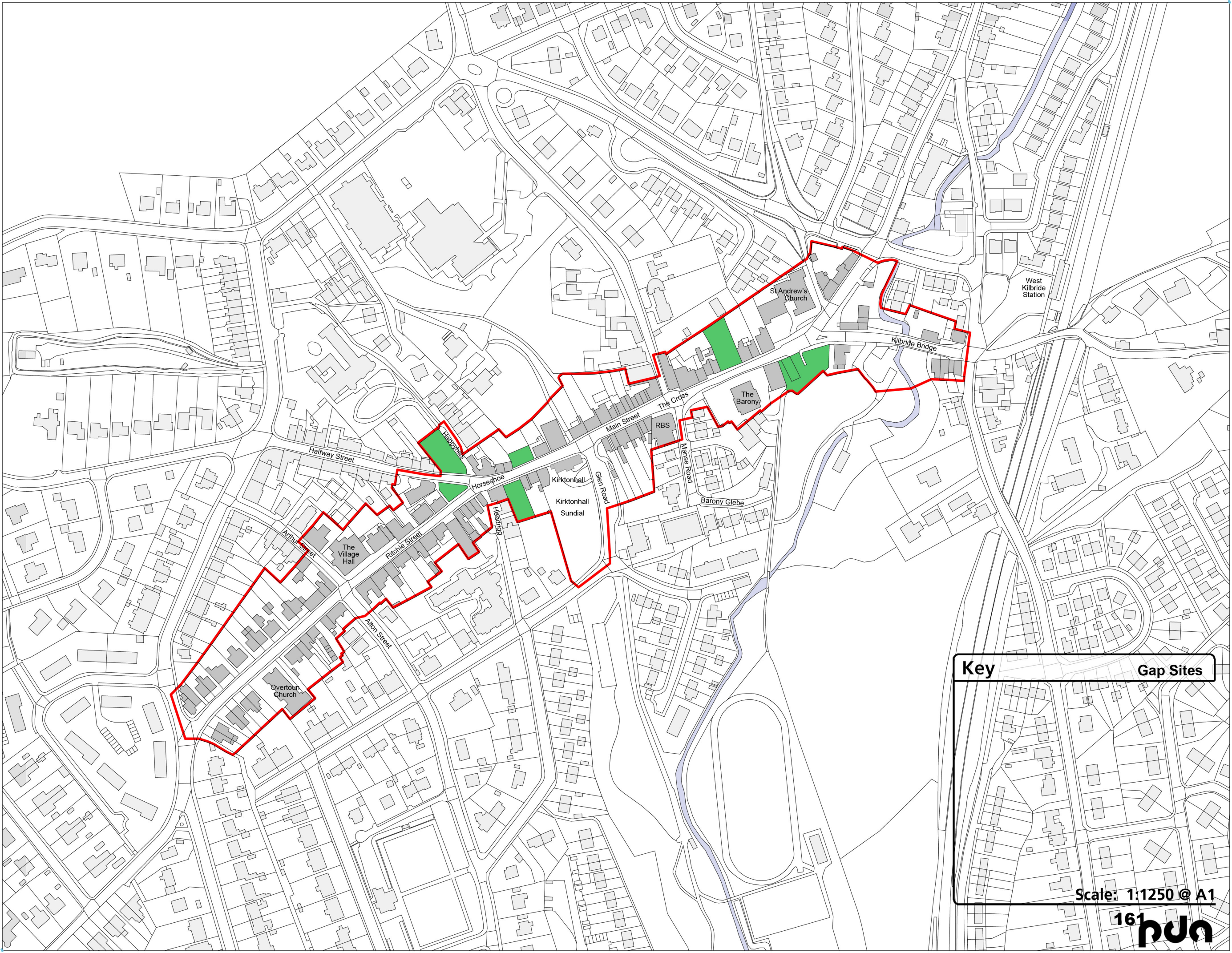
Early Victorian

Late Victorian

Edwardian

20th-Century

Scale: 1:1250 @ A1



Key **Gap Sites**

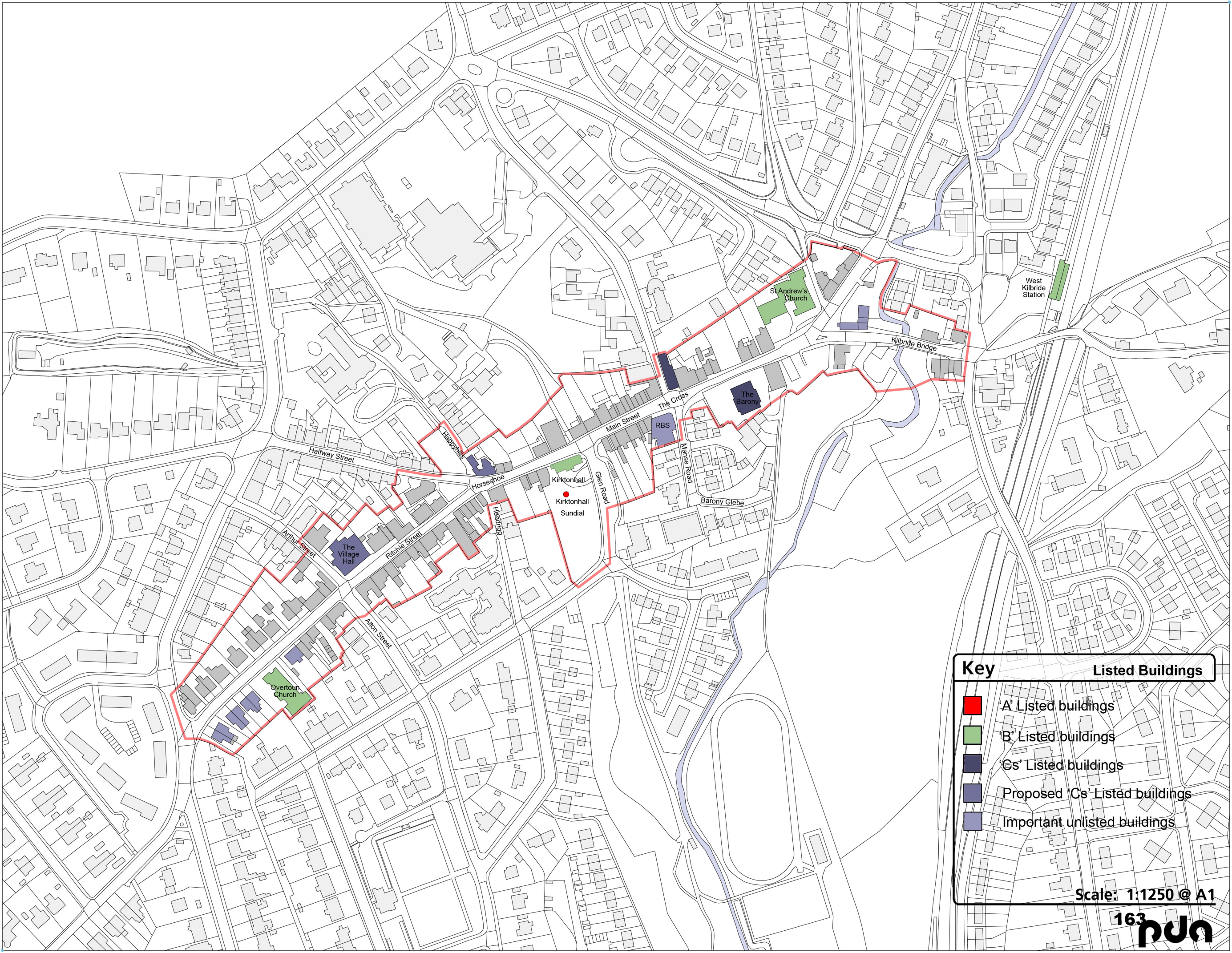


Scale: 1:1250 @ A1



Key **Green Corridor**

Scale: 1:1250 @ A1



Key

Listed Buildings

'A' Listed buildings

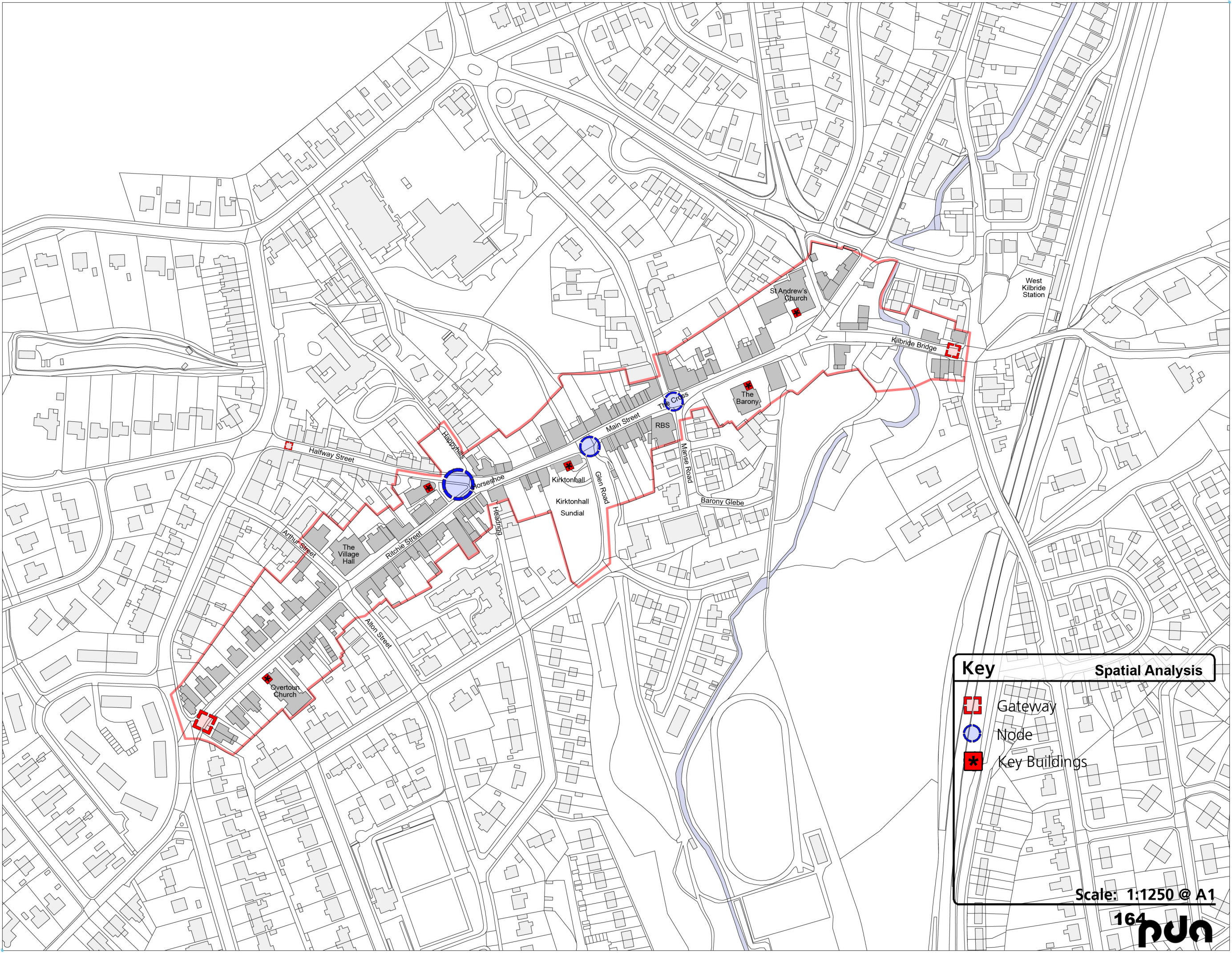
'B' Listed buildings

