Supporting Planning Statement: Land at Lawhill, West Kilbride

Submission Stage: North Ayrshire LDP3 Public Consultation Phase (Site Review)
Proposed Allocation: Residential Development (130 Homes, including 50 Affordable Units)

1. Executive Summary & Vision

This statement supports the inclusion of the land at Lawhill within the North Ayrshire Local Development Plan 3 (LDP3). The vision is to deliver a high-quality, sustainable expansion of West Kilbride that directly answers the community's own call for local housing.

Unlike typical greenfield proposals, this site is actively supported by the community through its inclusion in the formally registered **West Kilbride Local Place Plan (LPP)**. The masterplan has been carefully designed to respect the landscape, improve local walking routes, and deliver much-needed affordable housing for local people.

2. Delivering What the Community Asked For

A core priority of the West Kilbride LPP is the acute shortage of social housing and smaller, one-bedroom homes for local residents. This proposal directly solves that problem:

- **Cunninghame Housing Association Partnership:** 50 of the 130 proposed homes (38%) will be delivered as high-quality, energy-efficient affordable homes managed by Cunninghame Housing Association.
- **Meeting Local Demand:** These units will prioritize the social housing and smaller home formats specifically requested by the community, allowing young families and downsizing seniors to remain in the village.

3. Landscape-Led Design: Protecting West Kilbride's Character

We recognise that Lawhill is a sensitive greenfield location. To protect the scenic views and character of the village, the masterplan adopts a strict, landscape-led approach:

- **Lower Slopes Only:** Development is strictly restricted to the lower slopes of the site. The upper slopes will remain undeveloped, avoiding negative impact on the wider Firth of Clyde landscape.
- **A Strong Village Edge:** The outer boundaries will feature extensive structural landscaping, tree planting, and green buffers. This will soften the visual impact and create a beautiful, permanent green edge to the village.

4. Infrastructure, Traffic, and Safety Solutions

We have designed the site infrastructure from day one to ensure it does not negatively impact existing West Kilbride residents:

- **New Roundabout Access:** To ensure road safety, a new vehicle roundabout will be built entirely within the site boundary on Ardrossan High Road. This will manage traffic flow safely, ensuring no dangerous bottlenecks or speeding issues.
- **On-Site Flood Management (SUDs):** A dedicated Sustainable Drainage System (SUDs) attenuation basin will be integrated on the lower ground. This

fully manages rainwater runoff on-site, ensuring greenfield drainage rates are maintained and protecting lower-lying properties from flood risks.
- **Utility Upgrades:** The developers are committed to working closely with Scottish Water and North Ayrshire Council to deliver any required local infrastructure and utility upgrades.

5. Active Living and 20-Minute Neighbourhoods

In line with Scottish Planning Policy (NPF4), the site is designed to promote walking, cycling, and healthy living, reducing the need for daily car trips:

- **New Pedestrian Links:** A dedicated network of footpaths will connect the site directly to **Crauford Avenue**, creating a safe, continuous walking route to the village core.
- **Green Networks:** Beautiful "green routes" will run through the development, providing open recreational space for both new and existing West Kilbride residents.
- **Transit Access:** The site sits within a sustainable walking and cycling distance of the West Kilbride Town Centre and the West Kilbride Railway Station, linking residents seamlessly to sustainable public transport.

6. Conclusion: A Site Supported by Policy and the Community

The Lawhill site represents a unique, community-backed opportunity for West Kilbride. It shifts development away from opportunistic greenfield sprawl and places it into a structured, landscape-led masterplan that delivers on the community's own LPP goals.

By delivering 50 affordable homes with Cunninghame Housing Association, safe infrastructure upgrades, and extensive new green walking links, this site represents a highly deliverable, sustainable, and positive addition to LDP3. We respectfully request the community's continued support during this consultation phase.

Public Consultation Fast Facts for Reviewers

- **Total Homes:** 130
- **Affordable/Social Homes:** 50 (In partnership with Cunninghame Housing Association)
- **Access Route:** New dedicated roundabout on Ardrossan High Road
- **Pedestrian Connection:** Direct link to Crauford Avenue
- **Green Space:** Attenuation SUDs basin, lower-slope containment, and new edge-of-village landscape planting.

NOTES

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Do not scale dimensions from this drawing - if in doubt ask.
All dimensions, including figured dimensions, to be checked on site prior to commencing any works.

This drawing has been prepared using third party global mapping systems therefore Robert Potter & Partners to not warrant its accuracy.

This site plan remains subject to a full topographical survey by others.

