Site Proposal

Outerwood, Kilwinning

Taylor Wimpey



27.06.2025 | v6.0

At Taylor Wimpey, we are dedicated to collaborating with local communities, creating responsible developments, and providing sustainable, thoughtfully designed, community-oriented living spaces that are truly exceptional.



Living locally at Outerwood

Development at Outerwood delivers up to 170 new homes which are ideally located to benefit from a beautiful riverside setting but with easy access to facilities for local living including the High School, sports centre and the railway station.

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Outerwood, Kilwinning

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Site Proposal
Outerwood, Kilwinning

01 Outerwood, Kilwinning
Executive summary

This brochure promotes residential development designed along sustainable principles, aiding active travel, enjoyment of green space, offering community facilities, and enhancing biodiversity.

- Up to 170 new homes on approximately 10 acres of developable land within a site area of 38.67 acres.
- The site will provide a range of high quality and energy efficient house types to cater for different needs.
- A sustainable expansion to the northern edge of Kilwinning.
- The proposals include an extensive swathe of green space which wraps around the site to the north and east. This contains development and provides a robust and accessible new defensible edge to the town.
- A hierarchy of spaces will have different characters, and include SuDS, allotments, orchard, cycle links to the existing National Cycle Route, areas for walking, sitting, playing and picnicking.
- Multi-modal access via Dalry Road, with alternative active travel routes through adjacent development, from north along Dalry Road, and from National Cycle Route 7.
- An innovative SuDS scheme which seeks to create a distinctive character and which will aid place identity.
- A development form which respects its setting, highlights the existing site assets, and works with the site constraints. An illustrative masterplan showcases one possible way for how the site framework can be built out.
- Detailed technical assessments underpin these proposals, ensuring that proposals are well-considered and fit with the site.
- Significant biodiversity net gain will be achieved through implementation of the proposals set out within this document.
- Community benefits include access to significant green space, the Core Path and National Cycle route network, allotment growing, a community orchard, new resident spend, Council Tax income and direct and indirect jobs through construction and beyond.

Taylor Wimpey aim to build great homes within well-designed places, and create thriving communities. Development at Outerwood will deliver a sustainable and organic expansion to Kilwinning which aligns with the key principles of NPF4.

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02 Outerwood, Kilwinning
Site details

The site lies on the northern edge of Kilwinning, yet close to the main facilities which the town has to offer.

The site is located to the east and north around Outerwood Farm, and forms an extension to the recent Willow Gardens Scheme on the southern edge which has been successful and is almost built out. It is located adjacent to the A737 Dalry Road and this forms the western boundary. The eastern boundary is largely formed by the River Garnock. A private property which is well contained by walling and mature planting is located within the northern edge. The farmhouse and outbuildings are within control of Taylor Wimpey but would form a separate development package.

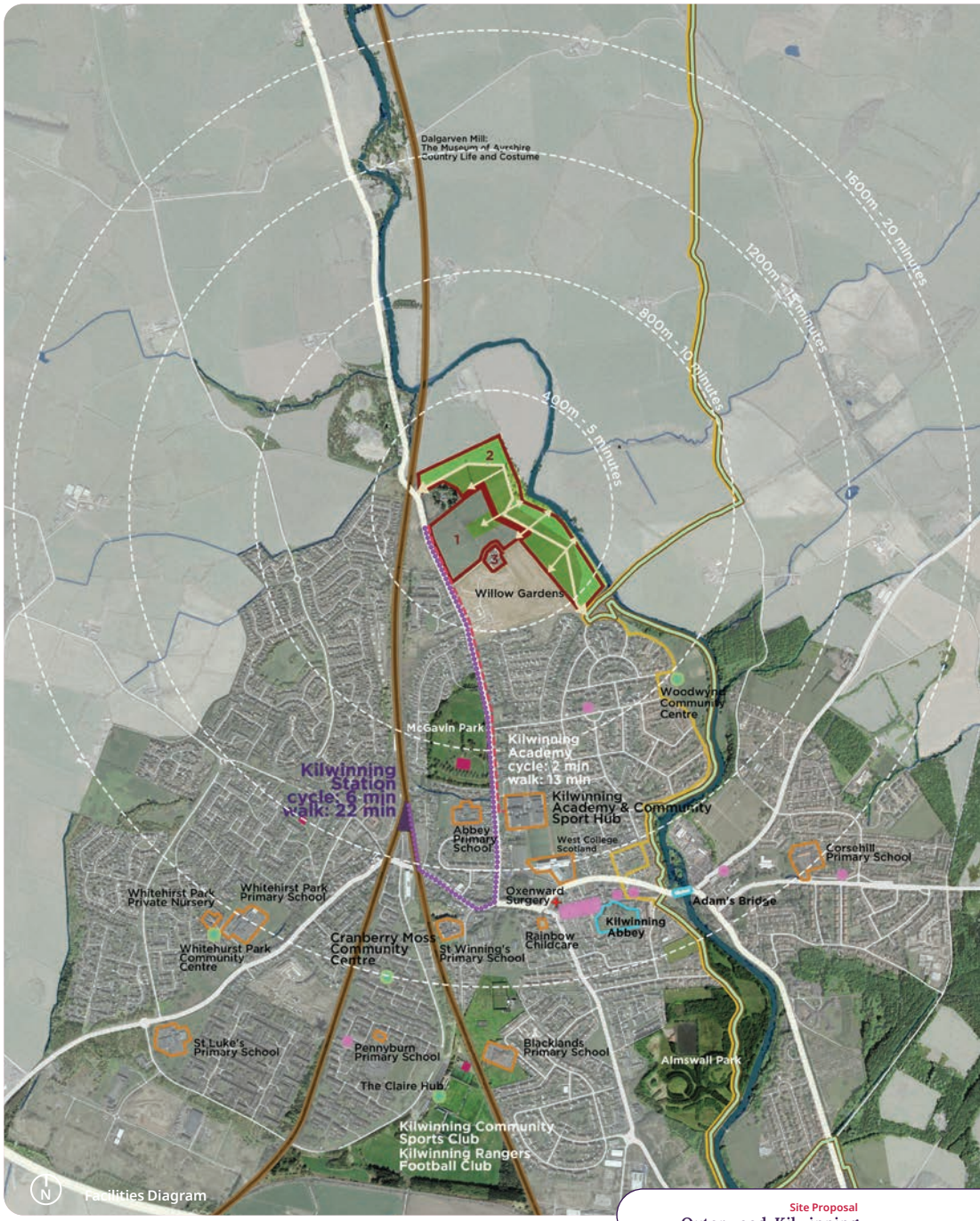
The facilities which the town has to offer are shown on the adjacent diagram. The Academy, the Community Sports Hub, Abbey Primary School, railway station, McGavin Park and West College Scotland are all located between 10 and 15 minutes walk away. The nearest medical centre is 1.3 km away.

