PEGASUS GROUP

West Kilbride Road Dalry

Our Vision

Persimmon
Together, we make your home

Prepared on behalf of
Persimmon Homes

August 2026

01
Introduction

Pegasus Group have prepared this Vision Document on behalf of Persimmon Homes ('Persimmon') to demonstrate the suitability of land at West Kilbride Road, Dalry (the Site) as a potential site for residential development and present Persimmon's vision for the Site.

The Site extends to approximately 14.6ha in size and is located at the western edge of Dalry, bound to the north by West Kilbride Road (B780), to the east by existing residential development, the south by woodland following Lugton Water and the west by existing field boundaries.

The Site presents an opportunity to deliver growth, support the 'local Town Centre' and add variety to North Ayrshire's housing stock. North Ayrshire's LDP 2019 outlines sufficient Housing Land Supply for the plan period, but acknowledges that the promotion of additional new allocations adds choice and variety to the housing stock and as such acknowledges a continued commitment to supporting innovation in the delivery of new homes. It also identifies Dalry as a 'local Town Centre' (Policy 3 'Network of Centres') and outlines opportunities for the settlement, which include 'protecting and enhancing the unique retail offer of the town'.

The delivery of a new neighbourhood located within a 20-minute walking / 10 minute cycling distance of the 'local Town Centre' will help support existing facilities and services, contribute to housing land supply in a sustainable location and represent a high-quality 20-minute neighbourhood.

The Site is not recognised as having any special landscape quality, but its sloping topography makes it visible in part from elevated surrounding routes. It is therefore important to consider its setting within its landscape context as part of any proposal.

Our Vision

Our vision for the Site is the creation of an integrated and high-quality 20 minute neighbourhood that provides excellent standards of urban design and high-quality areas of open space within a 10 minute walk of existing facilities and services.

This document provides the initial high-level design rationale for the Site and identifies a number of elements that comprise the overarching vision:

- Provide high-quality market and affordable homes, delivering much needed homes for people who want to live in this area;
- Deliver imaginatively designed new homes with gardens as part of an accessible and healthy 20 minute neighbourhood which benefits from existing connections and proximity to a range of facilities and services;
- Contribute to the development of a more sustainable settlement with the opportunity to strengthen local foot and cycle path connections and encourage active travel;
- Create an pleasant and distinctive residential neighbourhood which responds sensitively to, and integrates with, its landscape context; and
- Create a defensible and high-quality settlement edge.





