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14th August 2026

Proposed Site at Ardmhor, Whiting Bay, Isle of Arran

DH27A – South of Ardmhor House

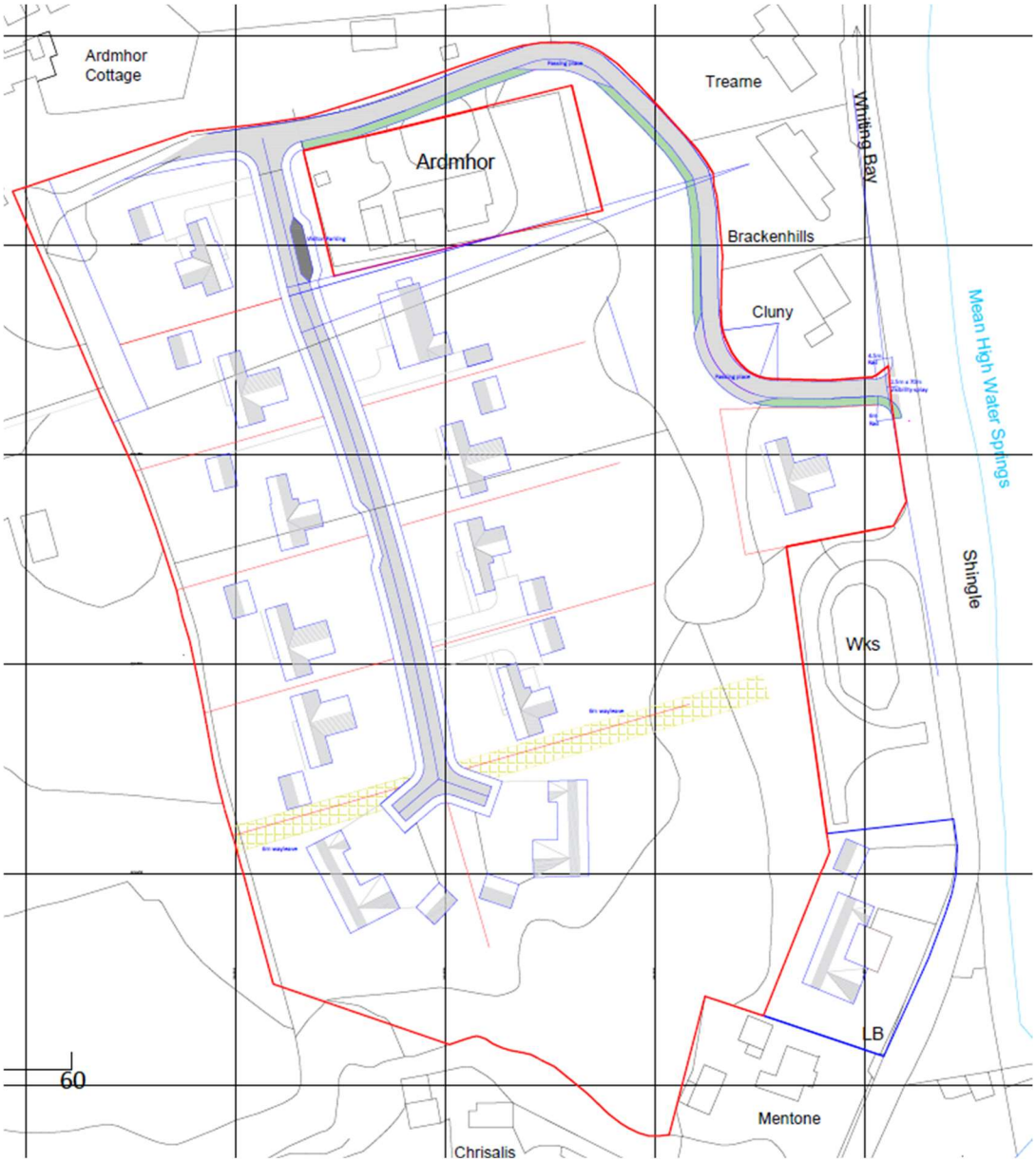


INTRODUCTION

John Thomson Construction Limited would like to provide a statement in support of our representation lodged for land at Ardmhor, Whiting Bay - DH27A.

Our proposal submitted to the North Ayrshire Council Proposed Local Development Plan promotes the inclusion of this development land within the settlement of Whiting Bay, and the identification of the land as a future potential housing site.

We trust that this information will be given due consideration in the progression of North Ayrshires' latest Proposed Local Development Plan.



SITE DESCRIPTION

The site promoted in this local plan representation is located at Ardmhor, Whiting Bay.