SITE DESCRIPTION

The site is circa 16Ha, and is currently in agricultural use as pasture and for silage. A Land Capability for Agriculture Assessment confirms the site is class 3.2 to 4 and therefore not prime. Outerwood Farm buildings are on the highest point of the site with landform sloping down to the north and east from there, with the lowest points down toward the Garnock. There are few features on site: some hedgerows, a few mature trees. The Garnock boundary edge is very attractive with mature riparian edge. The old railway viaduct, now a Core Path and part of the National Cycle Route is on the south-east boundary and is a major asset both visually and as a connection.



The site within the context of Kilwinning



Facilities Diagram

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03 Outerwood, Kilwinning
Our proposal

The proposed Development Framework reflects a design-led process which has actively sought to enhance nature and embed biodiversity and habitat creation.

The site will form a sustainable expansion to Kilwinning, offering a connected and walkable place as well as generous greenspace on the countryside edge. It offers the very best of "local living" opportunities.

A multi-modal access will be provided from Dalry Road. Development blocks have been organised in a legible and connected layout around site constraints of topography, access, and SuDS. The SuDS scheme is innovative, and has been integrated with the development form rather than utilising a simple basin design on the edge of the developed area. This gives a focus to the centre of the new development with a central spine of planted SuDS with crossing points.

There is significant green space within this proposal and the intention is that this should be a wider resource for both new and existing residents. A shared active travel threads though with appropriate gradient to connect the northern edge to the National Cycle Route at the viaduct. A gentler path including a boardwalk section offers a different experience close to the river. Allotments are located to the north of the site, and a small community orchard in an accessible area east of the new housing. Together this will allow community growing opportunities.