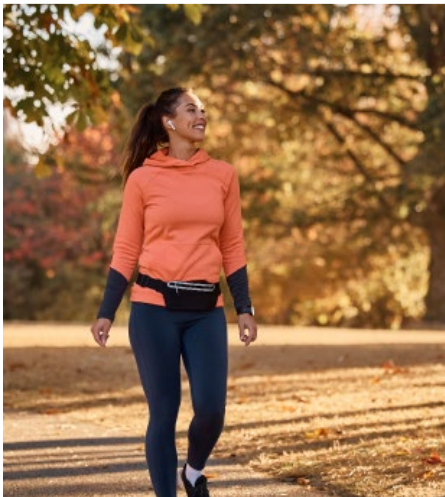
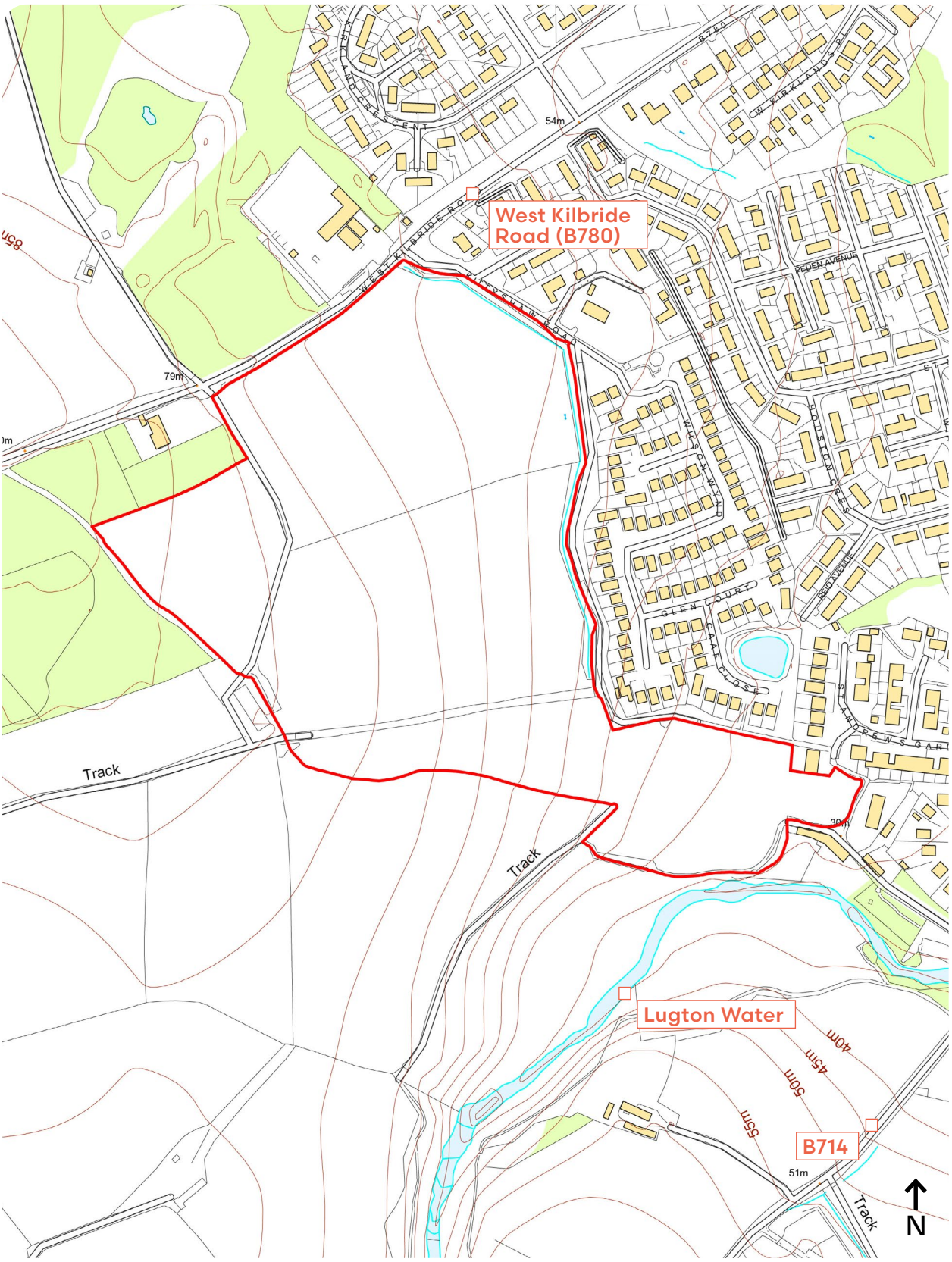


Figure 1: Site Location Plan

Site Boundary (c.14.6ha)





02
Local Living

"A key element...Is the need to plan, design and deliver places that support local living and 20 Minute neighbourhoods, where people can meet the majority of their daily needs within a reasonable distance of their home." - NPF4

Local living and the '20 Minute Neighbourhood' concept supports residents walking, wheeling or cycling to access key local infrastructure within 20 minutes. Guidance suggests the concept should be adapted to support its context and, therefore, a flexible approach is required.

The Site occupies a sustainable location with good access to 'key local infrastructure' (defined as: schools, community centres, local shops, greenspaces, health & social care and sustainable transport links), all of which are within a 10 minute walk / 10 minute cycling distance of the Site. These constitute 20 minute return journeys.

Together with existing and consented active travel and public transport facilities West Kilbride Road, Dalry presents an opportunity for provision of a sustainable 20-minute neighbourhood.