Whiting Bay is an established settlement on the east coast of Arran, approximately 15 minutes by road from Brodick and the ferry terminal. The settlement is on the local bus route and a future proposed stop at the bottom of the access track would be ideal for the development. The settlement itself has a small number of local shops, tourist facilities, recreational facilities and local services for residents and visitors to the area.

The land is located to the south of the main settlement of Whiting Bay, adjacent to the local area of Largymore. The area has residential properties along the coastal road, with a small cluster of dwellings to the rear at Ardmhor House.

To the north of the proposed housing site, the land is bounded by a private track from the A841, which provides access to the properties of Ardmhor House, Stonedown Cottage, an unnamed timber dwelling, a new dwelling in the grounds of Stonedown Cottage and a Cottage next to Ardmhor House. These five dwellings form part of a wider cluster of properties located to the southwest of Whiting Bay. Two further properties, identified as Home Cottage and Ardmhor Cottage are also situated near the site, but are accessed by Ardmhor Road.

Part of the proposed site fronts on to the A841, this is relatively level and bounded to the north and south by existing residential properties of Cluny and Mentone respectively. There is also the new Scottish Water, wastewater treatment plant here.



Moving westwards, to the Proposed Housing Development, the site levels increase up to a “plateau” area, and there is established planting between the lower-level coastal site and land to the rear. Beyond this area of planting, the land reverts to rough grazing and is bounded by the cluster of properties at Ardmhor House to the north, and Braehead Farm to the south. Established woodland and planting also extends around the southern boundary of the site, creating a natural boundary between Braehead Farm and land to the north.



It is proposed that the site would be accessed from the existing private track on the northern boundary of the site and extended into the proposed housing land. This track is owned by John Thomson Construction Limited and there is sufficient space to widen this track and construct additional passing places.



NATIONAL PLANNING POLICY

National planning policy and advice is provided through Scottish Planning Policy and Planning Advice Notes.

Scottish Planning Policy

Scottish Planning Policy sets out statements on land use planning in Scotland. The policies expressed in the SPP should inform the content of development plans, be considered in decisions on planning applications, and be used to inform development proposals from conception to implementation.

SPP states that development plans should promote the efficient use of land and good infrastructure to encourage wellbeing. Clear guidance needs to be provided on what is, or is not, permissible development opportunities.

In terms of the location and design of new development, SPP states that planning authorities should promote the efficient use of land and buildings, directing development to sites within existing settlements. It recognises that most of the housing land will be designated within or adjacent to existing settlements to make appropriate use of local services and facilities.

In rural communities, there is recognition in the SPP that development plans need to promote development, specifically housing, to sustain and support such communities.

DEVELOPMENT PLAN

Whiting Bay is currently covered by the Adopted Local Development Plan 2, November 2019

The Current Local Development Plan (LDP) recognises that for island and rural communities they must be more flexible to ensure they can also grow and thrive.

Rural communities are specifically highlighted in the LDP, and it is recognised that North Ayrshire has an extensive and diverse rural area that encompasses island, agricultural, industrial and service communities. The LDP states that it recognises the special needs of rural communities, and that integrated action is required to address social issues and provide adequate levels of housing.

Housing proposals in Rural Areas, there is a general presumption in favour of housing development within existing communities. The proposed residential development is on the edge of the current LDP Urban area and has existing housing to the North, Northeast, Northwest and to the South.

The site is identified in the adopted Local Development Plan 2019 as Countryside, although one of the proposed plots within the development is already included in Whiting Bays urban area.

This proposal promotes the allocation of land to the south of Ardmhor, Whiting Bay for housing, and the inclusion of this land within the settlement boundary of Whiting Bay in the newest North Ayrshire Council Local Development Plan.

The land is located to the south of the settlement boundary of Whiting Bay. Whiting Bay is an area that has been subject to development and development pressure over the years for residential and associated uses.

The promotion of Whiting Bay as one of the three main settlements on the Isle of Arran highlights the area as a main focus for development and growth in the emerging North Ayrshire Local Development Plan.

Main Issues Report

The Main Issues Report prepared by North Ayrshire Council has identified three main settlements on the Isle of Arran where the majority of development will take place as Brodick, Lamlash and Whiting Bay.

For each of these settlement, North Ayrshire Council identified preferred development areas to accommodate future housing land within/adjacent to the settlement boundaries. For Whiting Bay, the Council has opted to identify land to the north and the west of the settlement for future expansion and development. Virtually all the land identified in the previous Local Development Plans has either been built on or has current planning permission. So, there is now a distinct lack of available land allocated in the LDP as urban for housing in Whiting Bay, which remains a sought-after area on the Isle of Arran.

However, there has been a failure to recognise the future development opportunities to the south of the existing settlement, in an area which has recently been subject to change as a result of Scottish Water's coastal development at Largymore.