'Cs' Listed buildings


Proposed 'Cs' Listed buildings


Important unlisted buildings


Scale: 1:1250 @ A1




Spatial Analysis

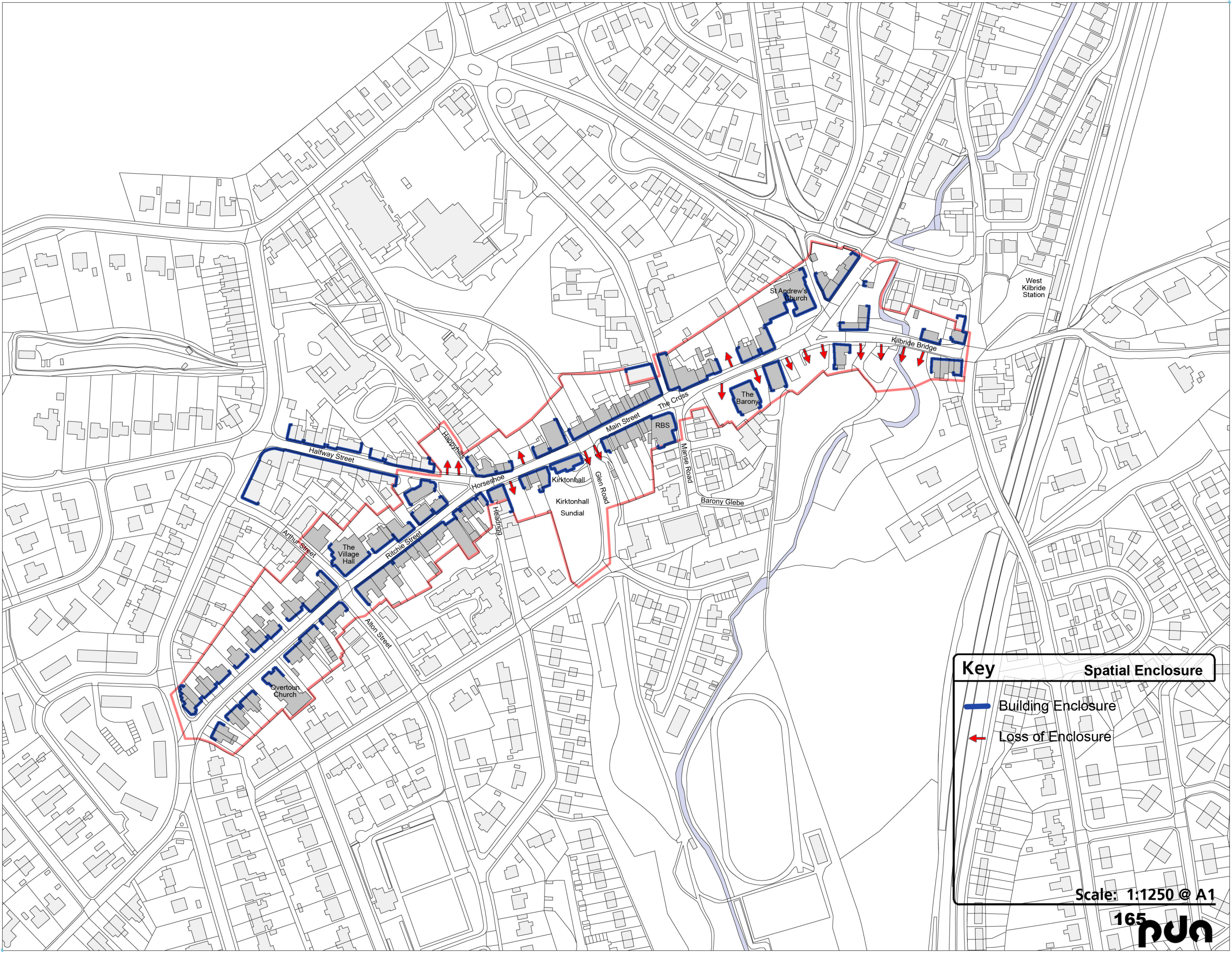
 Gateway

 Node

 Key Buildings


Scale: 1:1250 @ A1


164 



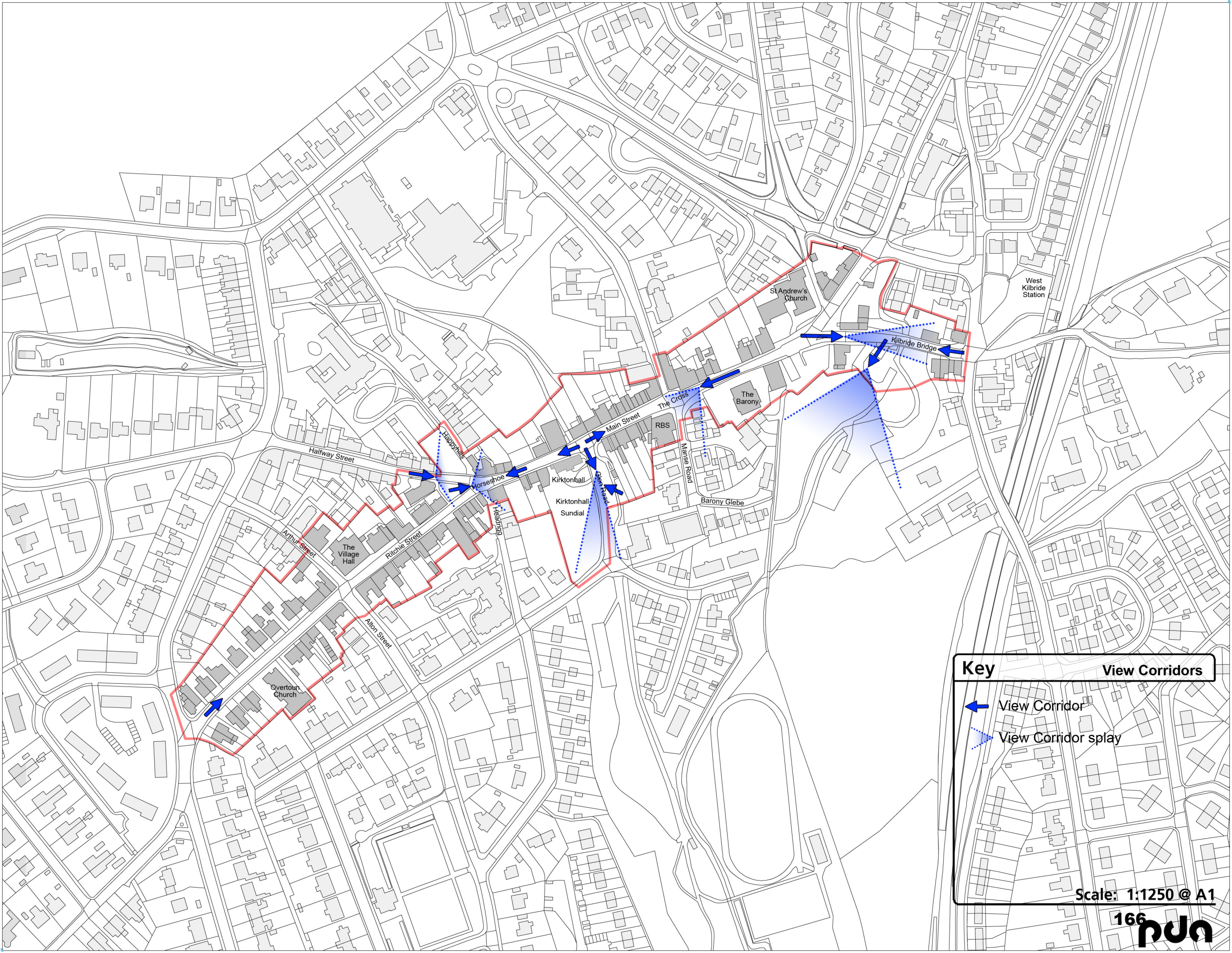
Key

Spatial Enclosure

 Building Enclosure


 Loss of Enclosure


Scale: 1:1250 @ A1



Key

View Corridors

 View Corridor

 View Corridor splay

Scale: 1:1250 @ A1

APPENDIX 5 – LISTED BUILDING REPORTS

HISTORIC SCOTLAND**WEST KILBRIDE
PARISH**

NORTH AYRSHIRE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 14308	Item Number: 3 -	KIRKTONHALL (OFFICES OF AYR COUNTY COUNCIL)
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 14-APR-1971	

Description:

Tall 3 storey house backing onto main street; harled; grey painted stone dressings; battlemented parapet has date 1807; another datestone near street level has initials R.S. and M.W. 1660 - Principal facade towards garden to rear; centre projecting 2 storey porch has Gothic Palladian window on 1st floor and lower stage supported on corner columns; lintel has inscription "Rebuilt by Frank Ritchie 1791"; long 3 window facade, ridge roof with large Victorian dormers, plain gables; lower addition to left has bay window. Dr. Robert Simpson, translator of Euclid, was a native of West Kilbride, his family having lived at Kirktonhall for some generations.

