PERCETON, NORTH AYRSHIRE

Vision Document

August 2026

Bellway

PEGASUS GROUP

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INTRODUCTION & VISION

Pegasus Group is instructed by Bellway Homes Ltd. (Bellway) to prepare this vision document for submission to the North Ayrshire Council Local Development Plan review process. This document sets out a summary of how land at Perceton, North Ayrshire (the Site) can be brought forward to create a high quality residential development, whilst also assisting North Ayrshire Council in providing for it's Local Housing Land Requirement over the life of the forth coming Local Development Plan.

Introduction

Perceton is a settlement which has developed within the constraints of existing woodland, typically along its northern and eastern edges. The settlement is located to the north east urban edge of Irvine and benefits from established bus connections going to Stewarton (including Stewarton Railway Station), Cunninghamhead and Irvine Town Centre (including Irvine Railway Station).

The development of the Site at Perceton represents the potential to logically extend the current pattern of residential development to the north east and following the B769. The land directly adjacent to the Site was allocated in the most recent Local Development Plan, and has recently been completed on Site.

The Site provides an excellent opportunity to deliver new family and affordable homes contributing to the future housing requirements of North Ayrshire Council, as well as the opportunity for local facilities to support local living and contributing to the creation of a 20-minute neighbourhood.

The purpose of this document is to provide an initial assessment of the Site, its constraints and context and relationship to it's surroundings. The assessment is based on Site visits and a detailed desktop review, and includes a supporting indicative masterplan, setting out how the Site could be developed to provide approximately 360 new homes alongside, a shop(s) improved pedestrian cycle links, extensive areas of open space and significant biodiversity enhancement.

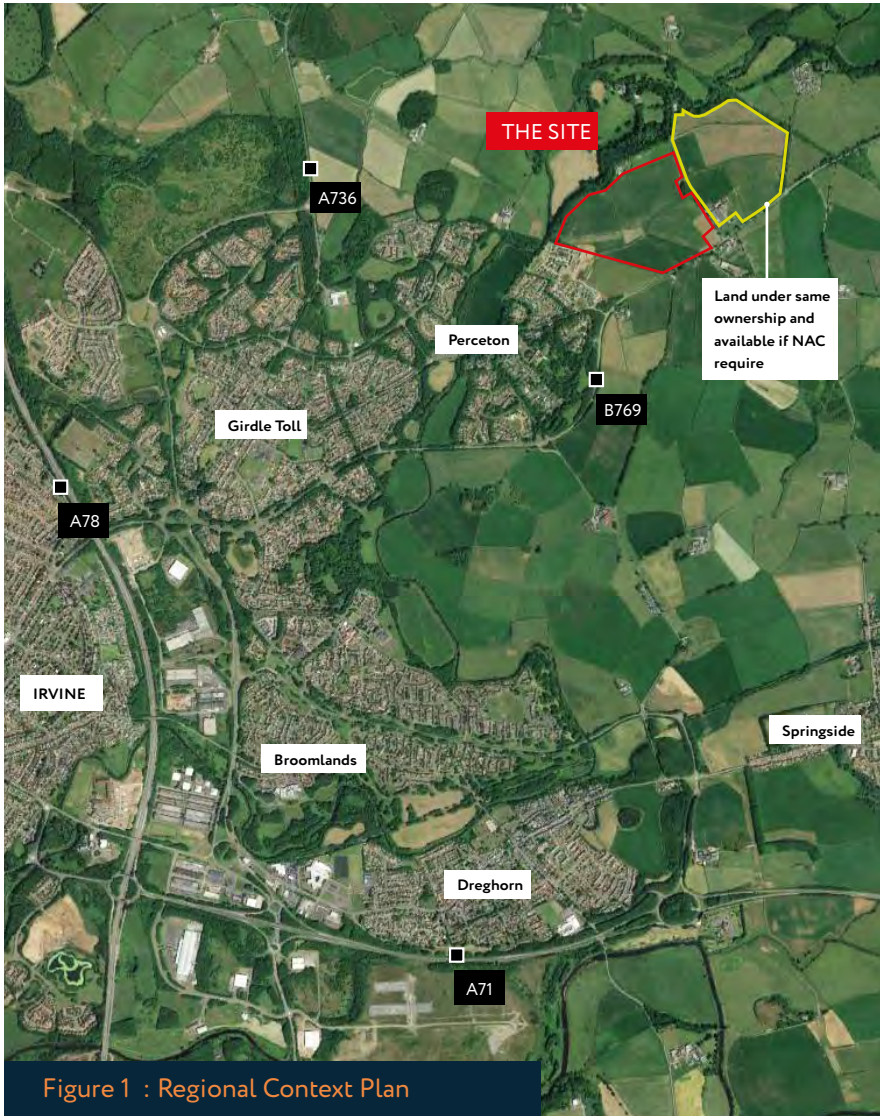


Figure 1 : Regional Context Plan

Bellway's vision for the Site is the creation of an integrated and high quality residential development that provides excellent standards of urban design and links new homes with extensive areas of open space and with connections to the existing and proposed communities that surround the Site.

Vision

This document provides the design rationale for the Site and identifies a number of elements that comprise the overarching vision which is as follows:

- Provide high quality market and affordable homes, contributing to the local housing land requirement and delivering much needed homes for local people;
- Effectively integrate blue and green infrastructure to provide significant biodiversity enhancement and to create a distinct and high-quality place;
- Create a positive and high-quality settlement edge;
- Deliver imaginatively designed new homes with gardens, with access to a range of facilities including schools, open spaces, play spaces and community facilities; and,
- Contribute to the development of a more sustainable settlement and creation of a 20-Minute Neighbourhood with the opportunity to deliver a local shop / community facility and strengthen local active travel connections.









LOCATION & DESCRIPTION

Site Location

The Site lies on the urban edge of Perceton and is located approximately 3.7km to the north east of Irvine and approximately 18.5 km north of Ayr.

The Site is located west of an access lane running in a broadly north / south direction and north west of the B769.

Site Description

The Site extends to approximately 26.7 ha / 66 acres in size. It comprises five large agricultural fields defined by hedgerows. The Site is bounded by a mature tree belt to the north, existing residential development to the south west, an existing access lane to the east and hedgerow / planting following the B769 to the south east. A drainage ditch runs broadly east to west down through the Site alongside a mature hedgerow. Annick Water lies adjacent to the Site's western corner.

There is some modest existing development east of the Site, consisting of agricultural buildings, steading style development and farmhouses.

Two new steading style dwellings have recently been built adjacent to the Site's eastern corner at the junction of the access lane and the B796. Land directly adjacent to the Site's southern boundary is currently being delivered by Dawn Homes / Springfield.

Bus links from here provide routes to Stewarton (and Stewarton Railway Station), Cunninghamhead and Irvine.

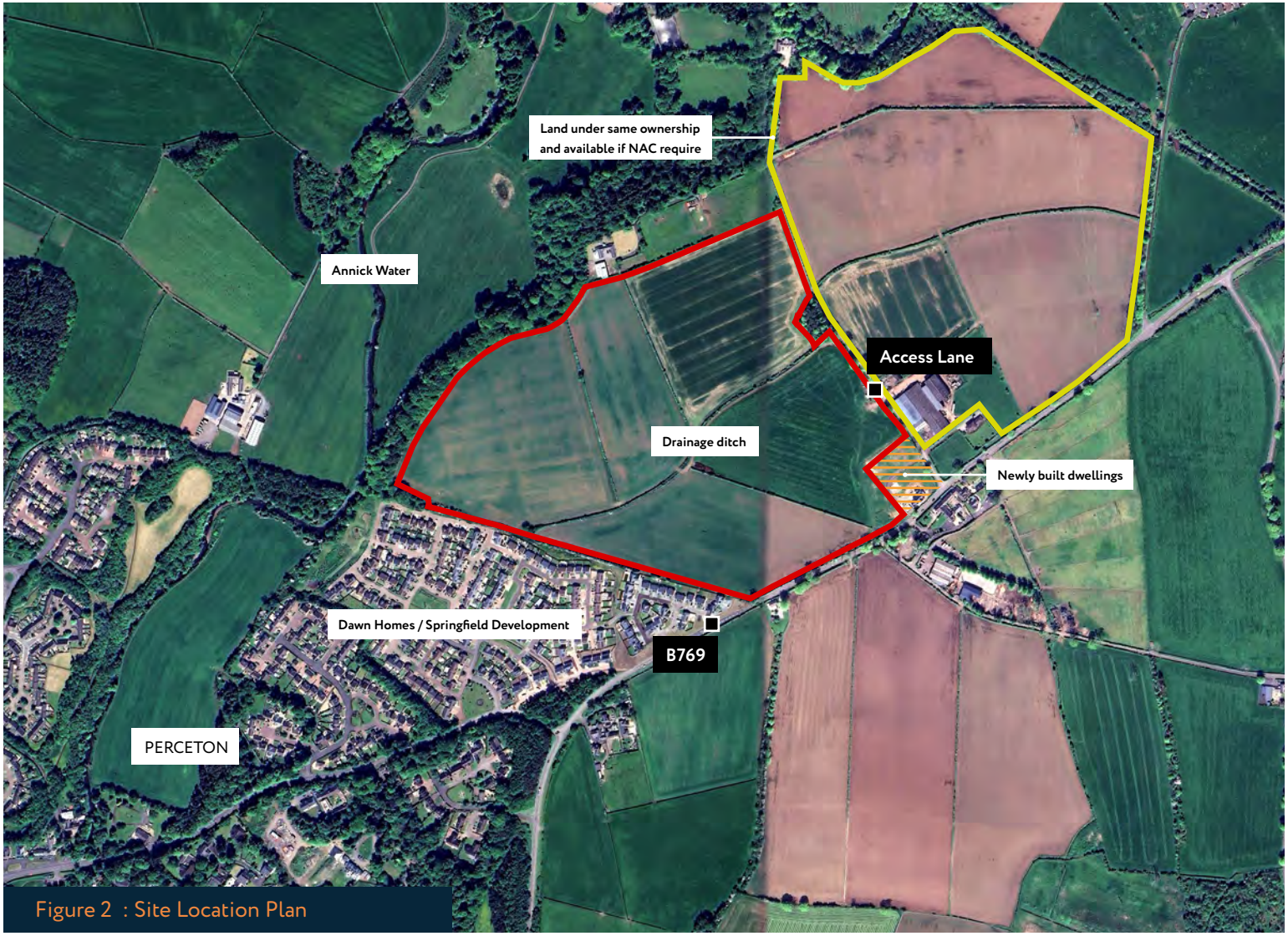


Figure 2 : Site Location Plan

Site Boundary (c.26.7 ha)

Land under same ownership and available if NAC require

PLANNING CONTEXT

Development Plan

The Development Plan for the Site comprises the North Ayrshire Local Development Plan ('LDP2'), which was adopted in November 2019, and the National Planning Framework 4, (NPF4) which was adopted in February 2023.

NPF4

NPF4 sets out national priorities and strategic planning policies to guide local development plans and applications. It replaces both Strategic Development Plans and Scottish Planning Policy (SPP).

NPF4 comprises 33 policies, with each policy being presented with it's own policy intent and policy outcomes, alongside what Local Development Plans should be considering and finally the policy that needs to be taken into account for the determination of applications.

There are several policies within NPF4 that are of relevance to the future development of the Site. Policies 1-13 relate to 'Sustainable Places', with 14-24 relating to 'Liveable Places'. Finally Policies 25-33 relates to 'Productive Places'.

Policies 1 and 2 expect all developments to take the **climate and nature crises** into consideration as well as considering **mitigation and adaptation** opportunities with regards climate.