Key Local Infrastructure

A review of the proximity of these has been undertaken and is shown opposite. Key local infrastructure includes, but is not limited to:

- Schools, including Dalry Primary School and St Palladius' Primary School;
- Community centres / facilities, including Dalry Community Centre;
- Local shops including Lidl, Co-op Dalry and J & R McInnes - The Paper Shop;
- Greenspaces such as Putyan Public Park, Dalry Public Park and Lynn Falls;
- Health & social services including Davidsons Chemists Dalry and Dalry Medical Practice; and
- A variety of bars, restaurants and cafes and a number of sports & recreation facilities.

Sustainable Transport links

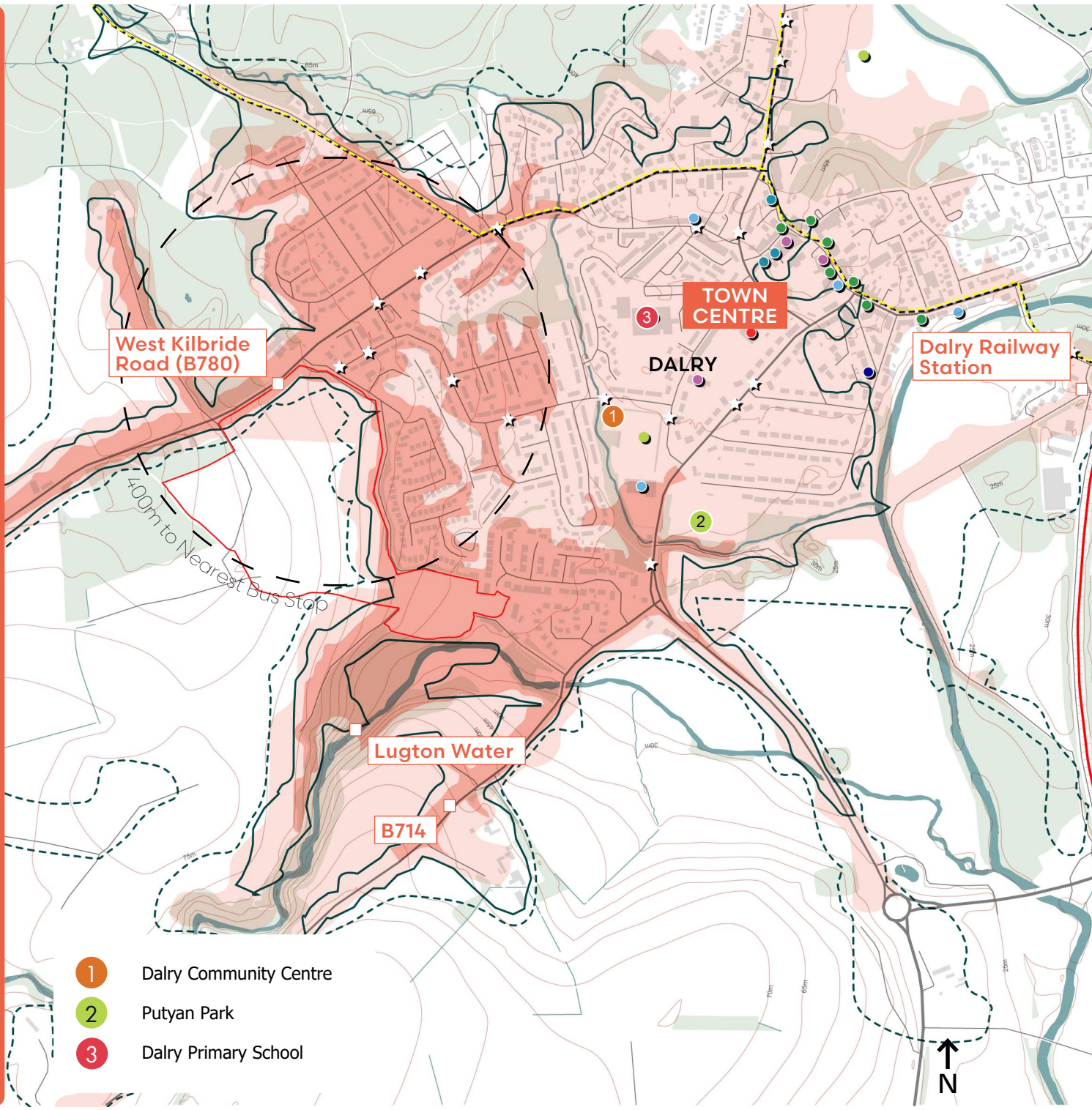
Active Travel: Informal footpaths follow the Site's eastern boundary and connect West Kilbride Road with Kilwinning Road via St Andrews Gardens. These provide footpath connections to Dalry Town Centre and Dalry Railway Station within a reasonable walking distance and connects with Core Path GV13 providing recreational routes to surrounding towns and villages including Glenharnock and Kilwinning.