References:

N.S.A. vol. v page 255

Notes:

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HISTORIC SCOTLAND**WEST KILBRIDE
PARISH**

NORTH AYRSHIRE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 14309

Item Number: 4 -

**SUNDIAL,
KIRKTONHALL**

Group with Items:

Map sheet:

Category: A

Group Category:

Date of Listing 14-APR-1971

Description:

Obelisk type, dated 1717. Said to have been designed by Dr.
Robert Simpson

References:**Notes:**

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HISTORIC SCOTLAND**WEST KILBRIDE
PARISH****NORTH AYRSHIRE COUNCIL****STATUTORY LIST**

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 50774	Item Number: 25 -	73 MAIN STREET AND 1 HUNTERSTON ROAD
Group with Items:		
Map sheet:	Category: C(S)	
	Group Category:	
	Date of Listing 11-DEC-2006	

Description:

Probably earlier 19th century with later 19th century extension to rear, set on sloping site. 3-storey and attic 3-bay former inn on prominent corner site with principle (S) elevation to Main Street and W elevation to Hunterston Road. Distinctive rounded corner with upswept eaves cornice. Smooth painted render with shallow raised margins. Piended attic dormers with cast iron finials and decorative balconettes. Some arched openings to ground floor. Stone stair at N elevation leads to opening on 1st floor. Predominantly plate glass timber sash and case windows (Currently boarded, 2006). Broad gable stacks and raised skews. Grey slates. Cast iron rainwater goods.

INTERIOR: Original room plan extant in earlier building with some simple cornicing. Extension to rear extensively modernised.

References:

1st Edition Ordnance Survey Map (1854-9). Ordnance Survey Name Book, RH4/23/59 RCAHMS, c1854.

Notes:

73 Main Street makes a distinctive contribution to the streetscape in West Kilbride. On a prominent corner site, in the centre of the village, it formed a crucial part of the town. The unusual proportions of the widely spaced bays to the street elevations are further distinguished by the distinctive rounded corner with its quaint upswept cornice. It was a coaching inn and is described as the 'main public house in the village of West Kilbride' in the Ordnance Survey Name book. The extension to the rear is cited on the 1st Edition Ordnance Map as Wellington Hall and this was used for discussing local business or for holding public lectures. The hall was situated on the upper floor as the ground floor was used for stabling. As yet, there is no evidence for a date of construction, but it is probable that its origins may be around the turn of the 19th century.

Currently disused, the building has most recently been converted

HISTORIC SCOTLAND**WEST KILBRIDE
PARISH****NORTH AYRSHIRE COUNCIL****STATUTORY LIST**

Information Supplementary to the Statutory List
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into a ground floor bar with flats above (2006).

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HISTORIC SCOTLAND**WEST KILBRIDE
PARISH**

NORTH AYRSHIRE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 14306

Item Number: 1 -

**WEST KILBRIDE
BARONY PARISH
CHURCH AND
GRAVEYARD**

Group with Items:

Map sheet:

Category: C(S)

Group Category:

Date of Listing 26-FEB-1980

Description:

Rebuilt 1873. Early English in character; cream coloured stugged masonry; slate roof has bands of diamond shaped slates running horizontally; windows with sharp pointed Gothic tracery; squat tower, belfry with louvres, clock and spire. Churchyard contains 17th and 18th century headstones.