Policy 3 relates to **biodiversity** and expects all developments to seek to 'enhance' biodiversity, and **Policy 5** seeks for developments to avoid carbon rich **soils** and prime agricultural land. **Policy 8** relates to **Green belts** and highlights that Green belts will not be necessary for most settlements and should be identified or reviewed as part of the preparation of LDPs. **Policy 19** seeks for developments to ensure that **blue green infrastructure** is integral to development proposals.

Policy 14 relates to **design, quality and place**, and **Policy 15** relates to **Local Living and 20 minute neighbourhoods**, with a desire that all homes are within a 20 minute round trip of most of their daily needs.

Policy 16 seeks to encourage the delivery of **Quality Homes** and requires Local Development Plans to identify a Local Housing Land Requirement (LHLR) and deliverable land should be allocated to meet the 10 year LHLR. It goes on to state that applications for development outwith allocated land will only be supported in limited circumstances.

Policy 18 seeks an **infrastructure first** approach to development and expects LDPs to set out key infrastructure projects and programmes.

LDP2

Within the LDP2 Proposals Map, the site is currently allocated as 'Countryside', and lies to the north east of the existing Urban Area of Irvine, Dreghorn and Springside. The edge of that settlement, which this site abuts, comprises a new build development which is covered by an allocation for housing (LDP ref: NA1120).

Directly adjacent to the north, the site is bounded by Annick Lodge Garden & Designed Landscape. A mature belt of woodland provides the boundary of this designated site however and there are no views out from it towards the site.

Although the LDP2 Proposals Map identifies the site as falling within a 'Potentially Vulnerable Area', SEPA's Online Indicative Flood Maps indicate the site itself is not at any risk of flooding from coastal or river sources. A strip of land running through the central portion of the site, understood to be a field drain, is shown as being at medium to high risk of surface water flooding. It is noted that the area of land to the north of the site is indicated as being at high risk of river flooding (part of the site nearest the Annick Water river).

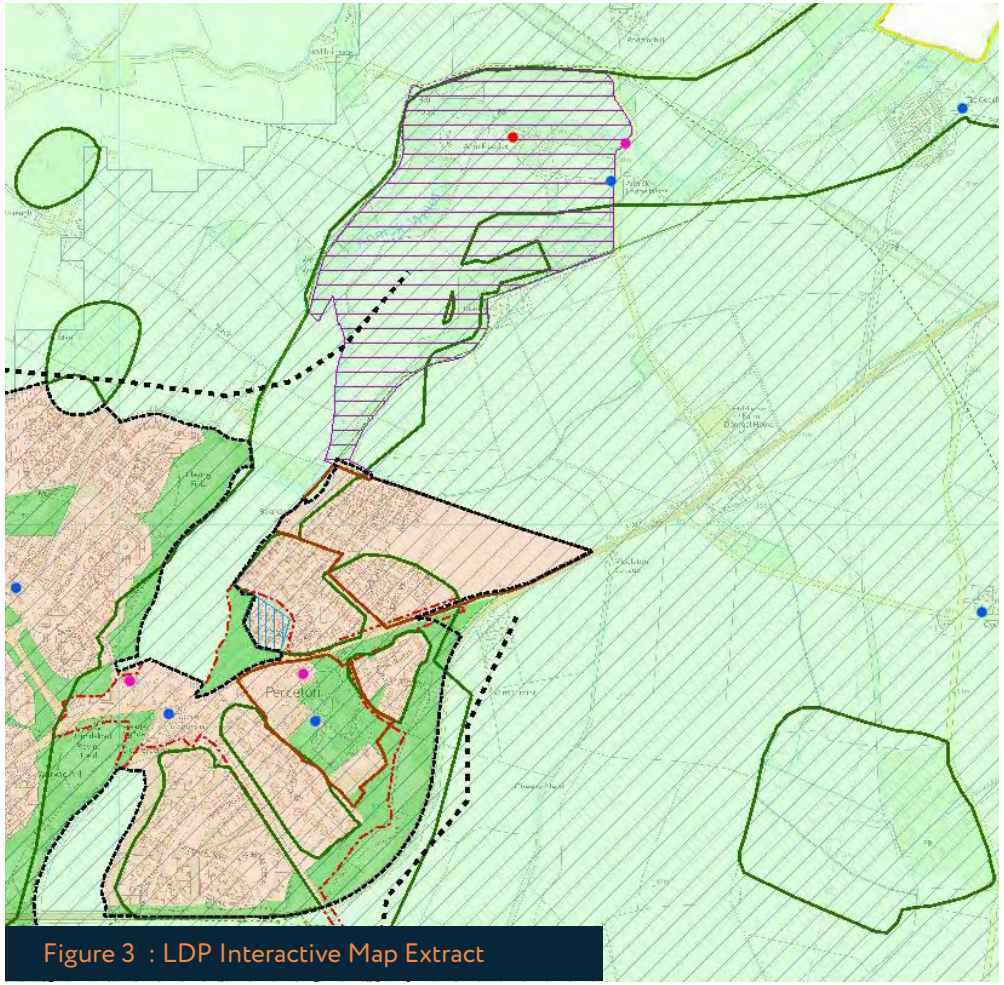


Figure 3 : LDP Interactive Map Extract

Planning History

The site itself has no history of planning applications, and does not appear to have ever been promoted through the development plan process.

In terms of the surrounding area, there are a number of sites identified for housing within the LDP. The closest of these sites is located directly adjacent to the south western boundary of the site (LDP ref: NA1120).

This site was granted planning permission for residential development in June 2014 (Portal ref: 13/00667/PPM – as amended by applications 14/00570/PP, 16/00435/PP, 18/00664/PP and 19/00265/PP). This planning permission appears to have been completed, or is nearing completion.

Furthermore, directly adjacent to the east corner of the site, an application was made in June 2020 for the 'Erection of 2 no detached dwelling houses with associated garden ground and the erection of a detached garage, to include the formation of access road and associated infrastructure'. This application was granted planning permission in August 2020. Works have taken place on this site, and it is either completed or nearing completion.

Strategic Attributes

The site is well connected, and is bound by existing residential development / land allocated for residential development to the west, south west and south eastern corner. It would offer the opportunity to connect into the existing path network to the south west of the site as well as being within 400m of existing bus stops located to the south west along the B769. There would also be the opportunity to further extend and improve the bus service to this part of the settlement.

As evidenced through the Landscape Assessment of Potential Development Areas carried out in 2008 (which has informed the preparation of the current LDP2), the site is identified as being in a good location for the future expansion of the Irvine conurbation. This Landscape Capacity Assessment details that 'Capacity generally in relation to Irvine is limited to areas on its eastern edge around Perceton'.

The site is located on the north eastern edge of Perceton and presents an appropriate opportunity to create a suitable new defensible boundary without threatening urban sprawl or coalescence.

There is an opportunity to provide a sustainable, and well-designed development which links in with the green network, wider path networks and introduces a comprehensive landscape framework to the Site creating an opportunity for biodiversity enhancement. The proposed development would also improve the provision of accessible open space for both existing and new residents, as the current agricultural land would be replaced with a variety of usable green spaces, including a central linear park and smaller linear areas of green space retaining existing trees and hedgerows.

It is considered that the allocation of the site for residential development would not compromise the purpose of the Countryside policy, and in fact could represent a logical extension to the north east of Perceton, further strengthening the settlement edge.

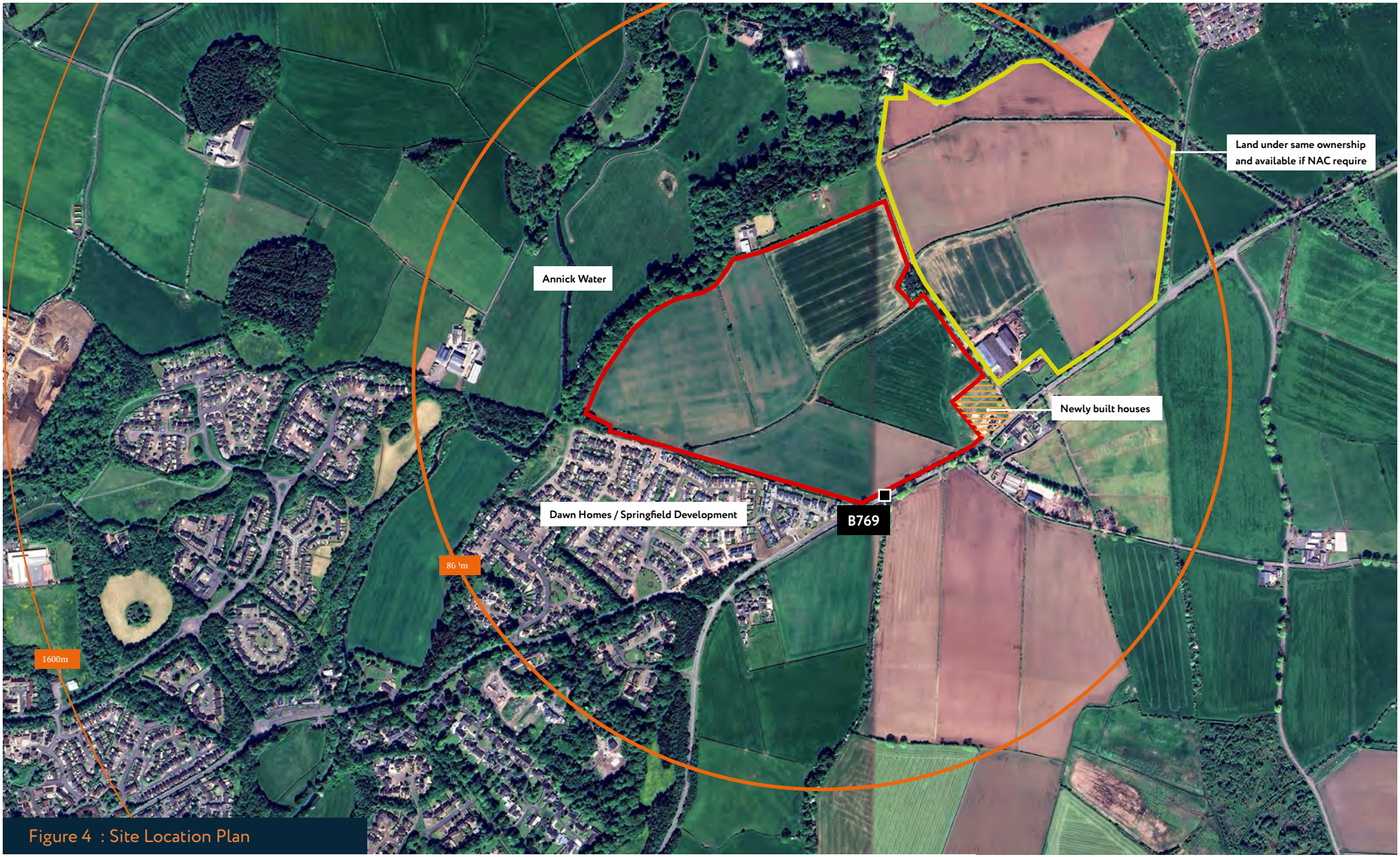


Figure 4 : Site Location Plan

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 20 minute walk / 20 minute cycling distance of the Site.

The Site offers an opportunity to enhance the local facilities through the accommodation of a small facility that can accommodate local retail (or similar) services. Delivery of this would be subject to demand, but Bellway recognise the merit in offering the opportunity, to enhance the local neighbourhood provision.

Together with existing public transport facilities the Site presents an opportunity for provision of a sustainable 20-minute neighbourhood.