Revisions

A	Unit numbers increased following client comments	21/05/2024	GEJ
B	Tree belt at southeast extended	03/04/2025	HCY
C	Hedgerow added along north-east & Text added	03/04/2026	SSK
D	Annotation text added	06/05/2026	SSK

North

West Kilbride

LAW BRAE
AILSA VIEW
CASTLE DRIVE
TARBERT AVENUE
HAUPLANDS WAY
LAWFIELD AVENUE
HIGHTHORNE CRESCENT
HIGHTHORNE CRESCENT
McCRAUFURD AVENUE
SIMSON AVE
CUBRIESHAW DRIVE
ARDROSSAN HIGH ROAD

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

Possible Future Link
Potential Pedestrian Link
Pedestrian Link
Public Open Space
SUDS
New Roundabout
Area made good following roads alterations
Agricultural field access points retained/ altered

North boundary creates a natural extension of existing settlement.

Linear arrangement of homes due to fall across the site from north-east to south-west.

Proposal maintains significant belt to accord with WKCC Local Place Plan.

Hedgerow along north east(to create firm village boundary to reflect WKCC Local Place Plan.

West boundary creates a natural extension of existing settlement.

Affordable homes provided as part of Phase 1 in response to WKCC Local Place Plan.

Sustainable urban drainage system(SUDs) formed as part of phase 1 on lower level

Extended and rejuvenated existing tree belt under same ownership at the south-eastern edge of town, to reflect the recommendations of the North Ayrshire Settlement Edge Landscaping Sensitivity Study, commissioned by the planning authority.

House Type Legend:

For Sale

Type A
5 apartment, 4 bed, 7 person
Two storey House (split level)
30 no.

Type B
5 apartment, 4 bed, 8 person
Two storey House (split level)
24 no.

Type C
4 apartment, 3 bed, 5 person
Two storey House (split level)
26 no.

Affordable

Type D1
2 apartment, 1 bed, 2 person
Amenity Flat, Ground Floor
General Needs Flat, Upper Floor
6 no.

Type D2
2 apartment, 1 bed, 2 person
General Needs Flat, Upper Floor
6 no.

Type E1
3 apartment, 2 bed, 4 person
Amenity Flat, Ground Floor
General Needs Flat, Upper Floor
4 no.

Type E2
3 apartment, 2 bed, 4 person
General Needs Flat, Upper Floor
4 no.

Type F
3 apartment, 2 bed, 4 person
Two Storey House, General Needs
18 no.

Type G
4 apartment, 3 bed, 5 person
Two Storey House, General Needs
8 no.

Type H
4 apartment, 3 bed, 6 person
Two Storey House, Wheelchair
2 no.

Type I
4 apartment, 3 bed, 5 person
Wheelchair Bungalow
2 no.

Total: 130
(50 affordable and 80 for sale)
Site Area: 11.6 hectares
Public Open Space: 0.71ha

Key:

Indicates application site boundary

Indicates land owned/controlled by applicant

0 10 20 50 100 200 metres

ROBERT POTTER & PARTNERS
CHARTERED ARCHITECTS & PROJECT MANAGERS

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6th FLOOR, 2 KINGDOM STREET, LONDON W2 6BD 020 - 3479 5931

McTaggart Construction
Proposed Residential Developments at
Lawhill & Underhill, West Kilbride, North Ayrshire

DRAWING TITLE

Site Plan of Lawhill Development as Proposed

SCALE	1:1000 @ A0	7869/S1	
DATE	April 2024		
DRAWN BY	GEJ		
CHECKED BY		REVISION	D

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Quayside Offices, Marina Quay, Dock Road, Ardrossan, KA22 8DA

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6th August 2026

J Russell
Tod House,
Templand Road
Dalry
KA24 5EU

Dear Janice,

Re: Proposed Developments at Lawhill and Underhill, West Kilbride

I write further to our discussion regarding the proposed residential developments at Lawhill and Underhill, West Kilbride.

Cunninghame Housing Association remains committed to supporting the delivery of new affordable homes across North Ayrshire where this aligns with local housing need, our strategic objectives and our long-term business plan. Our current 30-year financial plan includes provision for the delivery of additional new build housing, and we continue to assess opportunities that can contribute to meeting housing demand and supporting sustainable communities.

We welcome the opportunity to work collaboratively with Janice Russell and McTaggart Construction in exploring the affordable housing elements of both the Lawhill and Underhill proposals. We recognise the potential of these sites to contribute to the future supply of affordable housing within West Kilbride and the wider North Ayrshire area.