References:

Groome's Gazetteer vol. iv page 358

Notes:

Ecclesiastical building in use as such

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HISTORIC SCOTLAND**WEST KILBRIDE
PARISH****NORTH AYRSHIRE COUNCIL****STATUTORY LIST**

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 51402	Item Number: 26 -	RITCHIE STREET, OVERTON CHURCH (CHURCH OF SCOTLAND), INCLUDING BOUNDARY WALL, GATEPIERS AND GATES
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 25-NOV-2009	

Description:

Hippolyte J Blanc, 1883. Gabled, 6-bay, buttressed Gothic church with prominent square-plan tower with polygonal spire to NW corner and single transept to SW. Squared and snecked rock-faced red sandstone with smooth margins. Deep base course, moulded string courses. Some hoodmoulding. Mixture of pointed-arch and rectangular windows. 2-light windows with circular openings above to side elevations. 3-light window to transept gable. Later (1912) gabled church hall adjoins to rear.

FURTHER DESCRIPTION: NW (STREET) ELEVATION:

asymmetrical. Gabled elevation with advanced gabled porch to left with recessed, moulded, pointed-arched entrance with 2-leaf boarded timber entrance doors with decorative iron hinges. Central rose window with Celtic cross to apex. To right; 4-stage, angle-buttressed tower with tall, polygonal, lucarned, finialled spire. Square-plan, miniature angle towers with pyramidal stone roofs and blind openings to 3rd stage. Dentilled top stage belfry with deep-set, round-arched openings with continuous hoodmoulding.

BOUNDARY WALL, GATEPIERS AND GATES: wall to NW, SE and SW. Squared and snecked rock-faced sandstone, coped walls; stepped to street. Pair of gatepiers with Gothic capstones to NW with decorative metal gates.

Predominantly fixed leaded pane or stained glass windows.
Graded green slates. Red ridge tiles.

INTERIOR: (seen 2009). Fine, cohesive interior with curved timber boarded roof with rafters springing from stone corbels. Timber pews and en-suite communion table, pulpit and font. Timber gallery to NW with half-glazed screen beneath with coloured and leaded glass. Some fine commemorative stained glass windows depicting mainly Biblical and local scenes.

References:

HISTORIC SCOTLAND**WEST KILBRIDE
PARISH****NORTH AYRSHIRE COUNCIL****STATUTORY LIST**

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2nd Edition Ordnance Survey Map, 1897. Dictionary of Scottish Architects at www.scottisharchitects.org.uk (accessed 29-06-09). Rob Close, Ayrshire and Arran, An Illustrated Architectural Guide, 1992 p79. Rev W Burnside, The History of Overton Church, booklet from West Kilbride Museum.

Notes:

Place of Worship in use as such. This is a well-detailed and distinctive church designed by a major Scottish architect. Overton Church is an important and distinctive part of the streetscape in this part of West Kilbride. It is a good example of Blanc's skill as a designer of Gothic churches. The careful composition and high quality detailing, particularly to the tower and street elevation are of note. The interior remains substantially intact and has some fine features including a timber boarded ceiling and a number of good quality stained glass windows.

The church, which originally had a United Presbyterian congregation was built in 1883 as a replacement for an older building on a separate site which was in need of repair. It was built to the West of the main centre of West Kilbride, in open countryside, but the population expanded and houses were built around the church. The congregation increased after the First World War and the current chancel, which was originally the church hall, was incorporated into the main church space. An adjoining church hall was built to the rear of the church in 1912. The oak panelling in the chancel was added in 1933. The United Presbyterian Church united with the Church of Scotland in 1929.

Hippolyte Jean Blanc (1844-1917) was a major Scottish architect. His output was prolific, but he is best known for his Gothic style church buildings which include Christ Church, Morningside Edinburgh (1875) and Coats Memorial Church Paisley (1885).
(See separate listings)

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HISTORIC SCOTLAND**WEST KILBRIDE
PARISH**

NORTH AYRSHIRE COUNCIL

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works to a listed building or its setting should be addressed to the local planning authority in the first instance. All other enquiries should be addressed to: Listing & Designed Landscapes Team, Historic Scotland, Room G.51, Longmore House, Salisbury Place, EDINBURGH, EH9 1SH. Tel: +44 (0)131 668 8701 / 8705. Fax: +44 (0)131 668 8765. e-mail: hs.listing@scotland.gsi.gov.uk. Web: www.historic-scotland.gov.uk.