Key Local Infrastructure

Local services include health services such as Lanfine Way Surgery and Lawthorn Pharmacy. There are a number of grocery stores such as Costcutter and SPAR, and an offering of restaurants and bars including Lawthorn Farm Pub & Indian Restaurant and a number of takeaways. There are also a number of businesses located further south in Perceton including a hairdresser, a beauty salon, driving schools and local businesses.

Public Transport

The nearest bus stop is c.250m south west of the Site boundary, and the opportunity exists to provide a bus stop adjacent to the Site in future. The service 13/113 provides a broadly hourly service between 7.30am and 5.30pm, directly linking the site to Stewarton (including Stewarton Railway Station), Cunninghamhead and Irvine (including Irvine Railway Station).

Walking & Cycling

There are no Public Rights of Way immediately surrounding or crossing the Site, however a good network of local footpaths ensure Perceton is well connected. The Site provides the opportunity to provide a footpath adjacent to the B769 which can connect with adjacent footpaths and provide routes into the centre of Perceton, and to Lawthorn Primary School.

Perceton's selection of services and facilities are mainly located between Littlestane Roundabout and Stanecastle Roundabout, which is accessible in under 25 minutes by foot or approximately 8 minutes by cycle.

Education

Lawthorn Primary School is located 1.5 km away from the centre of the Site, on the northern edge of Perceton and is the closest primary school, accessible on foot in approximately 20 minutes or 5 minutes by cycle.

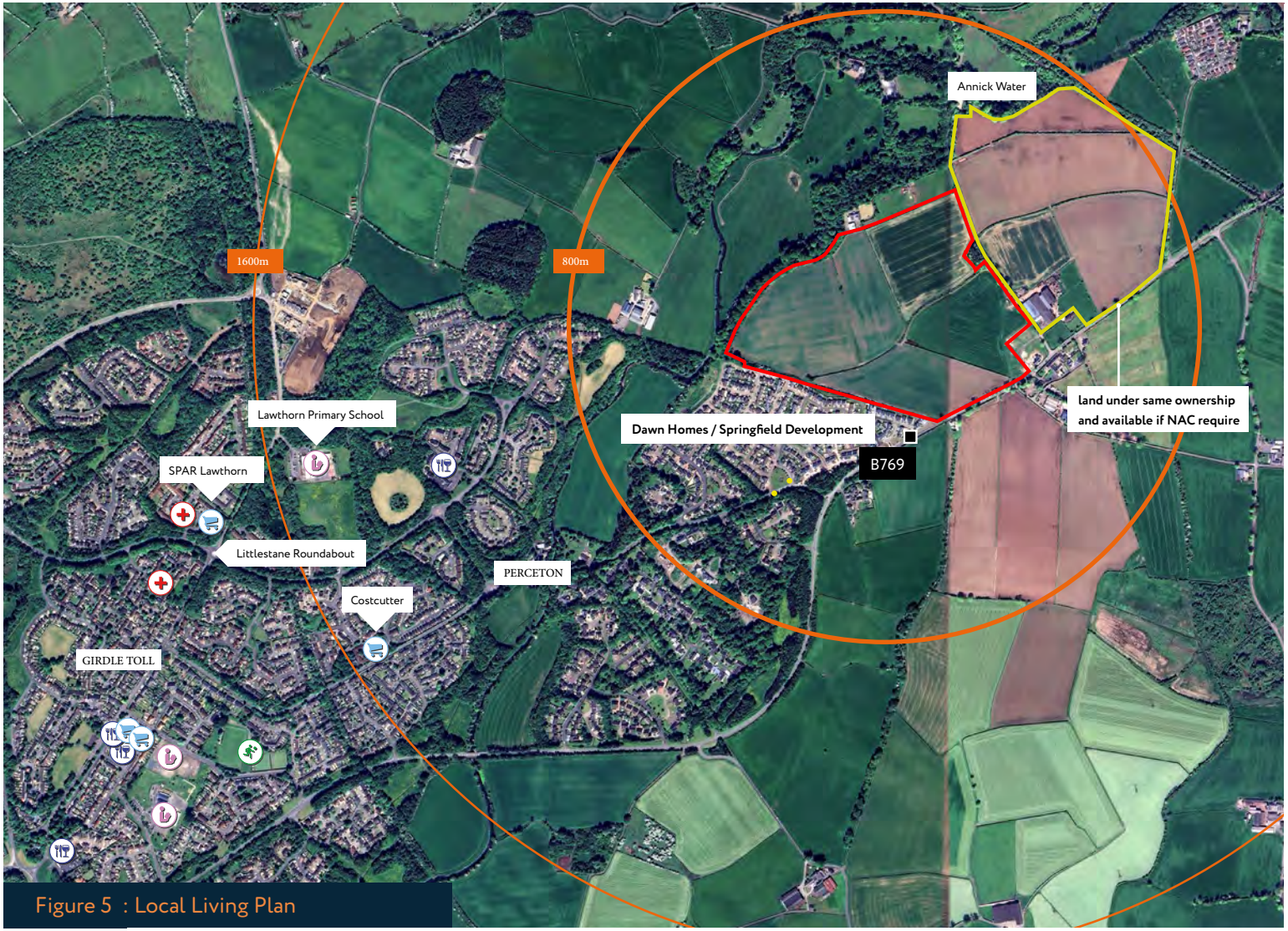


Figure 5 : Local Living Plan

VISUAL APPRAISAL & LANDSCAPE

Due to the topography of the Site and the surrounding area, and the landscape features within its immediate context, the Site does not feature prominently in long distance views. This is demonstrated by View A which offers the most direct long distance view, but still the Site is well screened.

View A shows the Site from an existing farm at Overtoun Road, to the south east of the Site, which sits directly behind the tree belt and so is obscured within the view. These existing landscape features, in combination with the topography and the low lying nature of the site, screens the Site in its entirety.

View B shows the approach to Perceton from the east, along the B769. Mature tree planting following the southern edge of the Site (the northern edge of the B769) provides partial screening and existing agricultural built form provides screening of the northern part of the Site. An application for the erection of 2 no. detached dwelling houses has been approved and their outline has been indicated on the view, filled with red. These built form elements, in combination, provide an existing built edge condition in front of the Site, obscuring the majority of the Site from view.

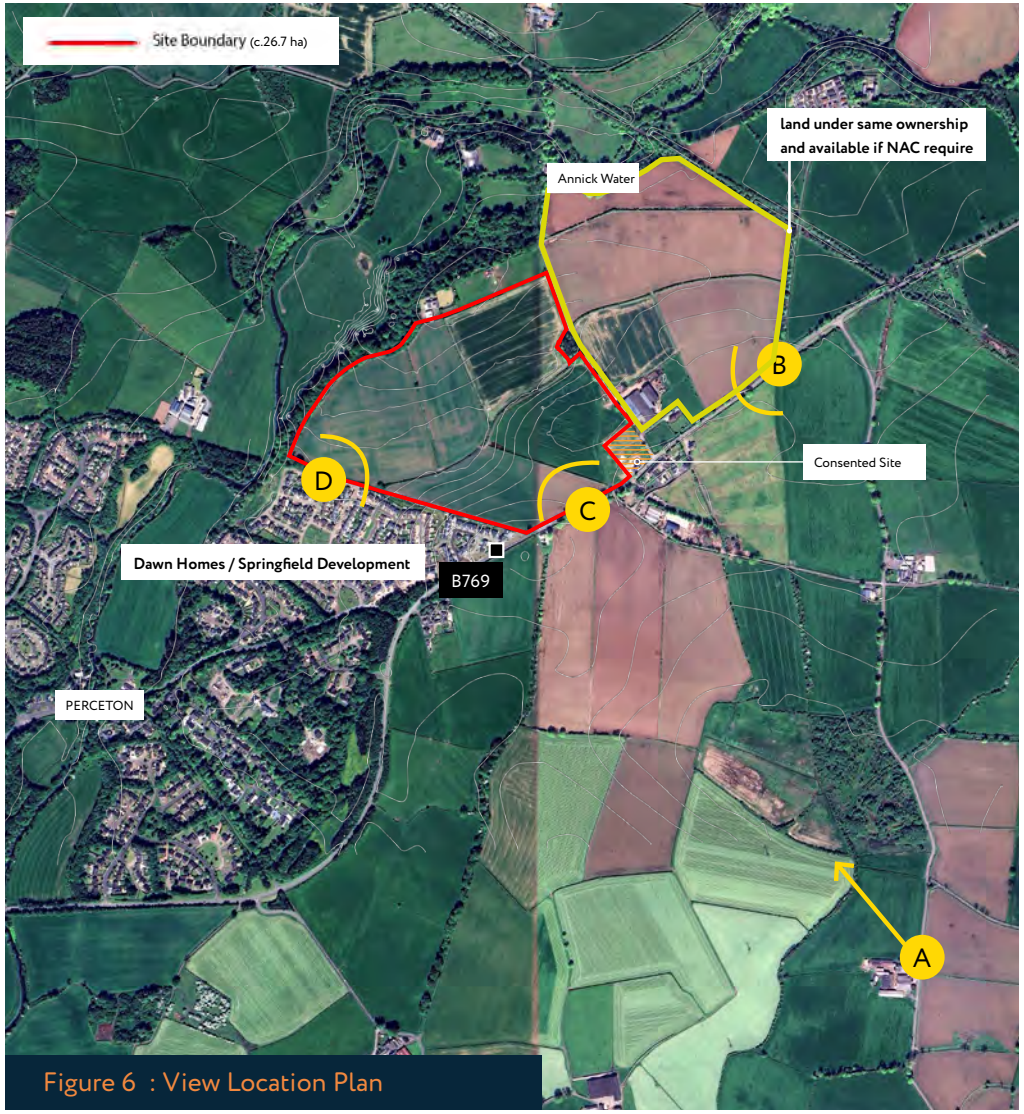


Figure 6 : View Location Plan



Figure 8 : View B - From Overtoun Road Looking North West



Figure 7 : View A - From B769 Looking West

View C shows a view of the Site from the B769. When traveling west, a glimpsed view of the southern potion of the Site is visible. Due to established hedgerow and the southern Site boundary sitting on higher land than the rest of the Site, most of its northern portion is screened. When traveling east, views are more open of the Site's southern corner. Adjacent built form, consisting of agricultural buildings and the 2 no detached dwelling houses (outline indicated on the view, filled with red) provide an existing built character to this view.



Figure 9 : View C - From B769 Looking North



Figure 10 : View D - From Western Site Corner

View D shows a view from the western corner of the Site, in the context of the adjacent development to the Site's southern boundary. The rolling topography is evident which mostly screens the northern part of the Site from the B769.





Landscape Opportunities and Constraints

The Site is generally well contained due to the undulating landform and wooded areas of the surrounding landscape, the emergence of housing to the south-west and south-east will further screen the Site, particularly in views along the B769.

Perceton is characterised by housing set within tree belts and woodland. The Site is slightly more open, but contained by rising ground to the south and dense woodland to the north. Existing trees on the Site boundaries would benefit from enhanced maintenance and additional planting to reinforce gaps and provide successional trees.

There is potential for Green Infrastructure enhancements of the existing watercourse through the Site and to improve biodiversity through hedgerow corridors and woodland buffers linked by a green-blue corridor through the Site.

Built development should avoid the elevated south-western corner of the Site, although the proposed housing will partially intrude on this elevated ground.

Development along the eastern boundary should be lower in density and height and a woodland / tree belt would help to soften views from Cunninghamhead Estate / wider countryside and the road to and from Annick GDL.