HOUSING

UP TO 170 NEW HOMES

HIGH QUALITY AND HIGHLY ENERGY EFFICIENT HOMES

A RANGE OF HOUSE TYPES FOR DIFFERENT NEEDS

GREENSPACE

EXTENSIVE OPEN SPACE WITH A NEW COMMUNITY ORCHARD AND ALLOTMENTS

EXISTING WOODLAND AND SUPPLEMENTED TREE PLANTING PROVIDING OPPORTUNITY FOR INFORMAL PLAY AND RECREATION

BIODIVERSITY

ECOLOGICAL ENHANCEMENT WITH THE PROVISION OF A NUMBER OF NEW HABITATS

SUPPLEMENTED TREE PLANTING, CARBON OFF-SETTING WILDLIFE PONDS AND IMPROVEMENTS TO RIPARIAN EDGE

EXTENSIVE SPECIES RICH GRASSLAND AND MEADOW PLANTING

COMMUNITY

NEW COMMUNITY ORCHARD AND ALLOTMENTS

INTRODUCTION OF SEATING AND INFORMAL 'NATURAL PLAY' ALONG RIVER SIDE PATH AND IN WOODLAND AREA

EDUCATION OPPORTUNITIES THROUGH CREATION OF BOARDWALK ACROSS WILDLIFE PONDS AND WETLAND PLANTING

MOVEMENT

NEW STEPS AND BIKE STAIR-RAMP CONNECTING TO THE EXISTING NATIONAL CYCLE NETWOK BY THE VIADUCT

NEW FOOT AND CYCLE PATH NETWORK WITHIN THE SITE

INFRASTRUCTURE

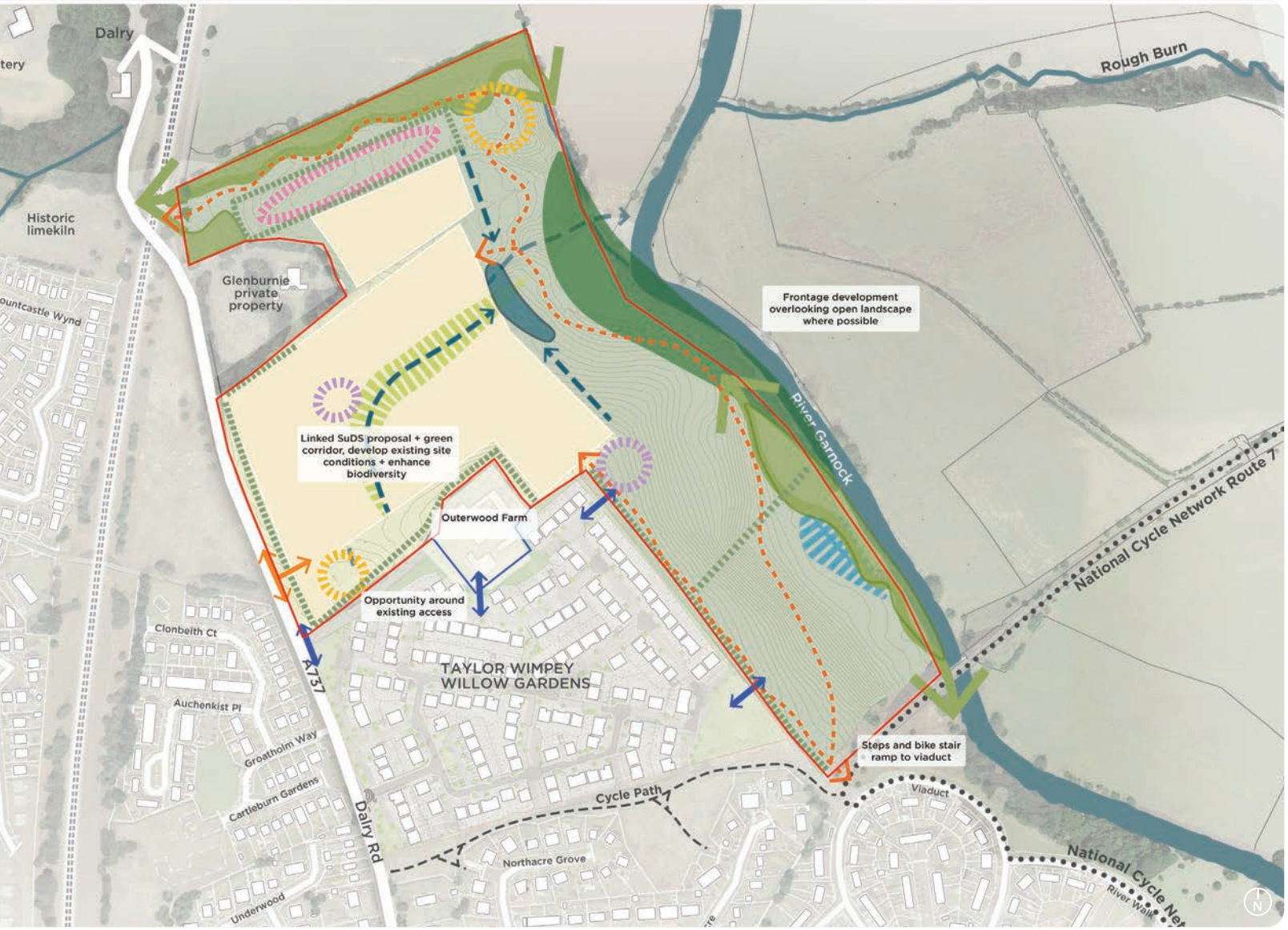
WALKING/CYCLE DISTANCE TO SCHOOLS, GP PRACTICES, SHOPPING AND RECREATION

PUBLIC TRANSPORT CONNECTIONS WITHIN 400M

ALL NEW RESIDENTS WITHIN A 20 MINUTE WALK OF KILWINNING RAILWAY STATION

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04 Outerwood, North Ayrshire
Site design principles



Key

- PROPOSED PEDESTRIAN / CYCLE PATH
- PROPOSED INBOUND ACCESS
- PROPOSED PEDESTRIAN ACCESS TO WILLOW GARDENS
- EXISTING CYCLE PATH
- NATIONAL CYCLE NETWORK
- EXISTING DECIDUOUS WOODLAND
- PROPOSED DECIDUOUS WOODLAND WITH MIXED SCRUB EDGE
- PROPOSED GREEN CORRIDOR
- PROPOSED / RETAINED MIXED HEDGEROW
- PROPOSED WILDLIFE PONDS
- PROPOSED SUDS BASIN
- PROPOSED SWALE
- PROPOSED NATURAL PLAY
- ALLOTMENTS
- ORCHARD
- DEVELOPMENT AREA

Design principles for Outerwood are shown within the adjacent diagram. Proposed development is consolidated around the farmhouse and next to Dalry Road where it provides a logical expansion to existing development.

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05 Outerwood, Kilwinning
Site masterplan

The site masterplan illustrates how a version of the development framework could be built out.

Outerwood is accessed from a new junction onto Dalry Road with several alternative active travel connections via the existing farm access track, from the north of the site, and from the viaduct. There is also good connectivity from the existing Willow gardens development. The road has been designed as a legible, connected route around the development which is complemented by the path network. The river Garnock wraps around the eastern edge and is the basis for an extensive new parkland which makes the most of sloping ground, the views of the viaduct and opportunities for connected and improved habitats as well as picnic areas, and walks. Productive, growing land is also provided with allotments to the north and a small community orchard to the south. A creative approach to SuDS will add amenity as well as practical value, using a combination of swales and basins.