While it is too early to make any formal commitment to either development, we would be interested in progressing discussions regarding the affordable housing provision, subject to:

- A satisfactory assessment of the scheme's overall viability and affordability;
- The proposals meeting the Association's strategic objectives, development criteria and value for money requirements;
- Approval by the Association's Board of Management through our governance processes;
- The availability and approval of the required level of Scottish Government grant funding and any other necessary funding arrangements; and

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- Agreement on an affordable housing delivery model that meets the needs of both parties.

For the avoidance of doubt, the Association's participation in these discussions does not constitute a commitment to either opportunity, and the Association will not be liable for any costs incurred by any party in connection with the investigation, design, planning, development or progression of the proposals unless expressly agreed in writing in advance.

We look forward to continuing discussions as the proposals progress through the planning and development process and would welcome the opportunity to review further details as they become available.

Yours sincerely,

Linda Anderson.

Linda Anderson
Executive Director of Investment (Depute CEO)

LAUREL HOMES
HOMES OF DISTINCTION

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12th August 2026

Strategic Planning Team
Place Directorate,
North Ayrshire Council
Cunninghame House,
Irvine,
KA12 8EE

Dear Sirs

SUBJECT: DEVELOPER LETTER OF SUPPORT FOR LDP3 SITE SUBMISSION – LAWHILL, WEST KILBRIDE

Introduction & Developer Track Record
Laurel Homes is pleased to submit this formal letter of support for the proposed residential development site at **Lawhill, West Kilbride**. Laurel Homes is a highly experienced developer with a proven track record of delivering premium, high-quality residential communities within this specific market area. Most notably, we successfully completed the nearby private development at **Faulds Wynd, Seamill**, demonstrating our capability to deliver site infrastructure and high-quality placemaking that respects and enhances the local North Ayrshire landscape.

Proposed Development & Strategic Affordable Housing Partnership
The Lawhill site is uniquely positioned to help North Ayrshire Council meet its Local Housing Land Requirement (LHLR) by delivering a total of **130 new high-quality homes**. Crucially, the development directly addresses local affordability pressures by allocating **50 homes for affordable housing** (representing a substantial 38% provision).

To ensure the seamless and rapid delivery of these social housing units, Laurel Homes has discussed the development with **Cunninghame Housing Association**. This proposed partnership brings a deeply experienced, local Registered Social Landlord (RSL) into the project framework. A separate, co-ordinated letter of support from Cunninghame Housing Association has been submitted alongside this document to confirm their commitment to the site.

The remaining **80 private homes** will be brought forward under a steady, realistic, and market-led phasing strategy. Development will span **five distinct phases**, delivering approximately **20 private homes per year**. This phased approach ensures a highly predictable, sustainable rate of construction that minimizes prolonged disruption to the existing West Kilbride community.

Site Access, Drainage & Environmental Resilience
While the site is currently greenfield with no existing utility infrastructure within the boundary, Laurel Homes has fully assessed the technical requirements for delivery:

- **Flood Risk:** Desk-based and localized reviews confirm that the site is free from flooding issues, ensuring a highly resilient and safe environment for new residents.
- **Access:** Primary vehicular access will be safely provided from **Ardrossan High Road**. To ensure traffic calming and optimal flow, a **new roundabout** will be designed and constructed entirely within the site boundary, ensuring no reliance on third-party land.
- **Drainage & Utilities:** The physical footprint of the site easily permits a comprehensive Sustainable Urban Drainage System (**SUDs**), which will be entirely accommodated within the site boundary. Utility extensions will be phased in line with the initial site activation works.

Green Networks, Landscape & Village Boundary
A core principle of this development is the protection and expansion of regional green infrastructure. The masterplan utilises **green networks and landscape enhancements** to establish a robust, permanent, and visually appealing **new village boundary**. This landscape-led design will prevent erratic settlement sprawl, create natural buffer zones, improve local biodiversity, and provide active travel linkages for new and existing residents.

Deliverability Statement & Phasing Timeline
In accordance with national planning policy and LDP3 delivery guidelines, Laurel Homes confirms that this site is **viable, free from flood risk or insurmountable constraints, and immediately deliverable** within the LDP3 plan period.
Subject to the successful allocation of the site within LDP3 and subsequent planning approvals, we anticipate an efficient delivery trajectory with a projected **site start in Q2 2029**.

Backed by our trusted partnership with Cunninghame Housing Association, we strongly urge the Strategic Planning Team to allocate the Lawhill site for residential development within the upcoming North Ayrshire Local Development Plan 3.

Yours sincerely,

Gary Climson
Director
Laurel Homes