Bus Services: There are two bus services (service 25 and X36), the former operating from St Margaret Avenue adjacent to the Site's north eastern boundary, and the latter from Kilwinning Road c. 250m from the Site's southern boundary. The 25 connects Kilbirnie, Kilwinning and Irvine with Dalry Town Centre and Dalry Railway Station (approximately hourly from 0700 to 2330 Monday to Saturday, and from 0800 to 2100 on Sundays). The X36 provides routes to the north east to Glasgow City Centre via Kilbirnie, Woodside and Howwood (approximately hourly from 0630 - 1530 Monday to Saturday, and two-hourly on Sundays). **The Site offers provide good bus accessibility to future residents with the whole Site being located within 400m (5-minute walking distance) of a bus stop.**

Rail Services: The closest station to the Site is Dalry Railway Station, located c.1.2km to the east of the Site. The station is on the Ayrshire Coast Line and provides services every 10 minutes (Monday to Friday) to Glasgow Central to the north east and services every 15 minutes (Monday to Friday) to Ayr to the south.

Figure 2: Site Sustainability Plan

- Site Boundary (c.14.6ha)
- Contours
- 5-Minute Cycle Distance
- 10-Minute Cycle Distance
- 10-Minute Walking Distance
- 20-Minute Walking Distance
- Green Space
- Water
- Train Line
- Train Station
- Education
- Health
- Shop
- Restaurant/Cafe
- Bar
- Leisure Facility
- Community Facility
- Bus Stop
- Core Paths



03
Site Assessment

This section provides a summary of the site-specific influences that will underpin the future development of the Site.

LANDSCAPE FEATURES

The Site is currently an active farm, comprising of four cow grazed modified grassland fields with hedgerows bounding the fields and Site boundaries. Other broadleaved woodland forms the southern Site boundary and is part of a Local Nature Conservation Site (LNCS) - Lynn Glen Local Nature Conservation Site.

It's bound by existing housing to the east, with a mix of residential roads and public footpaths adjacent to the Site. To the north, the B780 West Kilbride Road bounds the Site, with two residential properties to the northwest of the Site at Mount Pleasant. To the south, the Site is adjacent to Lynn Glen and the Caal Water.

TOPOGRAPHY

The landform falls from a high point of approximately 87.5m AOD to the west and dropping down to as low as 26.5m AOD to the south-east. There is the opportunity for a Sustainable Urban Drainage System (SuDS) at the Site's low point, at its southern boundary.

FLOOD RISK

According to SEPA flood maps, the Site is free from risk of river flooding, and is therefore suitable for residential development.

ACCESS

A primary vehicle access point has been identified from West Kilbride Road (B780) at the northern boundary of the Site.

Pedestrian / cycle access points will be provided alongside the vehicle access point and the Site's foot / cycle path network will connect with the adjacent network of informal footpaths around the west of Dalry, one of which follows the Site's eastern boundary. There are no Core Paths within or adjacent to the Site.

ECOLOGY

A Preliminary Ecological Appraisal has been undertaken which found no statutory designated sites are present within the Site, but identified the Auldmuir Burn and Caaf Water Local Nature Conservation Site is connected to the Site as it forms the southern Site boundary. It found there are no ancient woodland habitats on Site.