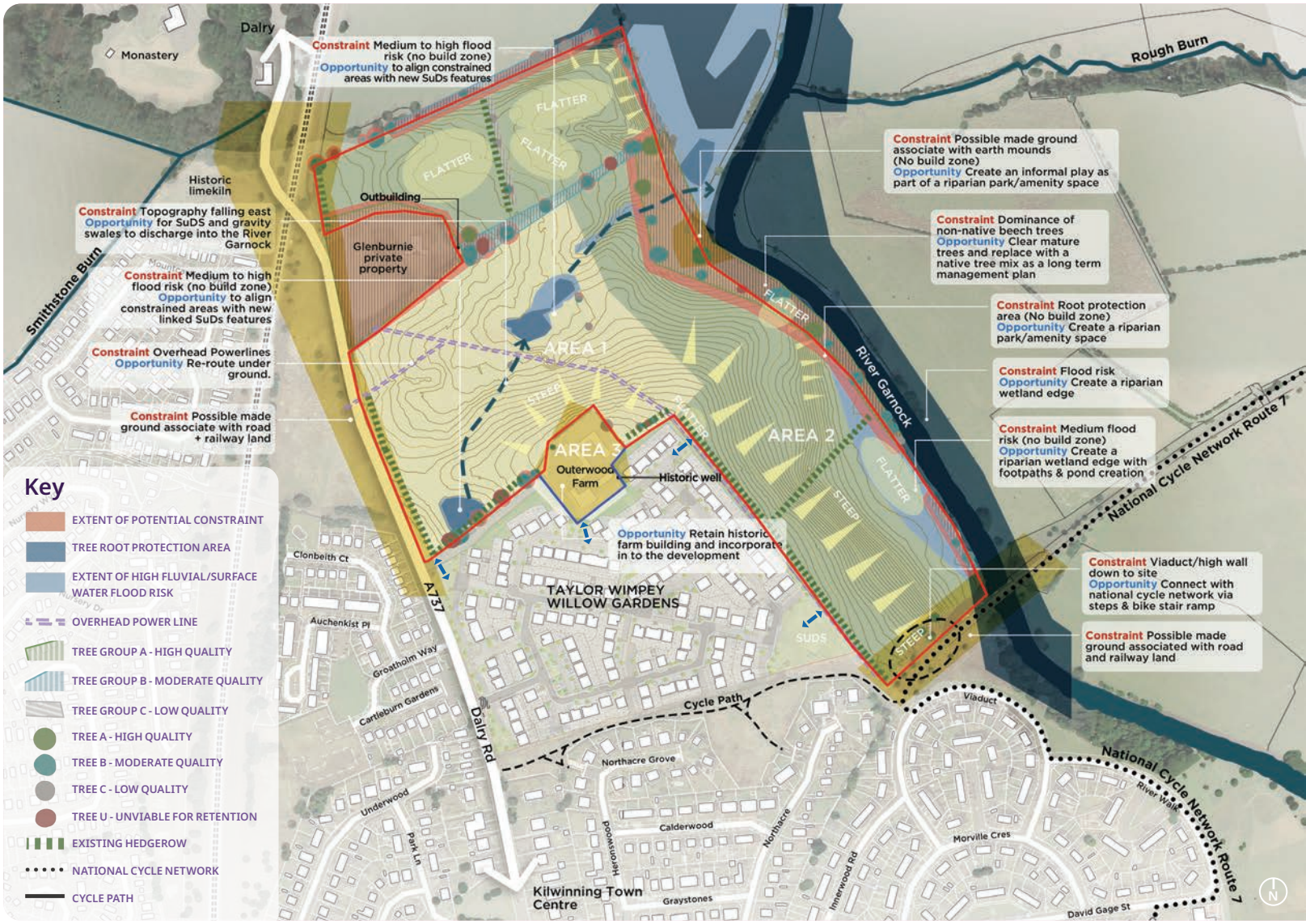
01 New access from A737
02 Cycle & footpath
03 Access to National Cycle Network
04 Woodland boardwalk
05 Green corridor
06 Swale
07 SuDS Basin
08 Wildlife ponds & wetland
09 Heritage species orchard
10 Allotment
11 Woodland
12 Existing woodland
13 Natural play & informal kick-about

06 Outerwood, Kilwinning
A deliverable site

Constraints & Opportunities

This masterplan is supported by a number of technical assessments which have informed the site design, summaries of these reports are provided in the accompanying technical pack. These identified a number of constraints and opportunities which are illustrated on this diagram, and are summarised below:

- The farm buildings will be retained and re-purposed where possible. Some outbuildings may require removal but the others will add character and identity. Proposals will be developed as the project continues.
- The existing topography requires a sensitive and careful approach to development. A balance has been struck between working with landform, good urban design principles and designing usable multi-functional open space.
- Flood risk is fluvial, and requires a creative solution which addresses flooding, but is responsive to the urban form and maximises biodiversity opportunities.
- The site is exceptionally well located for using the core path network; there is a great opportunity to connect into this and expand it through the parkland space.
- The River Garnock is the most important asset; protecting the trees along its edge, adding to biodiversity and taking advantage of its character for amenity will be reflect well on new development.
- There are not many trees within the site area but they should be protected where possible.



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07 Outerwood, Kilwinning
Living at Outerwood

A new home in Outerwood offers the best of local living, with most needs met within 20 minutes walk, good access to local greenspace and connections into the wider countryside.

The site is well-located for walking, wheeling and cycling, with the train station, academy, primary school and sports hub all around 20 minutes away. The town centre, with shops, commercial facilities and the historic core lies just beyond that, along with the West of Scotland College.

Kilwinning is an attractive Ayrshire town which was once the heart of a thriving weaving, coal mining and ironworks industry and the ruined Abbey is testament to it once being a major centre of medieval Christianity. The River Garnock winds its way through the town and has been intrinsic to development of the town over the centuries. As well as the historic town centre there are various employment opportunities in and around the town.

A “green corridor” forms the centre of this development. It connects the entrance to the parkland, is functional as well as aesthetic, and will be an important area of public realm. It helps create a memorable place and a focus for the community.

TREE LIBRARY

STANDARD, MULTISTEM AND FEATHERED NATIVE TREES OF VARYING SPECIES THOUGHOUT THE RESIDENTIAL DEVELOPMENT AND IN THE RECREATIONAL OPEN SPACE.