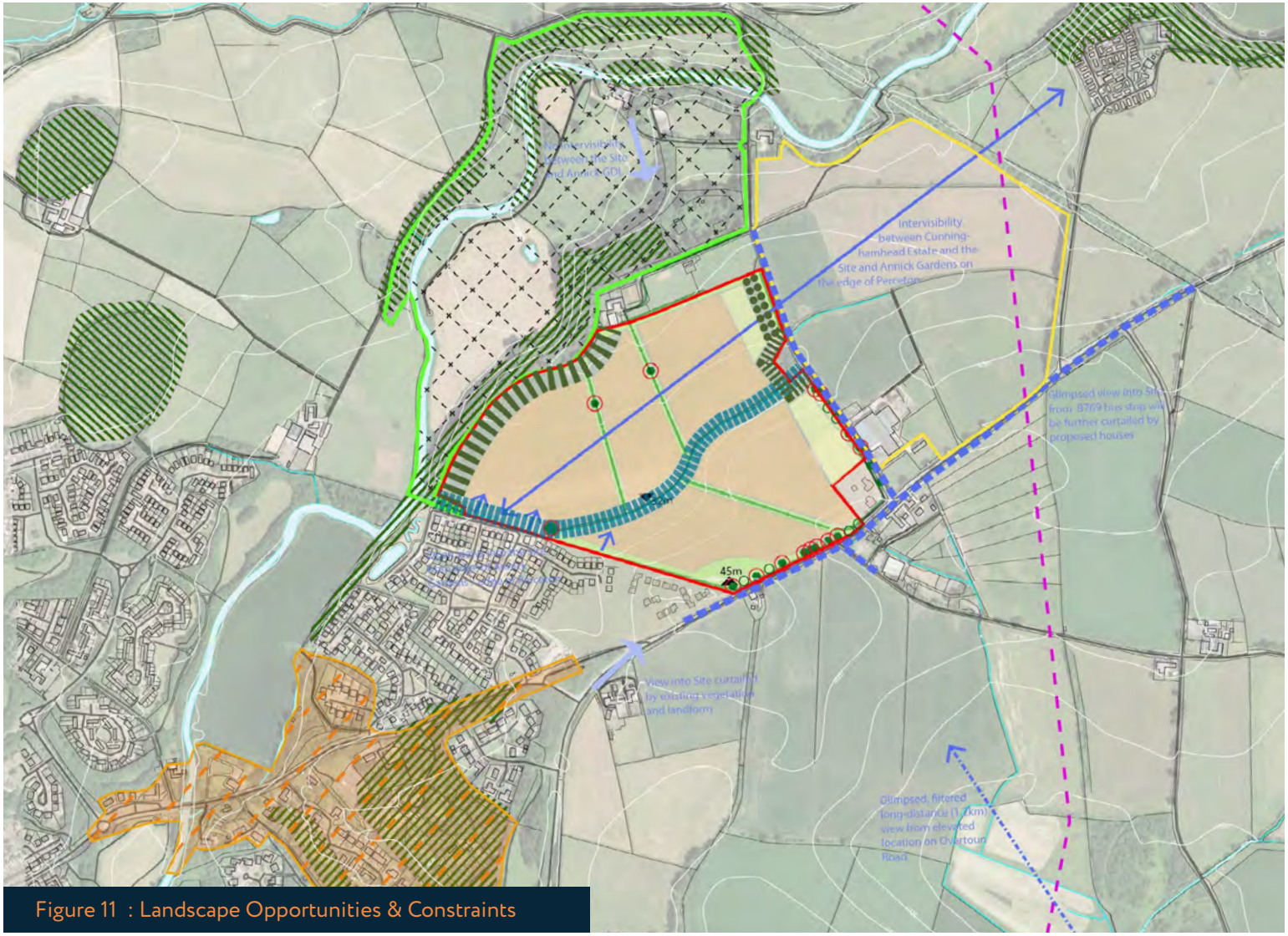


Figure 11 : Landscape Opportunities & Constraints

Site Boundary (c.26.7 ha)

Land under same ownership and available if NAC require

40m Buffer to Ancient Woodland and designated Garden and Designed Landscape

Green Infrastructure corridor along tributary to Annick Water

Buffer to existing hedgerows (to be retained)

Buffers to existing trees (to be retained)

Landscape and Visual Sensitivity - suitable for open space

Low development capacity - low density and /or low building heights to create articulated edge

Moderate development capacity - appropriate for 2 storey residential development

Proposed shelter belt planting

Proposed tree planting

Approximate location of consented housing in vicinity of Site

Visibility of the Site: Views of the Site from the surrounding roads are limited to filtered near distance views due to the screening provided by the undulating landform and existing vegetation

Landscape & Visual Mitigation

Landscape and visual mitigation measures are identified to reduce the potential for adverse landscape and visual effects. There is the opportunity to incorporate these into the proposed masterplan and provide a positive development that incorporates green and blue infrastructure while improving the settlement edge and enhancing the identity of Irvine with generous open spaces and woodlands.

The following landscape and visual mitigation measures have been identified through the LVA, and in response to the Landscape Sensitive Study.

For further detail, the full Landscape & Visual Appraisal is appended to the document.

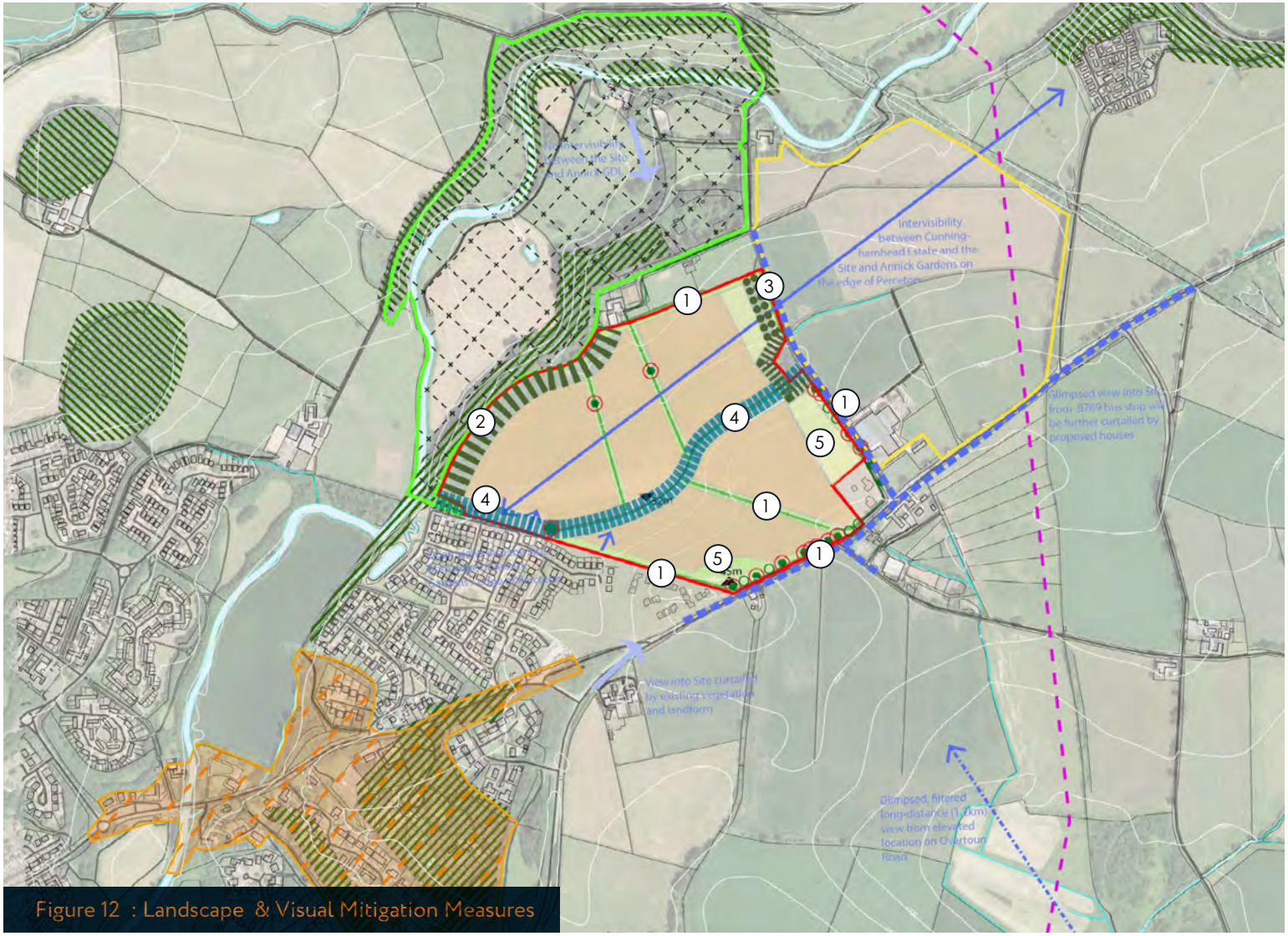


Figure 12 : Landscape & Visual Mitigation Measures

1. Existing trees and hedgerows should be retained where possible, with successional planting proposed to replace over-mature trees and maintain well treed setting of Perceton and the surrounding landscape.
2. A habitat rich buffer should be created along the Ancient Woodland to the north-west, enhancing biodiversity adjacent to the Annick Water LNCS and reinforcing the buffer to the GDL.
3. Proposed planting along the eastern boundary will soften the existing settlement edge of Perceton, creating a robust settlement boundary.
4. Green-Blue Infrastructure corridor is proposed along the Annick Water tributary, enhancing habitat and recreational connectivity through the Site.
5. Built development should avoid the elevated ground within the Site.

SITE ASSESSMENT

Access

Vehicular access to the Site can be provided from the B769 which follows the Site's south eastern boundary, and via an existing access lane which follows the Site's eastern boundary.

There are also further opportunities to deliver pedestrian and cycle linkages to the surrounding built-up area.

Landscape Features

The Site consists of several fields which are currently arable farmland divided by hedgerow and occasional tree planting. A more substantial tree belt consisting of Ancient Woodland sits adjacent to the Site's northern boundary and another area of woodland adjacent to its eastern boundary. A buffer can be provided of at least 40m to the development edge. The Site is not the subject of any landscape designations, however a Garden and Designed Landscape sits adjacent to the northern boundary of the Site and includes the aforementioned area of Ancient Woodland. A drainage ditch runs broadly east to west through the Site, alongside a hedgerow through a valley feature.

Topography & Drainage

The Site slopes from its northern and southern edges to its centre, at the drainage ditch which sits at c. 32m. This is a strong characteristic of the Site, forming a distinctive valley feature. The high point of the site is adjacent to the B769 at the Site's south western corner at c. 45m. Initial investigations have indicated that Site drainage can be achieved via an appropriately designed Sustainable Drainage System.

Flood Risk

According to SEPA flood maps, the Site is free from risk of river flooding, and is therefore suitable for residential development. Outwith the Site, but adjacent to its northern boundary there are areas of high and low chance river flooding, defined as there being a 0.1% (low) to 10% (high) chance of flooding each year.

There are some areas following the drainage ditch which are susceptible to surface water flooding, defined as there being up to a 10% chance of flooding each year, however these don't impact on the potential for development.

Built Heritage

There are no built heritage designations covering the Site. Perceton Conservation Area extends to within c.180m of the Site's south western boundary, however is located on the southern side of existing development adjacent to the Site boundary.

Ecology

A Preliminary Ecological Assessment (PEA) has been undertaken by Envirocentre. The Site is not subject to any local, regional or international statutory or non-statutory ecology designations. Some key points from the PEA are summarised as follows:

- An area of woodland directly adjacent to the northwest of the site is a Long-Established (of plantation origin) woodland.
- Six UKHAB primary habitats and boundary features are present within the site boundary.
- The site walkover did not identify any evidence of species that would preclude development with suitable mitigation measures in place.