No evidence of protected species were identified on Site, however the identification of suitable habitats would merit precautionary surveys for bats. No further surveys for protected species were recommended.

It is not anticipated this will impact the potential for development and presents the opportunity for biodiversity enhancements for existing landscape features within the Site, and throughout any new open spaces.

BUILT HERITAGE

There are no Scheduled Monuments or built heritage constraints within the Site. Dalry Conservation Area is located c.820m from the Site's eastern boundary. It is not anticipated this will impact the potential for development.

MINING

There is a mine entry towards the north of the Site, as denoted on the Coal Authority interactive map. Further investigation will be undertaken at a more detailed design stage, however it is expected that this will not impact on the potential for development.

UTILITIES

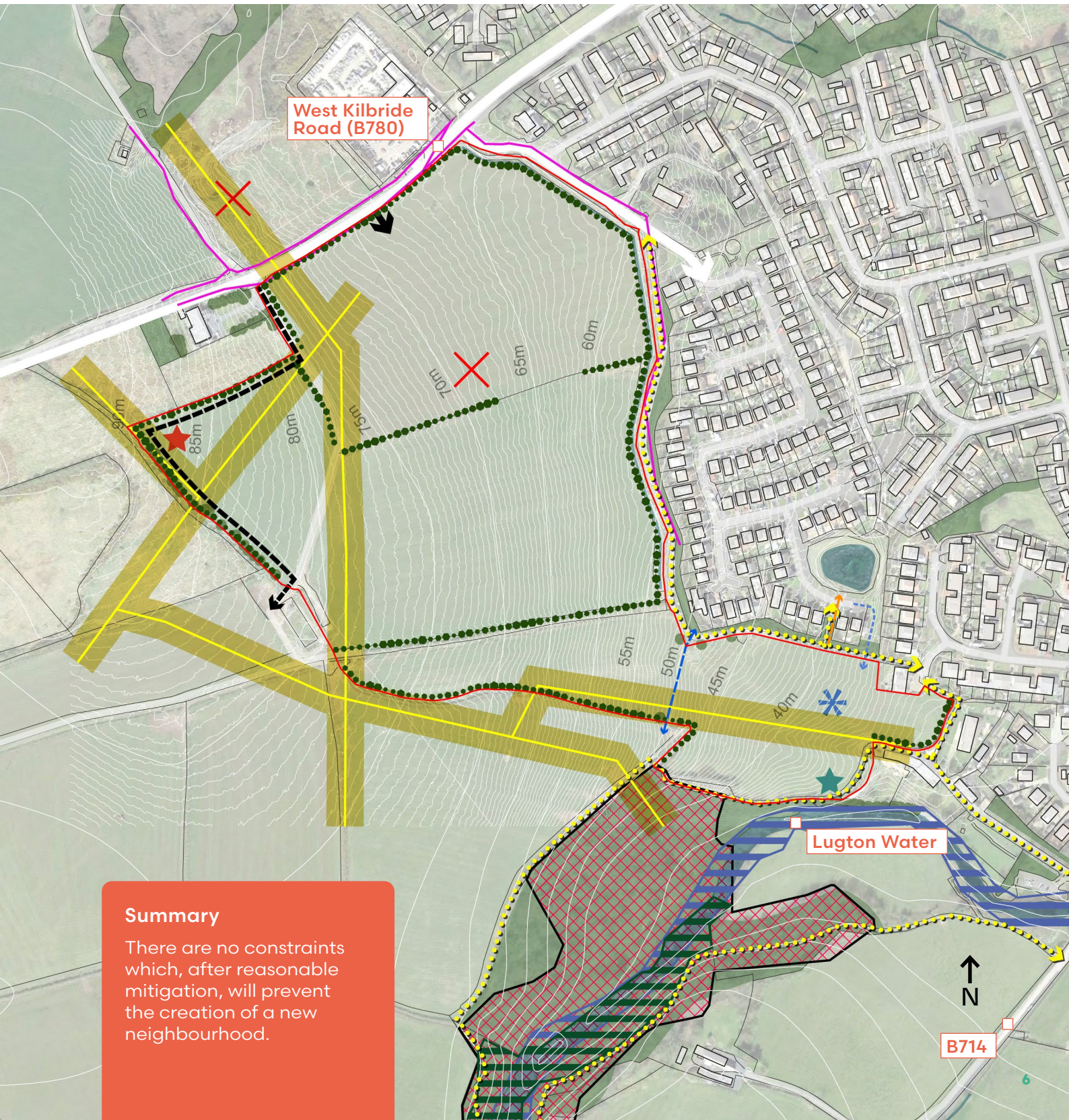
There are a number of SPEN EHV / HV overhead lines which cross the Site, predominantly to the west. There is the opportunity to underground these. An underground drainage pipe and a foul sewer are also located in the southern portion of the Site. It is not anticipated these will impact on the potential for development.