HERITAGE SPECIES ORCHARD

COMMUNITY ORCHARDS AND ALLOTMENT SPACES FOR RESIDENTS.

GREEN SWALE CORRIDOR

PLANTED GREEN CORRIDOR THOUGH THE DEVELOPMENT PROVIDING A GREEN AND VIBRANT PLACE TO LIVE WITH ADDED INTEREST.

HOUSES SET WITHIN LANDSCAPE

NEW HOUSES SET WITHININ EXISTING AND PROPOSED OPEN SPACE AND CONNECTED TO ACTIVE TRAVEL ROUTES



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Outerwood, Kilwinning

Living at Outerwood

A good path network exists already, partly located along the river and partly taking advantage of a former railway line. The railway crosses the Garnock on an attractive stone viaduct which is located on the southern edge of the site and is an attractive feature of the site. The existing path network offers good connections to Eglinton Country Park and Irvine, and the site design seeks to link into this existing system allowing new residents to easily access the town and the wider landscape. This, of course, also allows existing residents of Kilwinning to access the proposed new parkland space within the north of the town at Outerwood.

Outerwood will have a large publicly accessible parkland area, areas of natural play, a community orchard, and allotments. The development framework demonstrates how the principles for the new housing can meet the need for a greener, more diverse sense of open space with housing orientated to foster a sense of community.

North of the proposed development site, within 15 minutes walking, is Dalgarven Mill which is also located on the Garnock and operates as The Museum of Ayrshire Country Life and Costume and includes a cafe.

All of these aspects combine to form an attractive place in which to live, with excellent opportunities for local living as well as being able to access wider places for amenity and employment via sustainable transport solutions.



Example of a street with central swale, Cambridge



Conceptual image on the proposed boardwalk within the new park, looking toward the viaduct across the Garnock

"Places with high quality housing, supportive local infrastructure, services, employment, education, and sustainable travel options, can help to break cycles of disadvantage and poverty, promote healthy lifestyles, and support physical, social, and mental health and wellbeing. They can also help support thriving local economies and community wealth building."

Scottish Government "Local Living and 20 minute neighbourhoods".

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08 Outerwood, Kilwinning
Landscape fit

Development at Outerwood will form a new logical edge to Kilwinning which fits comfortably within the landscape. This is shown on the montaged image below which is an artist's illustration of the proposed new housing development. This image has been developed using the layout shown within the illustrative plan, taken into 3D and placed on a landform modelled to accommodate the proposed development alongside drainage and landscape design.



Site Proposal
Outerwood, Kilwinning

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Outerwood, Kilwinning

Landscape fit

Development has been proposed on the upper, more even parts of the site where housing development will logically expand on the existing new development which is currently nearing completion. Development is designed to address the A737 and will stop at the group of mature trees surrounding the private property to the north, before the A737 crosses the railway line. This will pull development into feeling like it is a part of the town.

Working with both the levels and the existing landscape framework- mainly a variety of mature trees along field boundaries, and the riparian edge of the Garnock, the masterplan proposes a significant area of multi functional green space which wraps around the housing area and effectively contains development. A number of new habitats will be created, as described in the following section, alongside the drainage strategy which includes swales and basins, and an expansion of the riverside planting. These new habitats connect with the existing landscape, serving to embed new development from the start and ensuring a good landscape fit.

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09 Outerwood, Kilwinning
Biodiversity and Natural Environment

The Scottish Government aims to halt biodiversity loss by 2030 and restore and regenerate biodiversity by 2045. It is essential that all new development is sensitive to this, and the need for new homes is balanced with biodiversity protection and enhancement. This is a key tenet of NPF4.

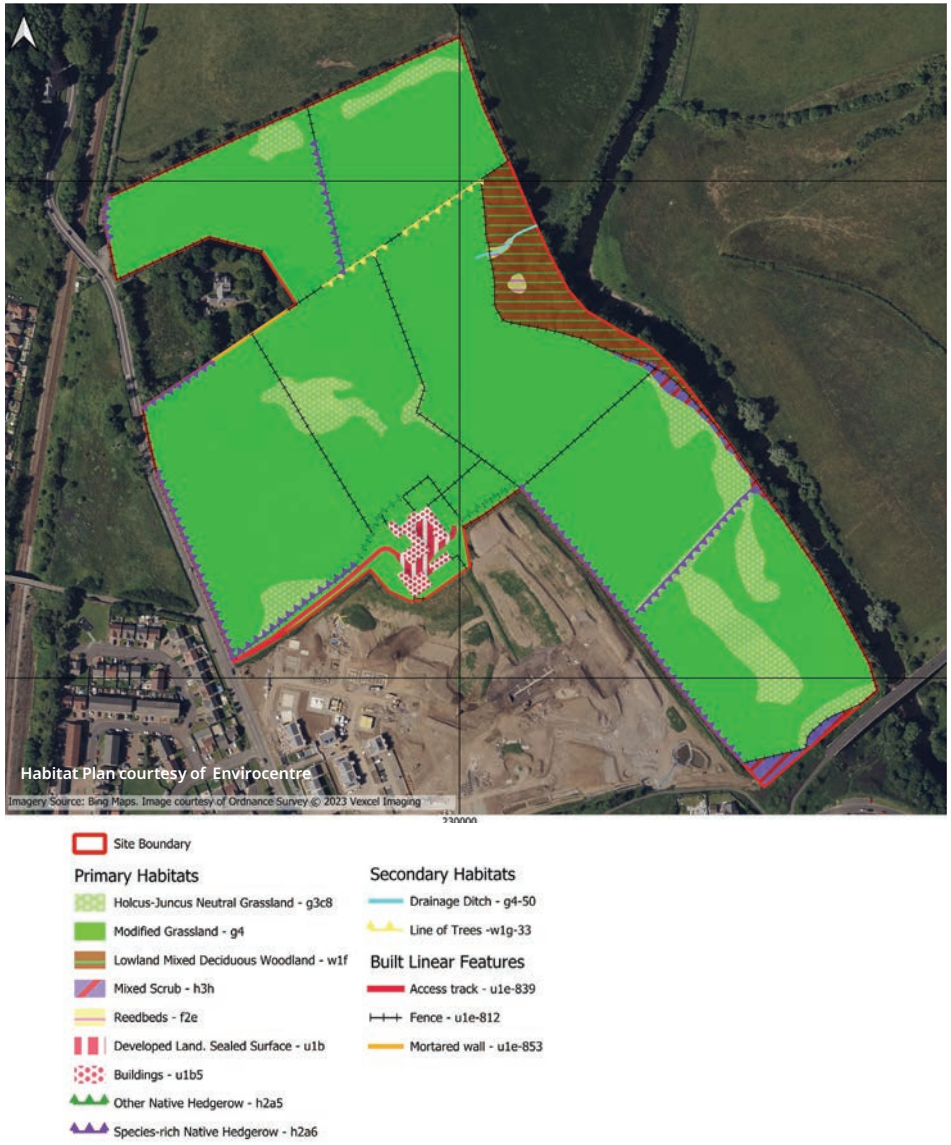
Outerwood Farm offers a good opportunity for a biodiverse and habitat rich landscape alongside new residential development. The land is currently low intensity grazing pasture of low ecological value. The ecological assets on the site consist of lowland mixed deciduous woodland, itself a component of the River Garnock riparian corridor, as well as species-rich native hedgerows and mature tree-lines demarcating the pastoral fields. Field drains are present along the north-east boundary connecting through to the river. Several parcels of marshy grassland are also present throughout the south-east of the site. The habitat elements are broken down on the accompanying UKHabitat Plan.

