Denham Youd

CHARTERED PRACTICE

North Ayrshire Council
Call for Sites
(Site 1)

Ayr Road, Dundonald

May 2026



Location Plan



Denham Youd have been appointed by McInally Associates to assess two sites in North Ayrshire; Ayr Road Dundonald (Auchengate) and at Dundonald Golf Course. This report focuses on site 1 located directly south of Auchengate, former Dundonald Camp. The report includes a location plan and a zoning plan which has been provided to be submitted to North Ayrshire Council with a view to establish their viability for inclusion in the Local Development Plan.

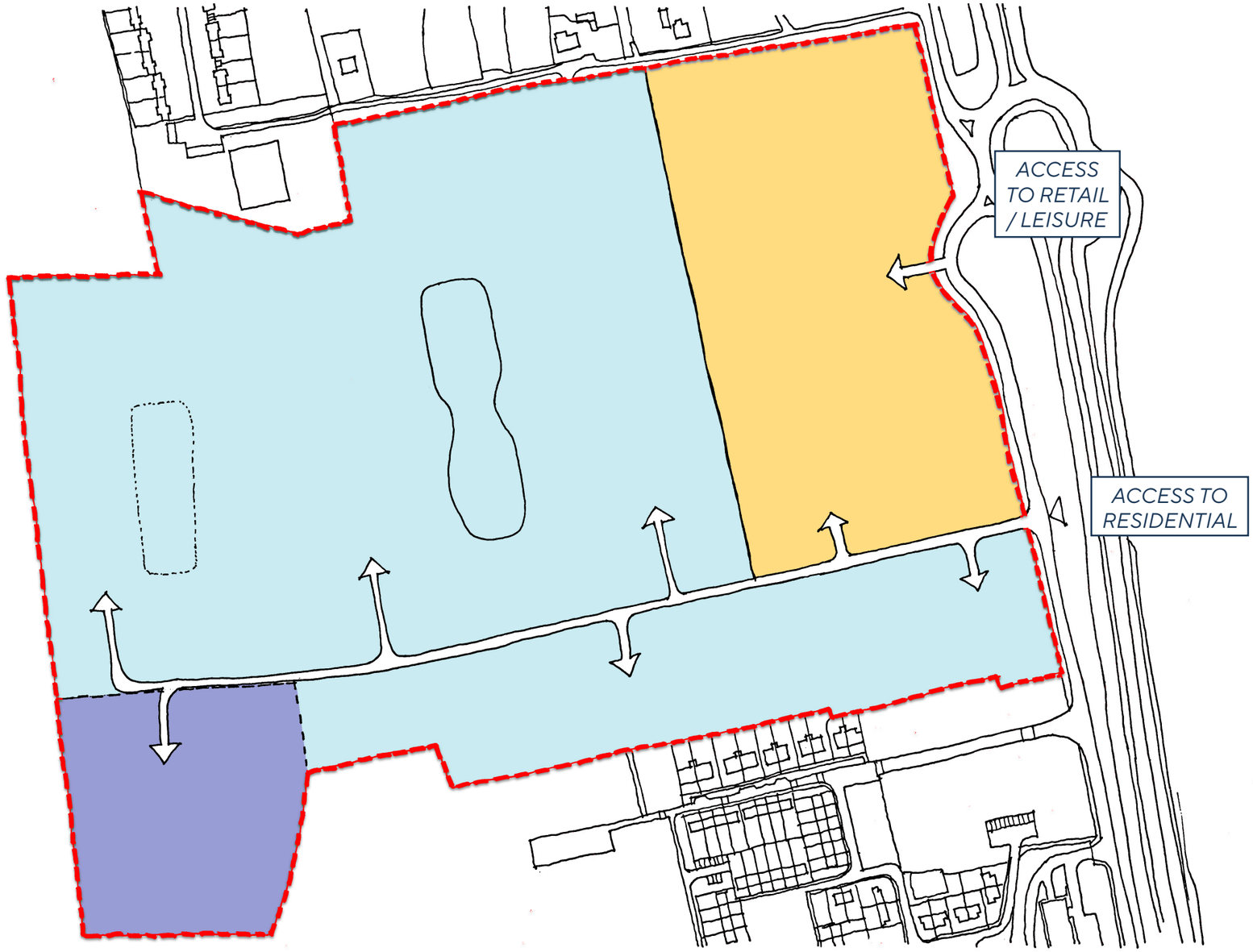
Site 1 - Zoning Diagram

- Care Homes

- Retail / Leisure Zone

- Residential Zone

- Access Routes



Site 1 Ayr Road, Dundonald (Auchengate)

Situated directly south of Auchengate, former Dundonald Camp, the site is bounded at the south by a mixture of fields, ex-MOD housing and Dundonald Links Golf Course. The west side of the site borders with the golf course and has extensive views of the Firth of Clyde; the north of the site is bounded by combination of recreational space, ex-MOD housing and individual private plots. The east side of the site faces Ayr Road, from where the site is accessed. National Cycle Route 7 also passes along the east of the site.

The site is generally flat with a slight depression in the centre – an area which would perhaps lend itself to a SUDS zone as part of any future develovpment. The land is presently used as recreational space, with some grazing in the eastern section. The ground is mostly grassy, with the centre area more marshy.

Suggested Uses

The site is suited for a combination of uses – the zoning plan indicates a combination of residential and retail / leisure. Retail / leisure is accessed directly from Ayr Road; residential takes up the majority of the site, however the relatively secluded south west corner could be suited for a Care Home facility.

Site 1 - Boundary Treatement

- Site Boundary

- Development Area

- Access Routes

- Screen Planting

- Green Corridor / Public Open Space