A Biodiversity Net Gain (BNG) Feasibility Assessment has been undertaken by Envirocentre. With good quality habitats retained any habitat loss would be mitigated for through the creation of new habitat with a likely gain in habitat units of up to c.19% depending on the quality of habitats provided post development.

Utilities & Infrastructure

All supporting infrastructure such as gas, electricity, broadband and water are within the direct vicinity of the Site and are easily accessible. Overall, there are no utilities or infrastructure constraints that would prevent the development of the Site

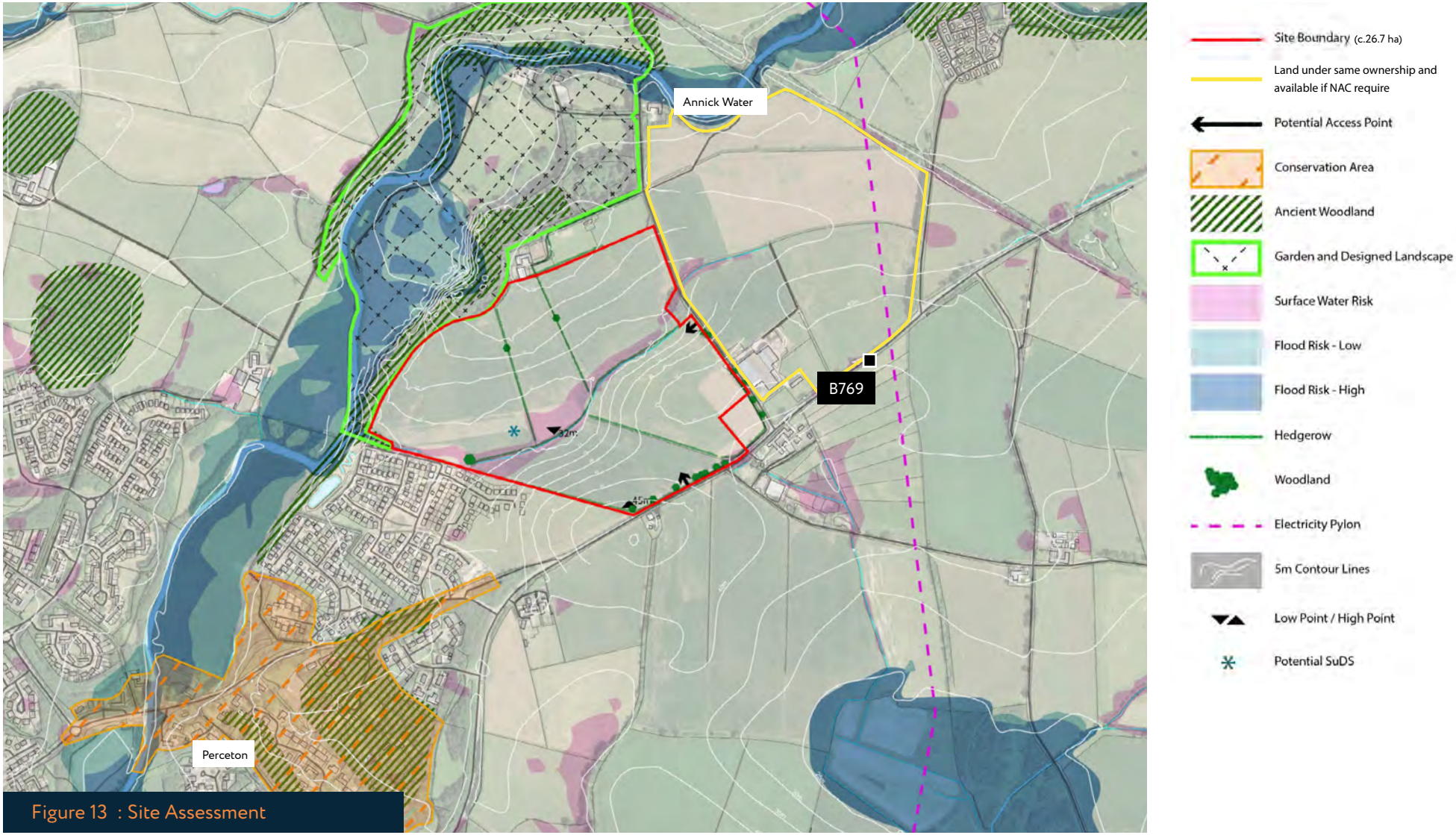


Figure 13 : Site Assessment

MASTERPLAN

The indicative Masterplan shows overarching design principles and components such as access arrangements, developable areas, infrastructure, ecological enhancement and general landscaping, including the delivery of public open spaces and active travel routes.

Land Use and Amount

Taking into account the location of the Site and the density of existing residential development, an average density of around 25 dwellings per net hectare has initially been applied. **This provides the potential to deliver approximately 360 homes.**

The proposed density allows for the creation of a sustainable and balanced residential development, comprising a mix of housing types, sizes and tenures. The land use of the Site is outlined below.

Land Use	Development Area (ha)	Homes (@c.25dph)
Developable Area	c.14.8	-
Residential	c.14.5	c.360
Local Shop / Community Facility	c.0.35	-
Open Space	c.11.9	-
Total	c.26.7	c.360

Affordable Homes

Bellway recognise the need for Affordable Homes and would be agreeable to c.25% (c.90) of the homes delivered on the Site as being in an affordable tenure.

Design Principles & Features

01 Primary vehicle access from B769.

02 Secondary vehicle access via an existing access lane.

03 Potential for a local shop / community facility adjacent to B769.

04 Well-connected foot and cycle path networks crossing and circulating the Site, including provision of a footpath following the B769 which connects to an existing pavement at the Site's southern corner.

05 Incorporation of sustainable drainage measures into a central linear park which discharge into Annick Water.

06 The proposed green infrastructure strategy is focused on the retention and enhancement of the mature trees following the Site's southern boundary and the hedgerows crossing the Site helping create a north-south and east west green axis which provides wildlife habitats.

07 New planting area proposed along the north-eastern boundary to extend the existing tree belt to the north to within the Site and provide a strong landscape buffer to the north east.

08 From an ecological perspective, the inter-linked layout of green space through green corridors is designed to promote biodiversity.

09 Landscape buffer following the northern Site boundary to preserve and provide a set back to the Garden and Designed Landscape to the north of the Site.

10 Site high point adjacent to B769 free from development.



Example of Local Shop(s) / Community Facility Provision



Figure 14 : Indicative Masterplan

NPF4 COMPLIANCE

The table opposite outlines the proposed development's compliance with NPF4 policies.

Relevant NPF4 Policy	Policy Name	Name	Compliant
Policy 1	Tackling the Climate and Nature Crises	The proposed development includes the provision of open space, with existing trees and hedgerows retained and enhanced through the provision of further planting. The existing swale will be retained. The above features will protect nature recovery and restoration within the site. The trees and hedgerows along the boundaries of the site will be retained, strengthening the potential future Green Belt boundary and creating separation between the urban area and countryside.	Yes
Policy 2	Climate Mitigation and Adaptation	The proposed development will create active and sustainable transport options to the surrounding area, encouraging residents to use these options, therefore reducing dependency on cars and therefore emissions from the proposed development.	Yes
Policy 3	Biodiversity	The proposed development includes the provision of open space; the retention of existing trees and hedgerows; additional landscaping and the retention of the existing swale. The above measures will protect and enhance the existing biodiversity and habitats within the site. Delivering positive effects form development and strengthening nature networks.	Yes
Policy 6	Forestry, Woodland and Trees	The existing trees and hedgerows within the site will be retained. In addition, there will be a 40m buffer between any development and the strip of Ancient Woodland (Long Established of Plantation Origin) which lies to the north of the site boundary, to ensure there is no adverse impact on their ecological condition.	Yes
Policy 7	Historic Assets and Places	Due to the strip of ancient woodland which lies to the north of the Site, the proposed development will be effectively screened form the Annick Lodge Garden and Designed Landscape (GDL) and Listed Buildings to the north of the site. This ensures the cultural significance, character and integrity of the GDL, and the special architectural and historic interest of the Listed Buildings will be protected from any adverse impact.	Yes

Relevant NPF4 Policy	Policy Name	Name	Compliant
Policy 15	Local Living and 20 Minute Neighbourhoods	The site is within close proximity to the existing services and facilities in Perceton and the surrounding area, including both primary and secondary schools; convenience stores including the SPAR, Lifestyle Express and Keystore; several bus stops; community facilities; healthcare and open space. In addition, the site will offer both market and affordable housing, providing high quality homes over a range of tenures.	Yes
Policy 16	Quality Homes	The proposed development will provide both market and affordable, high-quality homes which will provide choice across tenures, helping to meet the housing needs of North Ayrshire. The proposed development will also support North Ayrshire Council in meeting their identified Local Housing Land Requirement in the upcoming LDP period.	Yes
Policy 20	Blue and Green Infrastructure	The retention and enhancement of the existing trees, hedgerows and swale through the proposed development will both protect and enhance the blue and green infrastructure within the site, providing both ecological and amenity benefits.	Yes
Policy 22	Flood Risk and Water Management	The site is at high risk of surface water flooding in the area surrounding the drainage ditch across the centre of the site. Development is proposed to be set back from this area and enhanced as open space. In addition, there is an existing swale across this area of the site. Both of the above features will reduce the vulnerability of the proposed development to flooding, using nature-based solutions for natural flood risk management.	Yes (with mitigation)

RETAIL ASSESSMENT

Ryden produced a high-level retail report in relation to the proposed development. The report presents an analysis of the national and local economy, North Ayrshire retail offerings and the potential for a local shop/community facility within the Site. The key findings of the report are summarised here, with full details contained in the original document.

Economic Overview

North Ayrshire typically reflects a lower employment rate than the Scottish average, showing the importance of local investment and growth. The proposed development will provide the opportunity to bolster the local economy and provide c.360 new homes.

North Ayrshire Retail

The North Ayrshire Retail Capacity Study explicitly identifies the eastern parts of Perceton as a significant area of deficiency for local retail provision the proposed retail development at Perceton would help address the Council's identified spatial and local living deficiencies.

The study aligns with the NPF4 aspriations for a 20-minute neighbourhood and with proposed c.360 homes exceedes the Council's baseline number of 300 homes to support and sustain a convenience space.

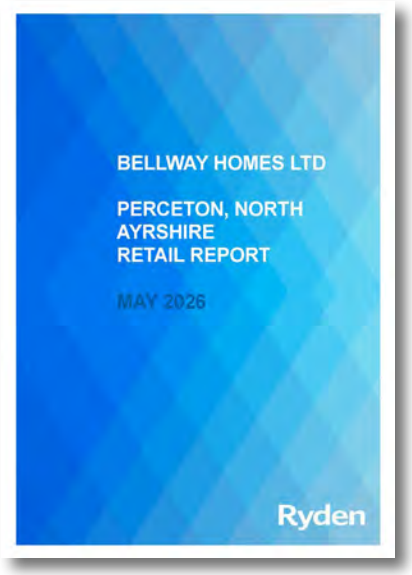




Figure 15 : View from B769 north towards the Site (Google Earth)

DELIVERY & PHASING

Assuming a delivery of 50 units on average per year, the development is estimated to be delivered over five phases spread over approximately 6 years - in one build out (subject to market). The detail of the phases is illustrated in figure 13 and the delivery numbers are shown per phases in the table below. The delivery of a local shop / community facility could come forward alongside any of the residential phases subject to commercial interest. Bellway have a formal agreement with the landowner of the Site to promote the potential of development here and will take ownership if/when the Site is allocated. A planning application would follow soon after an allocation, and Bellway would look to deliver homes on Site once planning permission is in place.