The Monkcastle and Garnock Valley Local Wildlife Site (LWS) is situated adjacent to Outerwood Farm to the north-west, and is designated for long-established plantation woodland and wet flushes that comprise the wider river valley. Additionally, the Outerwood – Garnock Valley LWS is situated to the north-east, designated for wetland and marshy grassland habitat across the floodplain. The named wildlife sites and associated habitats are isolated within the wider farming landscape and therefore an opportunity occurs to connect the habitats across the Outerwood Farm development site; creating habitat corridors, improving ecological value, and expanding resources for local wildlife, all of which contributes to a biodiversity net gain (BNG) within the Garnock Valley.

Proposals should be aligned with the objectives of the North Ayrshire Local Biodiversity Action Plan (LBAP) 2019-2031, which include: the creation of habitat networks between Local Nature Conservation Sites, restoration of riparian and floodplain habitats within the Garnock Valley, and improvement of woodland and hedgerow management to support wildlife. In addition to habitat value, these objectives support LBAP specific priority species , notably Reed Bunting, Common Linnet, Skylark, Tree Sparrow and Corn Bunting. The aim is to therefore create a mosaic of habitats that meet these objectives and thereby increase the ecological opportunities for species in the area.

The landscape plans for Outerwood, as set out within this document, allow for the creation and enhancement of woodland, mixed scrub, species-rich grasslands, and pond habitats,. Work by the team ecologists, Envirocentre, show that these proposals have the potential to increase biodiversity across the site by over 79% (79.7% gain in habitat units) , with a further increase of 14.51% gain in linear hedgerow habitat. Proposals are subject to the implementation of appropriate, robust management practices and monitoring. Iterative BNG metric working will continue as the proposals develop further.

Proposals have the potential to increase biodiversity across the site by over 79%



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Taylor Wimpey is fully supportive of this approach and has its own benchmarks in place for the environment through the “Environment Strategy”, “A Home for Nature” guidance and the “Building on Sustainability” document.

Outerwood, Kilwinning

Biodiversity and Natural Environment

The key target areas are noted on the accompanying illustration and are described as below:

01. Existing lowland mixed deciduous woodland to be retained and connected to the Monkcastle and Garnock Valley LWS through a woodland and scrub corridor along the northern boundary, as well as along the Garnock riparian corridor.

02. Mixed scrub boundaries to be retained and extended to surround existing and newly created woodland to create a more natural, graded edge habitat, which encourages natural regeneration of trees.

03. Compensatory and additional species-rich native hedgerow creation surrounding allotments and development boundaries to establish and connect these habitat corridors for bats, other small mammals, and breeding birds, including tree sparrow.

04. Grazing pasture to be enhanced to achieve species-rich neutral grasslands through appropriate management and native seed sowing.

05. To create habitat for invertebrates, including Scottish Biodiversity List species present in the locale, within a Buglife B-Line network.

06. Additional scattered open-grown trees to be planted across species-rich grasslands to resemble priority wood pasture and parkland habitat.

07. To expand the wetland habitat network in the locale beyond the Outerwood – Garnock Valley LWS, a series of ponds and swales is to be created, inclusive of both priority pond habitat and as part of sustainable site drainage systems (SuDS) and managed for wildlife.

08. Purpose-built bird and bat boxes to be integrated into new residential units, as well as on retained mature trees, to enhance nesting and roosting opportunities for red-list birds and bats present in the locale.

09. Boardwalk access to avoid levels of disturbance in sensitive grassland/ wetland areas, encouraging people to keep to the path and prevent disturbance to habitats.

10. Street trees enabling connectivity and promoting place identity whilst providing microclimate benefits of shelter, absorbing rainfall and transpiring. Specifying flowering and/ or fruiting species will provide further benefits to invertebrate and birds.

