STEVENSTON

LAND EAST OF FIRST AVENUE

AVANT homes

Land Ownership

Land East of First Avenue 'the Site'

The Site is under private ownership with a contractual agreement in place between the landowner and Avant Homes, a national developer with a track record of delivery across Scotland.

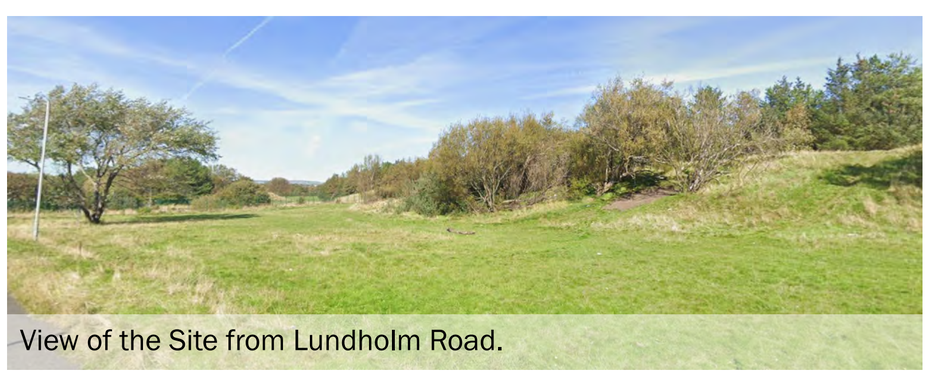
Avant's vision is to build "quality homes for everyone", ensuring homes are well-built and affordable for their customers. To do this, they ensure their sustainable developments are in the areas their customers want to live, creating communities and making the property ladder accessible for all.



Neighbouring residential development Caledonia Road/Lundholm Road



View of the Site from First Avenue.



View of the Site from Lundholm Road.

SITE OVERVIEW

The Site is located on the southeastern edge of Stevenston, with the former Ardeer Nitroglycerine factory land bounding the Site along its eastern and southern boundaries. The setting of the Site provides the opportunity for the proposed development to form part of the wider regeneration and redevelopment of the surrounding area.

The existing surrounding residential properties located to the West of the Site largely consist of 3-4 bedroom family homes, whilst the industrial estate which is currently situated on the Site is proposed for relocation to the south of the Site.

LOCAL LIVING

The Site is in the catchment area for both non-denominal schools, Ardeer primary school and Auchenhavie academy as well as denominal schools, St Johns Primary school and St Matthews Academy.

The nearest bus stop is located on Garven Road, with the additional potential development of the allocation site also providing the opportunity for through links to the stop at Caledonian Road, both situated within 400 metres of the site and offering services to Largs and Ardrossan.

Stevenston station is a short 15-minute walk from the Site, accessible via a good network of paths which are direct, well-lit and well maintained, providing the opportunity for Glasgow commuters to access public transport services.

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LAND EAST OF FIRST AVENUE

PLANNING OVERVIEW

The Local Development Plan 2 (LDP2) for North Ayrshire was adopted in November 2019. This set out how development and investment would be guided in North Ayrshire over the next 20 years, it included a Spatial Development Strategy, Placemaking Policy and Strategic Development Area. The plan allocates sites to meet the local housing needs and demands which is established through a Housing Needs and Demands Assessment (HNDA).



North Ayrshire is now preparing a new LDP which will reflect the changing requirements of NPF4. The LDP3 Evidence Report which brings together data and engagement outputs for the first stage of the LDP preparation process was approved by committee on the 9th December 2025 then subsequently submitted to Scottish Ministers in January 2026. Scottish Ministers recently concluded on the 1st July 2026 that the Evidence Report submitted by North Ayrshire contained sufficient information and as a result the LDP3 process could continue.

The Development Plan Scheme (2024) which sets out timings for LDP3 development and publication is currently forecasting the Proposed Plan publication by December 2025, which has now been surpassed. In acknowledgement North Ayrshire have now prepared a draft Development Plan Scheme including a revised timetable for the preparation of LDP3, indicating a plan adoption by May 2028, although this is still subject to change until the end of August. If the site is successfully allocated, we would be looking to bring the site forward within the plan period.



PROPOSED MASTERPLAN

The Masterplan below shows how the Site could be developed to accommodate the following:

Up to 185no. residential dwellings across 3 phases providing a range of new homes to meet local housing need whilst contributing to the wider growth of the area, with opportunity to potentially accommodate an element of mixed use in Phase 5.

To the west of the Site is land allocated for residential development, which is looking to be brought forward in the short term. The Site will also benefit from and contribute to improved connectivity with the surrounding area through links to existing and proposed pedestrian and cycle routes.

The upgrading of industrial facilities in the area through the relocation and redevelopment of the existing industrial facilities to the south of the Site, provide an opportunity to improve the quality of the industrial environment, and support more efficient and sustainable business operations.

PHASE 5
RESIDENTIAL/COMMERCIAL
CIRCA 30 UNITS

PHASE 3 - CIRCA
90 NO. 2, 3, 4 & 5
BED FAMILY
HOMES

PHASE 1 / 2
161 NO. 2, 3, 4 & 5
BED FAMILY
HOMES

PHASE 4 - CIRCA
65 NO. 2, 3, 4 & 5
BED FAMILY
HOMES

New Industrial
Estate

CALEDONIAN ROAD
DEER PARK AVENUE
GARVEN ROAD
SOMMERVILLE DRIVE
MISK KNOWES
ARDOCH CRESCENT
TRELAWNEY TERRACE
GOLF AVENUE
FIRST AVENUE
Pedestrian Link
Road Access
SUDS BASIN
Play Area
Service Offices (10,000 sq ft over 4 floors)
Wc's Retail (20,000 sq ft)
Light Industrial Trade Units (12,000 sq ft.)
Light Industrial Unit (12,000 sq ft plus secure yard)
Yard
SUDs

- Phase 1/2
- Phase 3
- Phase 4
- Phase 5
- SUDs Features
- Potential green/open space
- Existing woodland
- Plot Frontage
- Existing Road Network
- Walking / Cycle Paths / Road links
- Drainage Outfall