LAND CLASSIFICATION

The Site has a Land Capability For Agriculture Class of 4.2 and is therefore not classified as prime agricultural land.

Figure 3: Site Assessment

- Site Boundary (c.14.6ha)
- Surrounding Streets
- Retained Farm Access
- Contour Lines
- Woodland
- Hedgerow
- Watercourse
- High / Low Point
- SSSI
- Wildlife Conservation Area
- Zone 3 Flooding
- Zone 2 Flooding
- Drainage Pipe
- Potential SuDS Access Route
- Potential SuDS
- Local Paths
- Potential Vehicle Access Point
- BT Infrastructure
- Foul Sewer
- Electrical Infrastructure and Wayleave
- Mine Opening



Summary

There are no constraints which, after reasonable mitigation, will prevent the creation of a new neighbourhood.

04
Masterplan Framework

The Masterplan Framework outlines overarching development principles and components such as access arrangements, developable areas and general landscaping, including the delivery of public open spaces and active travel routes.

The masterplan framework demonstrates the viability of the Site for residential development.

The Site is contained by a robust landscape defensible edge and open space to the west which provides ecological enhancement and accessible open space for existing and proposed communities which surround the Site.

The framework integrates existing and enhanced landscape features where possible and provides additional features to reinstate any lost. Homes are set within generous areas of open space with a comprehensive foot / cycle path network which connect all areas of the Site and integrates with existing path networks.

The Site provides an opportunity to deliver approximately 175 homes through mix of type and tenure, forming a sustainable and well-balanced 20 minute neighbourhood.

Gateways: Gateways to the Site provide an opportunity to add definition to the street hierarchy, aid legibility and provide a distinct and high-quality character at these transitional spaces. Gateways will activated with feature buildings, variation in elevation treatment, urban form, boundaries and landscape features.

Key Spaces: A sequence of hard and soft landscaped spaces alongside planting, open spaces and nodal points create variation in character, aid traffic calming, and assist with legible movement.

Feature Buildings: Feature buildings will emphasise important views and spaces. These buildings are likely to include subtle changes in materiality and / or scale and massing, supporting the legibility of the Site.

Block Structure: Perimeter residential blocks provide clear distinction between public and private space, fronts and backs and define a legible and permeable network of streets and spaces which will be overlooked and activated.

The outer development edge will activate the network of green spaces and paths.

1. Development area set back from higher ground to maintain legibility of Mount Pleasant cottages on ridgeline with treed setting and to reduce impact on local landscape setting.
2. A primary street forms a loop around the development area and provide access from the primary vehicle access point at West Kilbride Road (B780).
3. Permeable network of streets and spaces which are activated and overlooked.
4. Changes in material create variation in character and support placemaking.
5. A central open space forms a central feature to aid definition, create a distinct sense of arrival.
6. A proposed network of paths are set within areas of open space and connect all corners of the Site with the adjacent informal paths.
7. Streets terminate with views of trees and planting to draw the landscape into the proposal.
8. Green and blue infrastructure and planting lines the primary street to aid legibility.
9. A central open space enhances identity, placemaking and orientation.
10. Attractive and accessible bio-rich wetland habitat and SuDS feature.
11. New woodland planting including extension of Lynn Glen woodland and linear belts of broadleaf woodland reinforce historic field boundary patterns to enhance biodiversity and strengthen visual containment.
12. New woodland planting set back to retain views of Mount Pleasant cottages on ridgeline with treed setting.
13. Hedgerow and green boundary treatments define development edge.
14. Woodland along ditch and former farm access track / footpath to soften views from east.