11. Allotments will aid local pollination, and conditions can be applied such as ban on pesticides, no burning of material, avoidance of planting potential invasives, and use of hedgerows to divide plots.

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10 Outerwood, Kilwinning
Policy – NPF4 compliance

At Taylor Wimpey, our primary goal is to provide much needed new homes throughout Scotland, addressing the Housing Crisis, all while ensuring we align with the NPF4 themes of 'Place', 'Sustainability' and 'Local Living'.

We support the need to create future communities that are sustainable, resilient, affordable, and desirable places to live.

Through quality design, appropriate siting and the provision of renewable technologies and supporting infrastructure, our developments will form sustainable, liveable and productive places.

Taylor Wimpey is committed to providing responsible, sustainable and thoughtfully designed, community-oriented living experiences that are truly exceptional.

Sustainable Places



- Protect and restore natural habitats with a target to increase natural habitats by 10% on all sites from November 2023
- Use of materials that have been responsibly and sustainably sourced
- High levels of insulation and air tightness to minimise energy consumption and emission
- Provision of new planting to encourage carbon dioxide absorption
- Provision of sustainable drainage features on all sites as part of the blue-green infrastructure strategy

Liveable Places



- Taking a design-led approach to the masterplanning of new places to create compact urban growth
- Active travel routes within and beyond the site facilitate local living to improve access to amenities and services
- Healthy communities with open space amenity, edible food trails and play areas
- Energy efficient homes incorporating Solar PV and Air Source heat pumps
- Promote healthy, safe & pleasant, connected, distinctive, sustainable & adaptable places
- Natural flood risk management strengthens communities and promotes biodiversity

Productive Places



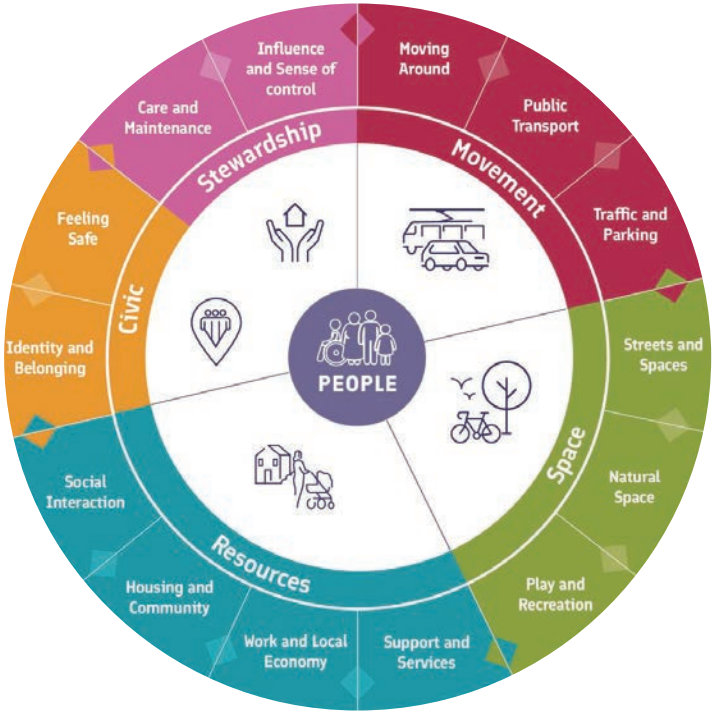
- Contribution to social and community infrastructure such as schools and community hubs
- Responsible procurement of materials
- Supply Chain Policy and local labour supply
- Proximity to settlements and existing amenities and services
- Public art and community volunteer initiatives
- Support live-work and hybrid working through house type design and third place working opportunities

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11 Outerwood, Kilwinning
Policy – Local living

Creating a healthy, sustainable, and resilient community at Outerwood.

NPF4 has developed a local living framework, as set out below. This gives a consistent approach across Scotland to the consideration of key characteristics of successful local living and 20-minute neighbourhoods. Development at Outerwood delivers in these key areas, as shown in the adjacent table.



Movement

A legible and connected path network within the site provides links into the existing core path network, and out to the edge of the settlement. Path gradients will be designed to 1:20 and the link to the core path viaduct will include a bike rail to offer inclusive access to the cycle network. Kilwinning train station is within walking/ cycling distance, and is served by half-hourly trains linking Glasgow Central with Ayr, hourly services linking Glasgow central with Largs, and hourly services linking Glasgow central with Ardrossan Harbour. Bus stops are located close to the development on the A737, and nearby on Meadow Park Road. These provide a number of bus options. A single access into the site from the A737 leads into an easily navigated, linked internal road system that, through design, will encourage low speeds. EV charging will be provided in line with Council policy.

Space

The primary street will be edged with trees, contributing to biodiversity as well as providing shade, identity and enabling legibility. The SuDS system is designed around a system of swales leading to a basin. The main swale has been designed as a semi-formal feature within the development, and will add considerably to place identity. By adding in some heritage orchard trees within this space and some seating this will create a meeting point which will be a focus for the new residents which is distinct from the wider parkland area which will be available to all. A new park space wraps the edge of the housing area and will be clearly defined as public space; it is multi-functional, embracing biodiversity with a number of habitat types, movement, seating, and growing. Natural play and kickabout is included within the development area.

Resources

The legible block structure will allow for a number of different housetypes and tenures giving flexibiity and housing choice. The parkland offers the main resource, with mental and physical health benefits as well as recreation and growing opportunities through provision of small orchards and allotments. The development will be well located to take advantage of most resources the community has to offer with sustainable transport solutions within 20 minutes walk, town centre facilities (health, shopping and employment) within 20 minutes, and education and sport within 15 minutes walk.