Phases	Year	Development Area (ha)	Units
Phase 1	Year 1-2	c.2.38	c.60
Phase 2	Year 2-3	c.2.57	c.65
Phase 3	Year 3-4	c.3.23	c.80
Phase 4	Year 4-5	c.2.06	c.50
Phase 5	Year 5-7	c.4.26	c.105
A (Shop)	*	c.0.35	/
Total		c.14.5	c.360

* can come forward at any time depending on commercial interest from potential end users.



Figure 16 : Phasing Plan

CONCLUSION

The Site is suitably located adjacent to recently developed land, within an identified expansion area. The Site is physically well contained, has strong defensible boundaries and does not feature strongly in long distance views.

This initial masterplanning exercise has assessed and evaluated the land within the control of Bellway Homes and identified the potential parameters for development through an indicative masterplan.

The masterplan considers the likely access arrangement, landscape, ecology, site levels and means of potential drainage and identifies approximately 14.5 ha for residential development which could potentially deliver circa. 360 homes (including affordable), and approximately 0.35 ha for a local shop / community facility which will further support local living.

These homes would be set within a high-quality and bio-diverse landscape environment which retains and enhances existing landscape features such as mature trees and hedgerows, and with the creation of new habitat will provide a c.19% gain in habitat units.

Bellway are willing to work with North Ayrshire Council in relation to the delivery of Affordable (and accessible) Homes on the site. As things stand, the site offers the possibility of 25% affordable homes on the site – this can take many forms in terms of affordability, but Bellway are willing to investigate and discuss all options. If you need anything further on this specifically, we could arrange a meeting to discuss.

Overall, the Site represents a solution to support North Ayrshire Council's ambition to deliver new family and affordable homes contributing to the future local housing land requirement.

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Appendix A - Landscape & Visual Appraisal

PERCETON
NORTH AYRSHIRE

Landscape & Visual Appraisal

June 2026

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1 INTRODUCTION

This Landscape & Visual Addendum has been prepared to supplement the Vision Document prepared for Land at Perceton, North Ayrshire, on behalf of Bellway Homes.

The Addendum has been prepared to address the findings in the North Ayrshire Council (NAC) Settlement Edge Landscape Sensitivity Study with respect to the Site and Assessment Unit (Parcel D), within which the Site is located.

The Addendum includes a brief updated Landscape and Visual Appraisal (LVA) describing and illustrating the current baseline; considers the findings of the Settlement Edge Landscape Sensitivity Study with respect to the Site; and identifies opportunities to avoid or mitigate potential adverse landscape and visual effects, as well as opportunities for enhancement.

1.1 The Site is located on the north-eastern edge of the settlement of Perceton, adjacent to the existing settlement boundary, as illustrated by Figure 1 and Figure 2.

1.2 The settlement of Perceton forms part of the larger Irvine conurbation. Irvine originated at the confluence of the Rivers Irvine and Garnock. In the 1960s it was selected as one of Scotland's New Towns.

1.3 The B769 forms the southern boundary of Perceton, and contains the southern edge of the Site. Middleton Farmstead and a cluster of residential properties, lie to the north and south of the B769, on the south-eastern edge of the Site. Braehead Farm is located on the northern boundary of the Site.

1.4 Since the Vision Document was prepared, the landscape setting of the Site has changed somewhat. The proposed housing at Elder Crescent, on the north-eastern edge of Perceton, has been completed, along with proposed houses at Middleton Meadows, to the south-east of the Site.



Fig.1 Site Location Plan

2 LANDSCAPE APPRAISAL

1.5 Much of Perceton lies within a Conservation Area (CA), centred around the medieval settlement and Perceton House, a Category B listed building. Perceton CA extends south of the B769 to include Muirhouses and Perceton Row.

1.6 The Annick Lodge Garden and Designed Landscape (GDL) lies to the north of the Site, adjacent to the boundary to the north-west and separated from the Site by Braehead Farm to the north. Annick Lodge GDL is a small arcadian landscape park with the current landscape dating from the 18th and 19th centuries. The GDL provides the setting for a Category A listed building. The GDL is described as being *"quite self-contained, with limited views into it from the public road. However, the woodland belts are a strong feature in the wider countryside and give the site high scenic value"*.

1.7 A woodland belt on the southern edge of the GDL, north of the Site, is identified as Ancient Woodland Long-Established of Plantation Origin (LEPO) on the Scottish Ancient Woodland Inventory. LEPO Ancient Woodland also occurs within Perceton CA to the south-west of the Site.

1.8 The Annick Water Local Nature Conservation Site (LNCS) covers an extensive area along the Annick Water, including the western corner of the Site. The NAC Review of the LNCS refines the LNCS to exclude areas that do not meet the biodiversity and geodiversity assessment requirements, and the Site is removed from the revised LNCS.

1.9 There are no Core Paths within the Site or its immediate vicinity.

1.10 The Site is set within undulating farmland, with numerous water courses flowing from the higher ground inland towards the coast to the south-west.

1.11 To the north of the Site, the Annick Water is set within a winding valley. An unnamed watercourse flows through the Site, as a tributary to the Annick Water to the north-west of the Site.

1.12 The Site lies between approximately 35m above ordnance datum (AOD) and 45m AOD.

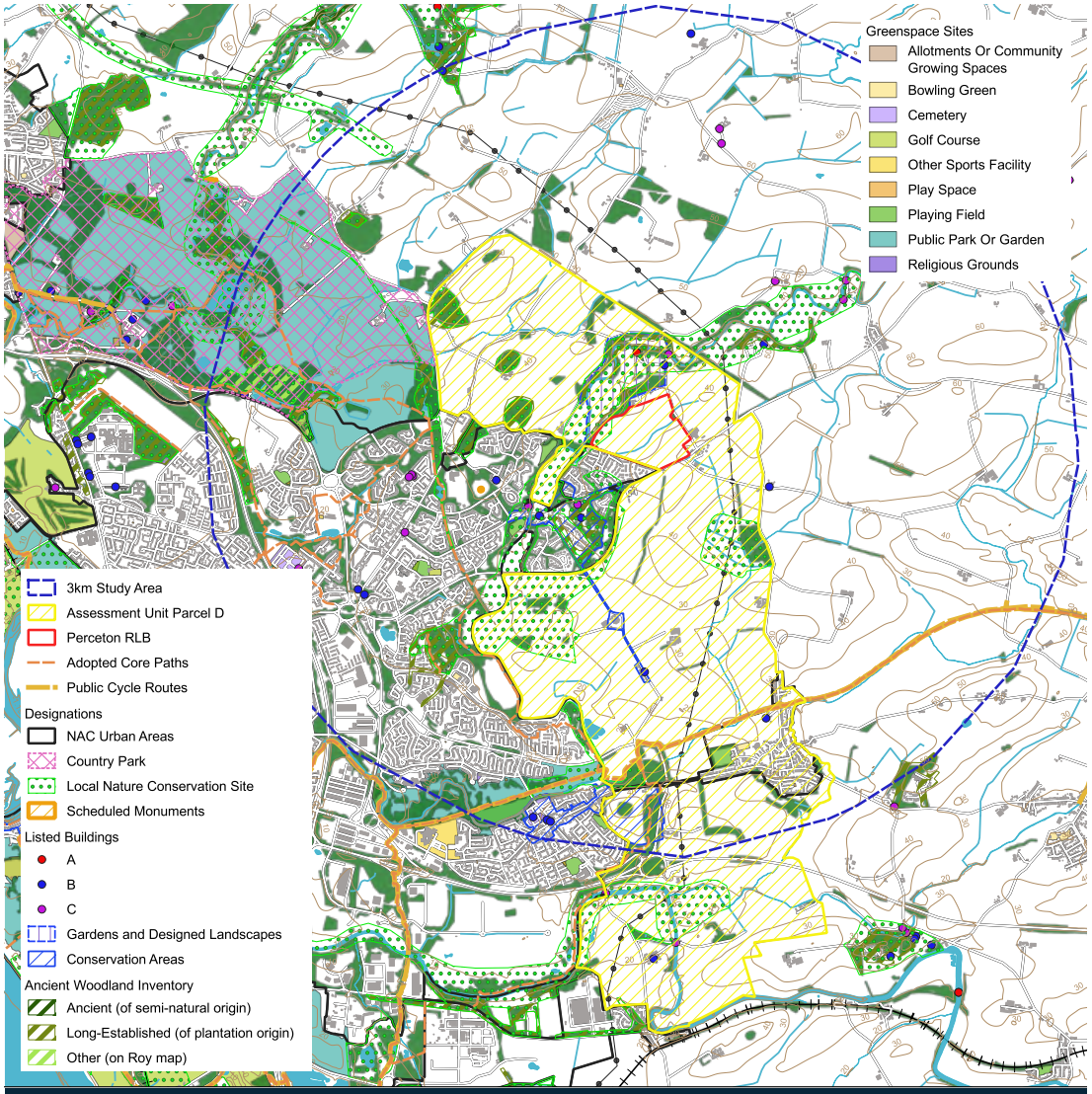


Fig.2 Site Context Plan

2.1 Most of the Site, and the majority of Assessment Unit Parcel D, are located within the Agricultural Lowlands - Ayrshire Landscape Character Type (LCT). The north-western part of the Site falls within the Lowland River Valleys - Ayrshire LCT. The Lowlands River Valleys - Ayrshire LCT follows the Annick Water where it flows through the Agricultural Lowlands and Parcel D. NatureScot provide the most up to date landscape character assessment of the LCTs.

Agricultural Lowlands - Ayrshire

2.2 The Agricultural Lowlands - Ayrshire LCT occurs in five places within northern Ayrshire, covering a large area including most of the Ayrshire Basin to the north of Kilwinning and Irvine. It comprises inland areas between the coastal edge and higher moorland to the east.

2.3 Key characteristics of the LCT include:

- *"Complex landform, gently increasing in height from the coastal fringe, dissected by many burns and streams draining to incised main river valleys to create an undulating lowland landscape.*
- *Generally small to medium scale landscape.*
- *Landcover is predominantly pastoral, with some arable on lower and better soils.*
- *Fields often regular in shape and enclosed by beech or hawthorn hedges, with mature hedgerow trees giving the landscape a surprisingly wooded character.*
- *Settlement pattern historic in origin based upon larger, more self-contained farmsteads set in a hinterland of fields.*
- *Number of larger towns and villages with historic cores surrounded by more modern development.*
- *Several major road corridors creating a degree of conflict between the rural character and presence of heavy traffic.*
- *Dense network of often very rural minor roads.*
- *Varying landscape character which ranges from very rural to more fragmented and developed landscapes on urban fringes.*
- *Views tend to be dictated by the local topography and landcover."*

2.4 The LCT lies between about 10m and 150m AOD, with a surprisingly complex and variable landform, dissected by many burns and streams. There is a gentle increase in height from the coastal fringe to the more abrupt transition to upland.

2.5 With respect to perception, the Agricultural Lowlands - Ayrshire provides a simple rural setting to larger settlements, as well as the foreground to views to the Firth of Clyde and Arran from roads and settlements.

2.6 The landscape is small to medium scale with a diverse landscape character, ranging from very rural areas to a more fragmented landscape where modern development and transport corridors have eroded the character.

2.7 Views tend to be informed by the local topography and landcover. From certain areas views open up towards the Firth of Clyde and Arran to the west and the Plateau Moorlands often form a simple, flat horizon in longer distance views to the east however, views of the operational Whitelee Wind Farm and its extensions have somewhat complicated this skyline.

Lowland River Valleys - Ayrshire

2.8 The Lowland River Valleys - Ayrshire LCT, which occurs in seven places across Ayrshire, focussed on the central inland area. They are centred on the Garnock, Annick, Irvine, Ayr and Doon Rivers, together with some smaller tributaries of these rivers.