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PARISH**

NORTH AYRSHIRE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 14307

Item Number: 2 -

**ST ANDREWS
(FORMERLY ST
BRIDE'S) CHURCH
OF SCOTLAND.**

Group with Items:

Map sheet:

Category: B

Group Category:

Date of Listing 26-FEB-1980

Description:

Built 1881, originally Free Church. French Gothic in style; pink bullnose masonry; large rose window, tall square tower, open belfry, broach spire.

References:

Groome's Gazetteer vol. iv page 358

Notes:

Ecclesiastical building in use as such

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HISTORIC SCOTLAND**WEST KILBRIDE
PARISH**

NORTH AYRSHIRE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 14312	Item Number: 22 -	WEST KILBRIDE STATION
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 17-FEB-1989	

Description:

Probably James Miller, circa 1900. Long, Arts and Crafts style, single storey range of 6 irregular bays. Mannered rubble plinth, harled brick above, platform elevation vertically boarded with projecting shelter screens and canopy. Asymmetrical entrance front; projecting open gabled porch at S with battered rubble plinth, timber-framed above with semi-scrolled double brackets, fronts semi-circular entrance. Single and 3-light windows, latter break wallhead with timber-framed gables. Red tiled roof, small gablet ventilator, battered stacks with wide curved copes. Short retaining wall with tapering, domed gatepiers links station building to simple ancillary building similarly detailed at S end of platform.

References:

Hume, THE INDUSTRIAL ARCHAEOLOGY OF SCOTLAND 1976, vol 1, p58.

Notes:

Line opened 1878 by Glasgow and South Western Railway.
Ascribed
to James Miller on stylistic grounds.

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HISTORIC SCOTLAND

WEST KILBRIDE PARISH

NORTH AYRSHIRE COUNCIL

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scotland.gov.uk.

APPENDIX 6 – PHOTOGRAPHIC SURVEY

SURVEY OF MAIN STREET



01



02



03



04



05



06



07



08



09



010



011



012



013



014



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034



035



036



037

SURVEY OF THE HORSESHOE



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04



05



06



07



08



09



010

SURVEY OF RITCHIE STREET



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02



03



04



05



06



07



08



09



010



011



012



013



014



015



016



017



018



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020



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APPENDIX 7 – BIBLIOGRAPHY

BIBLIOGRAPHY, USEFUL INFORMATION AND CONTACTS

General References

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Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS] - National Monuments Record of Scotland (photographic archive and library), 16 Bernard Terrace, Edinburgh.
Old West Kilbride, Molly Blyth, Stenlake Publishing Limited, ISBN 9781872074993
West Kilbride Annals of an Ayrshire Parish, The Rev. John Lamb, The Grian Press, ISBN 0954799682
West Kilbride Seamill Portencross and thereabouts, prepared and published by West Kilbride Amenity Society, ISBN 095168311X
The Buildings of Scotland Ayrshire and Arran, Rob Close and Anne Riches, Yale University Press New Haven & London, ISBN 9780300141702

Legislation and Statutory Instruments

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997.(As amended by the Historic Environment (Amendment) Scotland Act 2011)
The Historic Buildings and Ancient Monuments Act 1953; (As amended by the Historic Environment (Amendment) Scotland Act 2011)
The Ancient Monuments and Archaeological Areas Act 1979; (As amended by the Historic Environment (Amendment) Scotland Act 2011)
Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (and subsequent amendments).

Policy Context

North Ayrshire Council Modified Local Development Plan Part 2 Detailed Plan Policies September 2012
Scottish Planning Policy (SPP) February 2010
Scottish Historic Environment Policy (SHEP) July 2009.
Planning Advice Note 71: Conservation Area Management
Designing Places – A Policy Statement for Scotland (2001).
Designing Street – A Policy Statement for Scotland (2010).

Conservation

Historic Scotland's INFORM Guides are available from Historic Scotland's website. These are short leaflets which gives owners of traditional buildings information on repair and maintenance - www.historic-scotland.gov.uk

Contacts

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<http://www.north-ayrshire.gov.uk/BusinessAndTrade/PlanningAndBuildingStandards/Planning-ApplicationsWarrantsAndCertificates/Planning-DevelopmentManagement.aspx>