Land North of Skelmorlie Consultation Brochure

Site: Land North of Skelmorlie, PA17 5BU
Proposed Development: Approximately 50 Homes
Landowner: Rennick Property
Agent: Savills

About the Proposal

Rennick Property is promoting land to the north of Skelmorlie for inclusion within North Ayrshire Council's new Local Development Plan (LDP3).

The proposal seeks to deliver approximately 50 new homes on land, located north of Skelmorlie Primary School and the existing residential area. The site is available for development and could be delivered within approximately 2 to 4 years following adoption of the new Local Development Plan.

A Sustainable Location

The site forms a natural extension to the existing community and is well connected to local services and facilities. For example, Skelmorlie Primary School, community facilities, public transport and recreational opportunities are all within walking distance, allowing future residents to access many their needs locally. The site also benefits from access to rail and bus connections serving the wider area including Largs, Greenock and Glasgow.

Deliverable Development

This site represents a realistic opportunity to provide new homes and contribute to the future sustainable growth of Skelmorlie.

Community Benefits

Supporting the Local Community

New homes would help support the vitality of Skelmorlie by retaining and attracting residents, helping to sustain local services, facilities and community organisations. The proposal also offers an opportunity to support Skelmorlie Primary School, which has identified capacity to cater for new pupils.

Nature and Green Space

The development would be designed to respond positively to its surroundings, incorporating green infrastructure, open space and biodiversity enhancements. Early assessments have identified that impacts on habitats and woodland can be minimised and biodiversity enhancement achieved using land within the landowner’s ownership.

Walking, Wheeling and Cycling

The site adjoins the existing core path network, providing opportunities to improve local walking and cycling connections and strengthen access to the surrounding areas. This encourages healthy lifestyles while allowing more people to enjoy the area's natural environment.

Supporting Documents

1. Location Plan
2. Existing Site Plan
3. Constraints and Opportunities Plan
4. Baseline Conditions Plan
5. Preliminary Development Framework Zonal Plan
6. Preliminary Development Framework Plan in Context
7. Transport Planning Note
8. Biodiversity Context Plan
9. Indicative Biodiversity Baseline Plan
10. Indicative Biodiversity Post-Development Plan
11. North Ayrshire Call for Sites Form – Skelmorlie

Appendix 1: Preliminary Development Framework Plan in Context