2.9 Key characteristics of the LCT include:

- *"Series of incised, narrow river valleys bounded by steep slopes which cross the agricultural lowlands of Ayrshire.*
- *Complex skylines formed by small interlocking hills within the southern valleys.*
- *Boulder clays and coal measures form the most commonly occurring underlying geology.*
- *Pastoral farming character with hedgerow field boundaries and valley slopes which are frequently wooded with stands of beech and semi-natural woodland.*
- *Settlement comparatively limited although there are a number of mills*

sited alongside rivers, often at bridging points.

- *Rich woodland of the river valleys often incorporated into designed landscapes.*
- *Intimate small scale landscapes which often lie hidden within the wider agricultural lowlands.*
- *Views tend to be enclosed, short distance and focused along the diverse river valley landscape. There are open elevated views over the valleys from settlements and roads sited on upper slopes".*

2.10 The rivers, including the Annick Water, enter narrow, entrenched valleys as they leave the uplands and flow towards the coast. The river valleys are generally narrow, frequently bound by steep slopes between 10 and 30m high.

2.11 The valley slopes are frequently wooded, with the rivers flowing in tight meanders.

2.12 The valleys contain a number of architecturally interesting settlements, with a number of mills sited along rivers, along with historic houses and large estates and associated designed landscapes.

2.13 With respect to perception, these are small scale landscapes which, for much of the time, lie hidden within the wider landscape of the undulating Ayrshire lowlands. They often come as a surprise, signalled by a steep twist in the road, and the presence of linear woodlands along the steep valley slopes.

2.14 Views tend to be enclosed by the surrounding steep slopes and shorter distance, focused up and down the diverse river valley landscape, although there are open elevated views over the valleys from settlements and roads sited on upper slopes.

2.15 The LCT is defined at a broad scale, with boundaries not always defined by features on the ground. The inclusion of the north-western part of the Site within the LCT does not closely reflect a specific feature or landform within the Site.

2.16 Similarly, the extent of the Urban area does not reflect more recent settlement expansion.

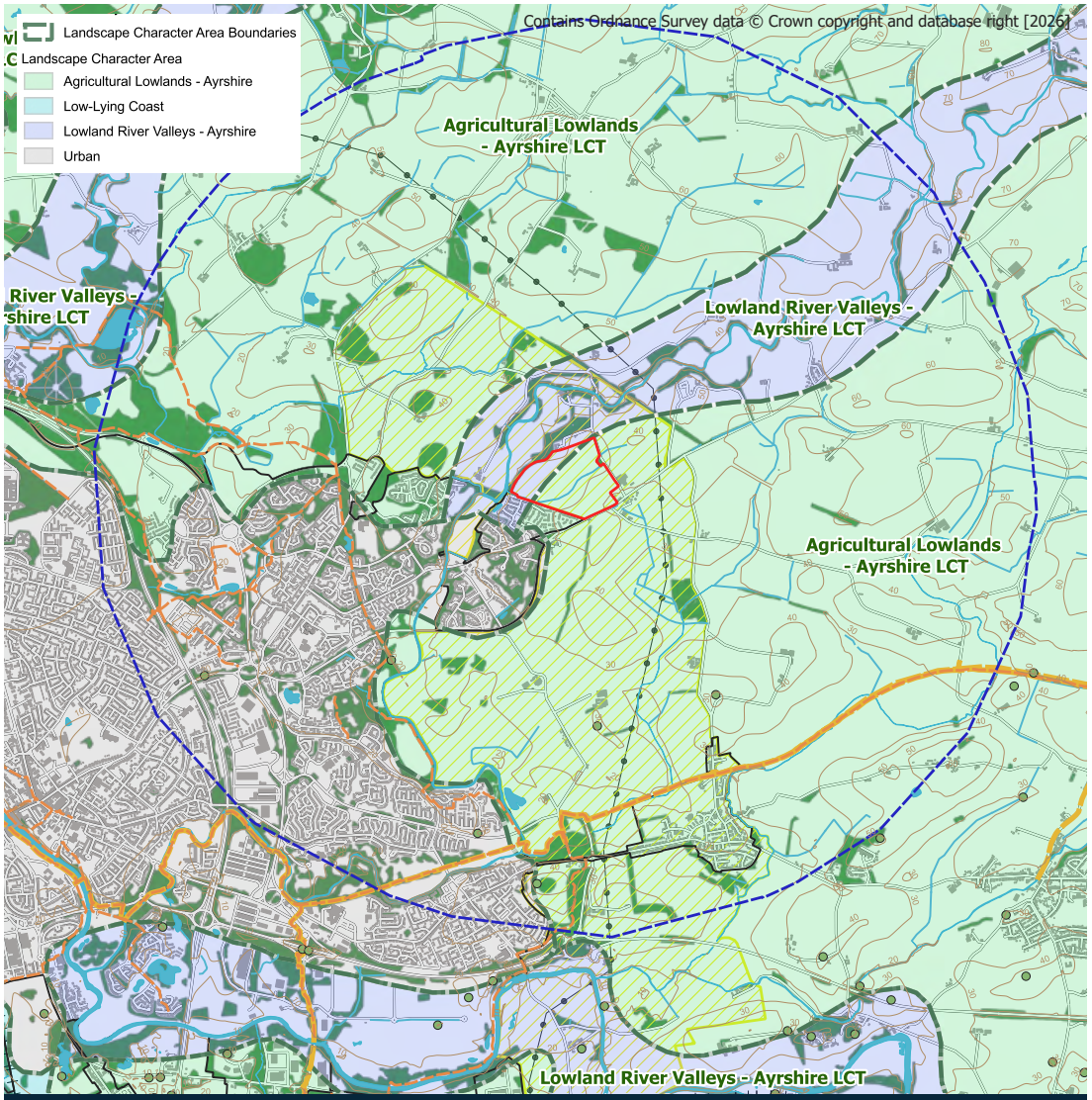


Fig.3 Landscape Character Plan

3 VISUAL APPRAISAL

A Zone of Theoretical Visibility (ZTV) Plan has been prepared to illustrate the worst-case visibility of development within the Site. This is based on a height of 10m across the proposed development areas and a bare earth model.

This therefore illustrates the worst-case scenario as it illustrates the screening provided by landform alone, and does not show the screening provided by existing vegetation or built form.

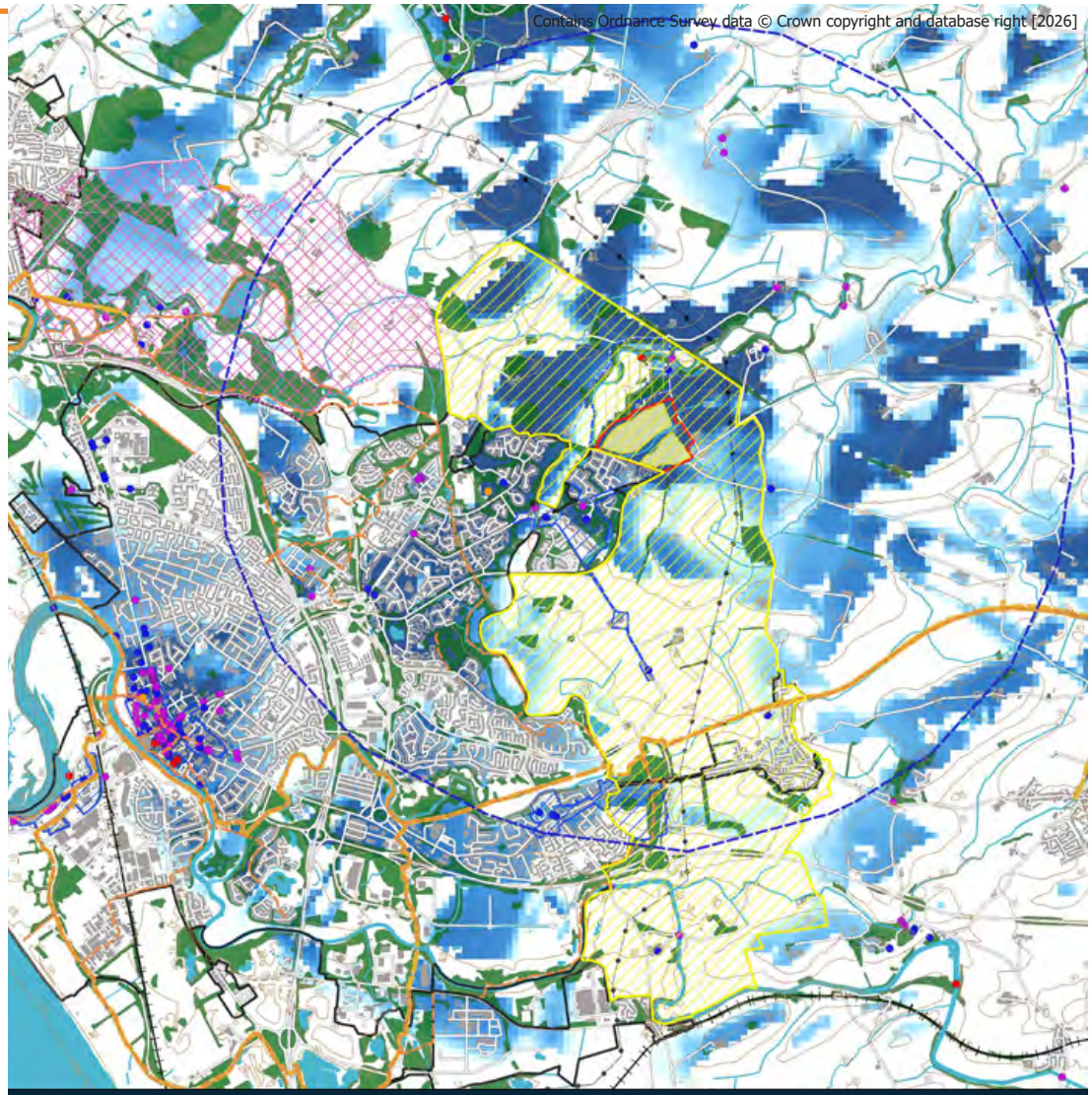


Fig.4 Zone of Theoretical Visibility Plan

3.1 As illustrated by the ZTV, views of the Site are contained by the undulating landform, with views of the Site limited from the much of Parcel D, particularly where it extends south along the edge of Irvine.

3.2 Views of the Site to the north, whilst theoretically possible based on bare earth modelling, are contained by the substantial woodland within the Annick Water valley and Annick Lodge GDL.

3.3 Existing built development, and mature vegetation, limit views of the Site from within Perceton, with views limited to roads and houses on the north-eastern edge of Perceton.

3.4 The Site is entirely screened in views from the B769, when approaching from the west, by the rising landform and existing houses. There are transient filtered views into the Site from the B769 along the southern boundary. To the east, views are limited to partial glimpses, between Middleton Farm and houses on Perceton Gate. Beyond the entrance to Cunninghamhead Estate views are screened by the rolling landform.

3.5 Therefore, views from the B769 are limited to less than 850m and, where visible, views are typically intermittent and filtered partial views.

3.6 Views from the road on the eastern boundary vary between open and filtered views, with the Site seen in the context of the open settlement edge of Perceton that forms a backdrop to views across the Site.

3.7 The existing belt of Ancient Woodland to the north screens the Site from Annick Lodge GDL, which is contained within the Annick Water valley.

3.8 There are no views into the Site from Eglinton Country Park within the 3km Study Area.



Fig.5 Viewpoint Location Plan

3.9 Figure 7 illustrates Viewpoint 1 as seen from Holly Bank on the edge of Perceton. The Site forms a slight bowl within the undulating landscape. The Site falls from the higher ground at Braehead Farm to the north (centre of the view) and from Middleton Farm and Middleton Cottage, which are located on higher ground to the south-east and south, respectively. Middleton Farm is located on higher ground to the east of the Site.