There is an identified need for housing on Arran, and this local plan representation is to promote Land at Ardmhor, Whiting Bay as an effective and viable option for housing land through the emerging North Ayrshire Council Local Development Plan.

Promotion of Site

The land promoted for inclusion as housing site within the settlement boundary of Whiting Bay is directly adjacent to the southern boundary of the settlement of Whiting Bay. This land is underutilised, undeveloped grazing land located on the coast and bounded to the north and south by housing. The lower part of the site is visible from A841.

The land including the existing access is under the sole ownership of John Thomson Construction Limited, and there are no constraints that would affect this proposed residential development.

The character of this area has changed as a result of the recent development of Scottish Water's Waste Water Treatment Plant on the lower land at Ardmhor, which was built to improve the infrastructure for the local area.

The development of the waste water treatment plant on the lower land at Ardmhor has altered the visual amenity of the area and introduced significant development on land, out with the current settlement boundary of the Local Development Plan.

Infrastructure services are all easily available to this site. There is provision in the Scottish water waste water treatment plant for future sewer connections to the proposed housing on this site

We believe therefore, that this is the most appropriate time to promote the potential to further extend the built environment to the south at Ardmhor. Through the appropriate use of the topography and landscape it can be ensured that development in this location will have a minimal impact on the visual amenity and character of the area and will create a quality housing location.

Existing trees, shrubs and planting on site, separate the lower level coastal land from the raised ground extending to the west. The existing planting acts as a buffer between the Scottish Water site and upper land to the west, where there is the strongest potential for future housing.

The upper level is a self-contained site, bounded to the west, south and east by identifiable tree-lined boundaries and Braehead Farm and Mentone to the south.

The location of the site is well placed to the Whiting Bay settlement, within the 30mph speed restriction zone. The site is well located for access to the local bus routes and within reasonable walking distance of local facilities. The development of the site does not impact on open space provision. There are no flood risk issues with the proposed site or any other impediments identified that would constrain this site from development.

Strategic Environmental Assessment

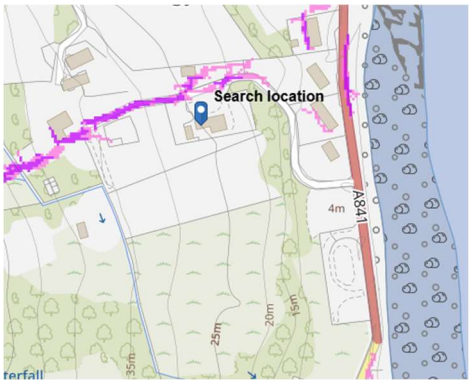
Soil

This site is not used as agricultural land; crops are not grown on the site, and it has only been used occasionally for horse grazing.

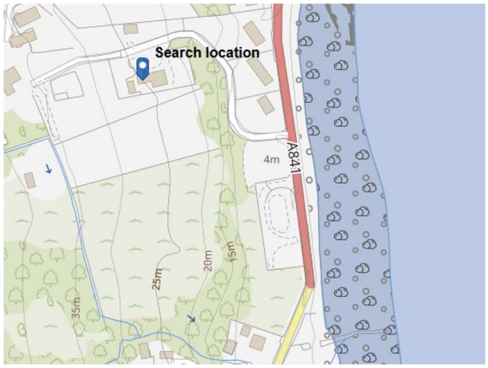
Water – Flood

The site does not flood, and we have attached the SEPA flood maps below. The site will not increase the flood risk to any other developments.

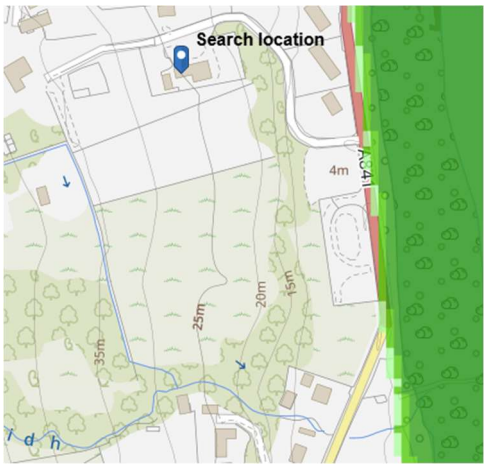
SEPA – Surface water flood map



SEPA – River flood map



SEPA – Coastal flood map



As can be seen by the above flood maps SEPA do not consider this site to be at risk from flooding. Development of this site will not increase the chance of flooding to anywhere else.

Water – Environment

There are no issues with the water environment.