There is much to enjoy within close proximity of Kilwinning including Eglinton Country Park and Dalgarven Mill.

Civic

Houses will generally front or side onto open space to utilise views and maximise the potential for passive surveillance thus ensuring safe spaces. A legible street structure is shown with clear lines of sight through development. The play area will be directly overlooked and will be accessible to children from the development and the wider community. Sensitive integration between the river and the existing farmhouse, and inclusion of the viaduct within the parkland design will help retain a sense of the existing place yet provide a strong identity for the new expansion.

Stewardship

A sustainable urban drainage system (SuDS) has been designed to manage surface water in a creative way, and in accordance with the latest guidance. This takes climate resilience into account.

The design of the allotments could be directly influenced by the new residents, as well as choice of heritage orchard species. Open space within the development will probably be maintained by a factor in the long term which residents will be able to influence.

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12 Outerwood, Kilwinning
Resilient Communities

Taylor Wimpey is committed to delivering 1,600 homes per year in Scotland over the next ten years.

In addition to new homes, Taylor Wimpey is also committed to supporting 20-minute neighbourhoods, strengthening community resiliency and enhancing local infrastructure, services and facilities in line with NPF4, in particular, Policy 16 - Quality Homes and Policy 25 - Community Wealth Building.

The proposed development of 170 new homes on land at Outerwood, Kilwinning could unlock a range of economic benefits, including:



Spending

£27.6m
Total capital investment

£1.8m
Resident spend p/a

£935,000
First occupation expenditure

£340,000
Council Tax Contributions p/a

Workforce

80
Direct FTE construction workers p/a

70
Indirect / induced FTE jobs in the supply chain and related services

30
Potential new jobs being supported in local shops, services, the proposed community facilities and across the wider region

Land and property

170
New homes

10%
Target to increase natural habitats on all new sites

Support the UK's commitment to reach net zero carbon by 2050

Community Resilience

Local engagement
We work with local schools whenever possible on competitions and safe routes to school

We run engagement activities within the local communities

Regular volunteer days for employees to engage with local communities on litter picks, food banks and community gardens.

Finance

£10.4m
Gross Value Added p/a throughout construction period

We are proud to be a living wage employer

We help deliver new community facilities

We donate to good causes in our immediate local communities

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13 Outerwood, Kilwinning
Why invest in Taylor Wimpey?

We are one of the UK's leading residential developers, operating across five divisions and at a local level from 22 regional businesses across the UK. We have a clear purpose to build great homes and create thriving communities. As a responsible developer, we are committed to working with local people and making a positive contribution to the communities in which we operate.

On average, in Scotland we will move between 1,200 and 1,400 customers into their new homes each year. We build new homes, both affordable and private, in 24 of Scotland's 32 Local Authority areas. We don't however just build houses. We do genuinely strive to build vibrant and sustainable new communities, which can bring long term economic and social benefits to established areas. We want to ensure that we provide homes in great places where people can live, work and play and importantly we want to make sure that any new infrastructure required is provided at the right time, to ensure that the existing communities are not impacted.

One of the strategic cornerstones of our business is to build quality homes and design communities to enable customers to enjoy a good quality of life while protecting the environment. Our new homes, with energy efficiency built in, can play a critical role in helping the UK meet its decarbonisation targets, and reduce the cost of living for customers. As such we are committed to acting on climate change and we have ambitious targets to reduce our climate footprint through achieving net zero emissions in our operations by 2035 and across our entire value chain by 2045 ahead of the UK's 2050 target.

As a business in Scotland, we also work hard to make a positive contribution to the communities in which we work and we support local charities and community groups both financially but also with our time and expertise.

Crucial to making all of this happen are the people we employ and we employ around 650 people directly in Scotland and we'll have nearly 1,500 sub-contractors working on our sites at any one time. We currently have 80 directly employed apprentices and many more working with our suppliers. There are also many other jobs supported too through first time purchases and ongoing resident spend.

Looking at our forward business plan, we need continued outlets to deliver these great places for people to live and by working upfront with Council's we aim to bring forward proposals with predictability and certainty for our people, our customers, your council and the local community. We are proud of the relationships we build with Councils and communities.

We value engagement, we want to consult and listen to feedback on our proposals to ultimately determine that what we deliver is the best outcome for everyone. We take great pride in the quality of the places we deliver and we would be very pleased to discuss our proposals for your Council Area with you in more detail.

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Our shared environment

Taylor Wimpey are targeting all their operations to be net zero aligned by 2035 and to be a net zero business by 2045.

Climate change is one of the biggest challenges of our age and Taylor Wimpey (TW) are determined to play their part in tackling it.

Taylor Wimpey aim to build great homes and create thriving communities with sustainability as a key focus.



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Summary

This Brochure demonstrates that the land at Outerwood can be developed in a sensitive manner paying respect to the landscape context of the site and creating an attractive environment for the continued sustainable growth of Kilwinning.

Delivering a sustainable new development providing up to 170 new homes. Proposals include significant new areas of publicly accessible biodiverse and educational open space to the benefit of both the new homes and existing community.

The accompanying Technical Pack demonstrates the deliverability of the proposals. We are committed to working with North Ayrshire Council to deliver this site within the next plan period. The site can deliver a sustainable and well connected development in the context of the 20-minute neighbourhood aspirations set out within NPF4.

In allocating this site, the Council will be provided with an opportunity to secure a high quality, highly sustainable development providing a range of homes.

We look forward to discussing our proposals with the Council and community further.



A logical and sustainable expansion to Kilwinning which offers quality new homes within an exceptional landscape, within easy reach of the town centre

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