Figure 4: Masterplan Framework

- Site Boundary (c.10.80ha)
- Development Blocks
- Existing Street
- Existing Paths
- Proposed Vehicle Access Point
- Proposed Path Connection
- Proposed Primary Street
- Secondary / Tertiary Streets
- Feature Spaces
- Central Green Space
- Primary Open Space
- Existing Woodland
- Proposed Woodland
- Proposed Planting
- Street Trees
- Proposed SuDS
- Proposed Footpath Network
- Play Facilities



05
Benefits & Conclusion

- Approximately 175 new homes of a mix of type and tenure set within a permeable and legible structure providing a distinctive and pleasant environment;
- An opportunity to deliver growth, add variety to North Ayrshire's housing stock and help support existing facilities and services in Dalry Village Centre;
- Creation of a distinctive place that is sensitive to its landscape setting and retaining views of Mount Pleasant cottages on ridgeline with its treed setting.
- Located within a 20-minute walking / 10 minute cycling distance of Dalry town centre, representing a sustainable 20 minute neighbourhood;
- Convenient connections to local and regional public transport;
- Improved connectivity in the immediate context with the proposed foot / cycle network integrated with local routes to encourage active travel and healthy and active lifestyles;
- Integration of existing and proposed landscape features within a comprehensive green and blue infrastructure network to significantly improve local biodiversity; and,
- Strengthened visual containment of the settlement through provision of new woodland planting adjacent to form a defensible western edge for Dalry.

About Persimmon

Founded in 1972 by Life President Duncan Davidson, and with our headquarters in historic York, the Group is made up of a network of 30 regional operating businesses, giving us nationwide coverage. We're building places to call home from North Scotland through to the South West of England.

Building over 13,500 beautifully-designed new homes a year in more than 350 prime locations nationwide, Persimmon is proud to be one of the UK's most successful housebuilders, committed to the highest standards of design, construction and service.

We're a 5 star builder, awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do. We're proud to be building good quality homes for customers, providing career opportunities for employees, supporting jobs in the supply chain, and contributing towards the sustainable development of local communities.



A RANGE OF SUSTAINABLE URBAN DRAINAGE FEATURES TO REDUCE THE RISK OF FUTURE FLOODING



A NETWORK OF NEW FOOTPATH AND CYCLE ROUTES LOCATED AWAY FROM MAIN ROADS WITH CONNECTIVITY TO EXISTING PATHWAYS



PEDESTRIANS AND CYCLISTS PRIORITISED OVER VEHICLES



DELIVERY OF A HIERARCHY OF GREEN SPACES INCLUDING PARKS OF VARYING SIZE AND FUNCTION



AN IMPROVEMENT IN BIODIVERSITY, TO SUPPORT SCOTLAND'S GOAL TO BECOME NATURE POSITIVE BY 2030



HIGH-QUALITY HOMES DELIVERED TO NATIONALLY DEFINED SPACE STANDARDS



STREET TREES PROVIDE GREEN AND BLUE INFRASTRUCTURE, RAIN GARDENS AND URBAN COOLING BENEFITS



NET ZERO CARBON TECHNOLOGY WILL BE USED TO BENEFIT FROM FUTURE GRID DECARBONISATION



INTEGRATION OF CLIMATE ADAPTABILITY AND RESILIENCE MEASURES



THE DELIVERY OF A 20 MINUTE NEIGHBOURHOOD



BIODIVERSITY ENHANCEMENTS PROVIDE OPPORTUNITY FOR SIGNIFICANT ECOLOGICAL ENHANCEMENT



A RESIDENTIAL DEVELOPMENT WHERE FUTURE RESIDENTS ARE WITHIN A FIVE MINUTE WALKING DISTANCE (400M) OF LOCAL / REGIONAL BUS SERVICES

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