Population

The location of the site is well placed to the Whiting Bay settlement. The entrance is within the 30mph speed restriction zone (now currently 20mph) The site is well located for access to the local bus routes, the bus route goes past the entrance to the site. The development is within reasonable walking distance of the local facilities. The development of this site does not impact on open space provision.

Cultural Heritage

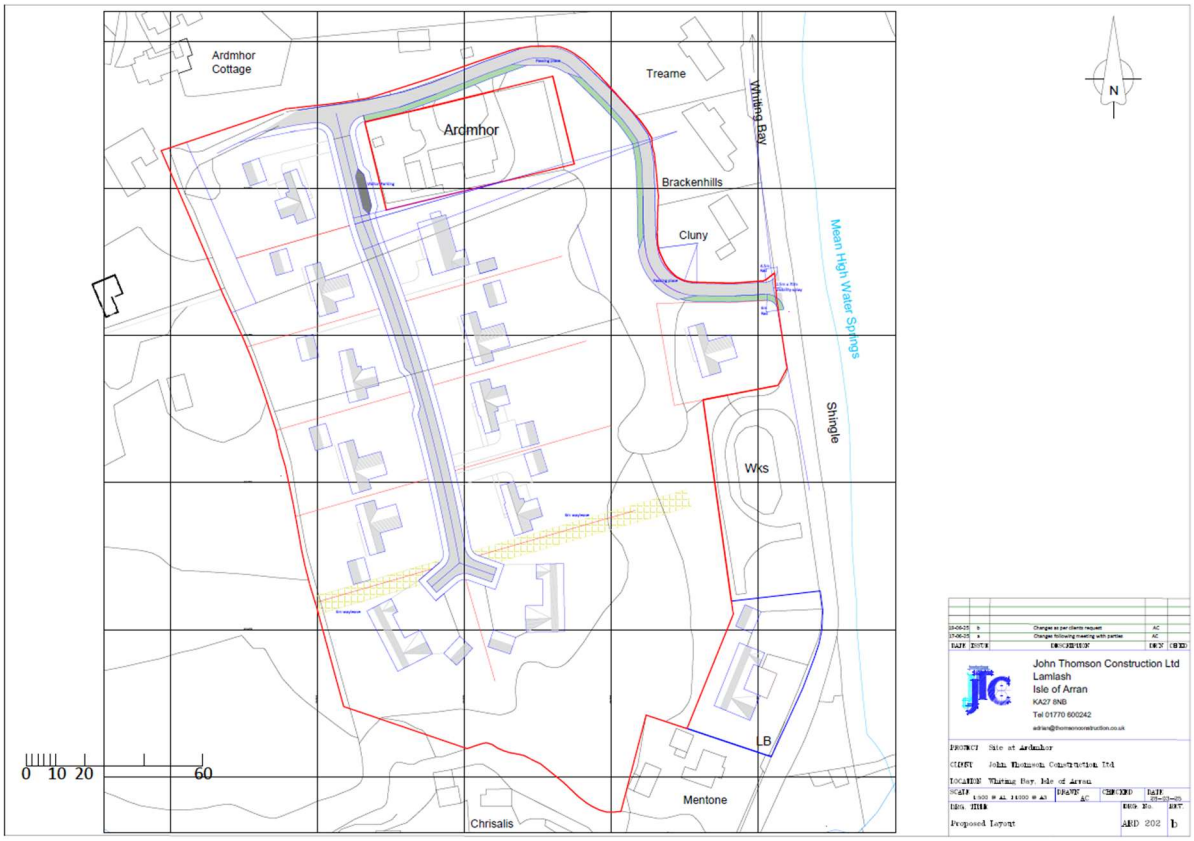
There are no monuments or listed buildings on the site.

Material Assets

The site is on the edge of the current recognised settlement of Whiting Bay. There are several clusters of houses to the south of the proposed residential development. This development will help to maintain the feel of Whiting Bay.

Landscape

Through the appropriate use of the current site topography and landscape the visual effect of amenity would be minimal, whilst creating a quality housing location.



It is proposed that the existing track will be the access the proposed housing site. The developer has the land within his control to promote access improvements in this location.

Current access to Ardmhor



CONCLUSION

In conclusion, this representation promotes the identification of land at Ardmhor as a future housing site located within the settlement boundary of Whiting Bay in the emerging North Ayrshire Local Development Plan.

We trust that the information provided in this report will be given due consideration in the progression of the North Ayrshire Council Local Development Plan and will be recognised as a viable and sensible opportunity to provide housing within the settlement of Whiting Bay.

Photos of the proposed site.

Mentone to the South of the proposed development



Showing the separation between the lower and upper site



Cluny to the North of the proposed development



Settlements to the South of the proposed development



Showing the 20 / 30 mph zone, prior to the entrance to the site.