3.10 The woodland belt along the Annick Water valley limits intervisibiilty between the Site, and edge of Perceton, and the Annick Lodge GDL.

3.11 Figure 8 illustrates Viewpoint 2, taken from the B769 opposite the edge of Perceton and Middleton Cottage, looking across the Site towards the wooded Annick Water valley and Annick Lodge GDL. The woodland belt along the Annick valley is an important feature within the local landscape.

3.12 The fall of the Site towards the internal watercourse is illustrated by the view. The watercourse flows through the Site along the hedgerow-lined field boundaries, and into the Annick Water to the west (left of the view).



Fig.7 Viewpoint 1: Holly Bank, looking north-east

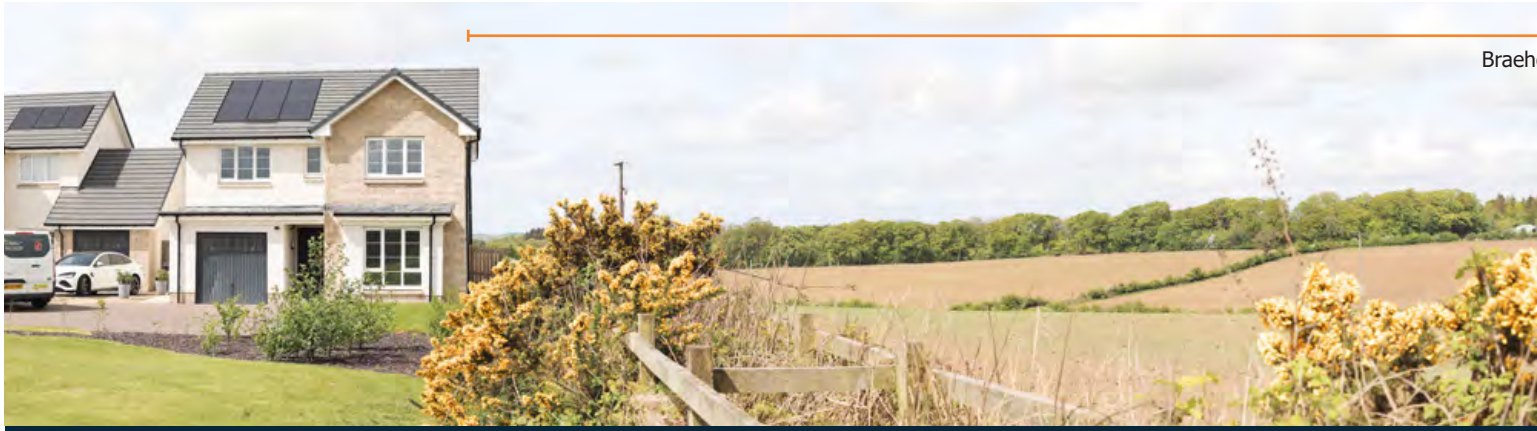


Fig.8 Viewpoint 2: B769 opposite Middleton Cottage, looking north


e Site
Braehead Farm
Cunninghamhead Estate
Middleton Farm
Middleton Cottage


The Site
ead Farm
Cunninghamhead Estate
Middleton Farm

3.13 Viewpoints 3 and 4 (Figures 9 and 10) illustrate sequential views of the Site from the B769, travelling east from Viewpoint 2 (Figure 8).

3.14 Roadside trees and occasional hedgerows filter transient views into the Site from the B769. Views across the Site are seen against the backdrop of woodland along the Annick Water valley and of Middleton Farmstead on the elevated ground to the east of the Site.

3.15 Further east, views of the Site, and the existing edge of Perceton, are generally screened by the undulating landform and existing buildings and trees. Views into the Site are limited due to the internal fall within the Site. There are glimpsed views of the edge of Perceton on the skyline from the B769 when approaching from the east.



Fig.9 Viewpoint 3: B769 opposite the Site, looking north



Fig.10 Viewpoint 4: B769 opposite Middleton Farm, looking west


The Site
Middleton Farm
Perceton Gate Properties


The Site
Properties on Elder Crescent

3.16 Viewpoint 5 (Figure 11) illustrates the open view on the north-eastern edge of the Site, when leaving Annick Lodge GDL to the south. The elevated view provides an open view of the existing settlement edge to the north-east of Perceton, which is unsoftened or screened by vegetation. The settlement edge rises up onto the higher ground on the periphery of the Site, with houses at Elder Crescent visible on the skyline.

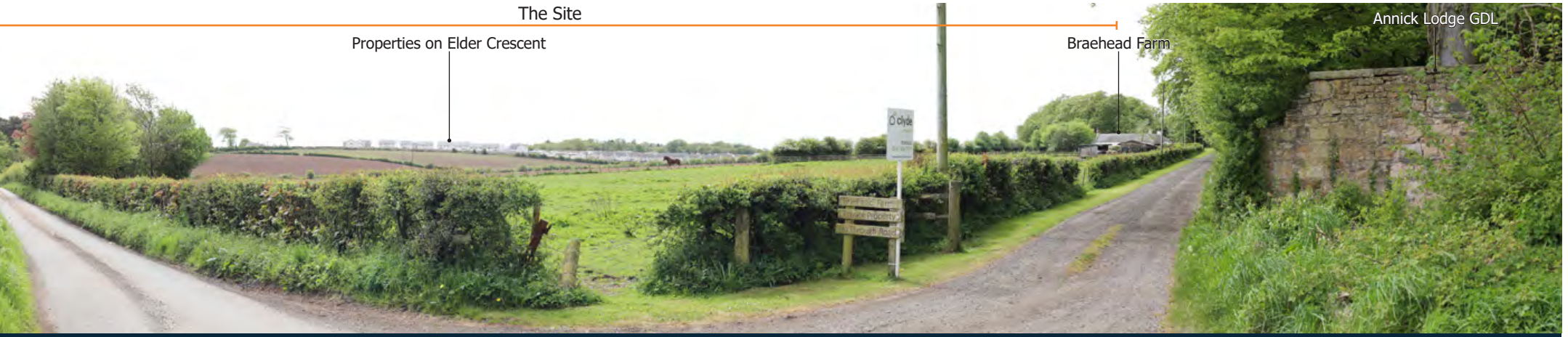
3.17 Viewpoint 6 (Figure 12) illustrates a view from the wider rural landscape, and demonstrates the screening provided by the existing houses and farm buildings at Middleton Farm and Perceton Gate. Views of the Site are limited to a glimpsed view, contained by the houses on Elder Crescent.



Fig.11 Viewpoint 5: View from road to the east of the Site, opposite Braehead Farm and on the boundary of Annick Lodge GDL, looking south



Fig.12 Viewpoint 6: View from road to Springside, off B769, looking west


The Site
Properties on Elder Crescent
Braehead Farm
Annick Lodge GDL


Properties on
Perceton Gate
Properties on
Elder Crescent
The Site
Middleton Farm

4 LANDSCAPE SENSITIVITY STUDY

The North Ayrshire Settlement Edge Landscape Sensitivity Study provides a strategic level landscape and visual sensitivity assessment for housing expansion. The Study assesses sensitivity at the local landscape character classification level and of specific development sites.

The Site is located within Irvine Assessment Unit Parcel D: Undulating Farmland, one of six Assessment Units that have been defined around Irvine, which extend up to 1km from the urban edge.

4.1 Assessment Unit D is described as being a swathe of farmland that wraps around the eastern edge of Irvine. The landform varies from gently undulating to flat south of Perceton and close to the Annick Water with more rolling landform and some distinct knolls present in the Dreghorn area and to the north-east of Irvine. Farmland mostly comprises well managed pastures enclosed by hedgerows and with field boundary trees and policy influenced woodlands present in some areas.

Landscape Character and Role

4.2 With respect to landscape character and role, Parcel D is described as having a distinctive character that would be *"significantly eroded by widespread development"*. It is considered to be of **High Susceptibility** to housing expansion.

4.3 Landscape characteristics include the well-managed farmland, with varying landform and more distinctive knolls in the Dreghorn area and to the north-east of Irvine. There are intact hedgerows, field boundary trees, woodlands and some policy features that contribute to the strongly rural character.

Built Character

4.4 Parcel D is sparsely settled with the settlement pattern characterised by isolated farm cottages, estate buildings, farms and occasional small villages. The influence of Irvine is described as *"not strongly felt due to woodland associated with the Annick Water valley and planted around most housing areas"*. Development is considered likely to diminish the clear distinction between this well-managed strongly rural area and the urban area. Built character is considered to have **High Susceptibility** to housing expansion.

4.5 The Study notes that *"an exception to this is recent housing on the north-eastern edge of Perceton which occupies an elevated site and is visually exposed"*. This refers to the housing adjacent to the Site. This is likely to reduce the susceptibility of this part of Parcel D.

Settlement Edges

4.6 The framework of woodlands associated with the Annick Water and planted against the older New Town housing areas provide robust edges to Irvine. Development in much of Parcel D would breach the existing strong containment. Settlement edges are assessed as being of **High-medium susceptibility**.

4.7 More rolling landform and existing small woodlands provide some scope to create new robust settlement boundaries in parts of Parcel D.

4.8 The settlement edge adjacent to the Site does not have associated planting, and is therefore more open than is locally characteristic.

Landscape Value

4.9 An extensive LNCS is associated with the Annick valley and covers part of Parcel D. Small woodlands across Parcel D are covered by a similar designation. Hedgerows and trees have biodiversity value and there is recreational use associated with footpaths along the Annick Water and minor roads used by cyclists. Annick Lodge GDL lies within the north-western part of Parcel D.

4.10 Parcel D is assessed as having **High-medium value**. However, it is not clear how the Study assesses landscape value, as it does not appear to differentiate between Parcels almost entirely within Country Parks, National and Local nature conservation designations, and those with more limited or local designations, with Parcel D having the same landscape value as Parcels A, C, E and F.

4.11 Overall, Parcel D is judged as having **High-medium sensitivity** to housing expansion.

4.12 The summary and guidance for Parcel D notes that the farmland which abuts the eastern and north-eastern edges of Irvine generally has a well-managed, diverse and strongly rural character.

4.13 The urban edges of Irvine have minimal influence due to the strong screening provided by woodlands and particularly those associated with the Annick valley. These factors increase the sensitivity of this landscape. The Study does note that the recent housing adjacent to the Site is an exception to this.

4.14 Development within Parcel D is described as having *"significant effects on landscape character, on views and on the form and character of Irvine".* The Study recommends that housing development should be focused on less sensitive Assessment Units around Irvine. Only Parcel B: Fragmented Coastal Grassland, a former MOD site, has been assessed as being of Medium-low sensitivity, with the remaining Parcels having High-medium sensitivity.

4.15 Whilst Parcel D generally has a strongly rural character, where the Site is located, the Parcel has a stronger urban fringe character, and is therefore considered to have a lower susceptibility to housing expansion than more remote and rural parts of Parcel D.

4.16 Similarly, with respect to Built Character, the influence of Irvine is more strongly felt in the immediate vicinity of the Site, where housing is elevated and more visually exposed, as noted in the Study.

4.17 The north-eastern edge of Perceton does not reflect the typical robust and contained settlement edges that are characteristic of Irvine. There is potential for housing expansion to create a more robust settlement boundary, together with the rolling landform and existing woodlands, that is more characteristic of the local landscape.

4.18 Only the northern-most part of Parcel D within the physically and visually contained Annick valley, is subject to any landscape designations.

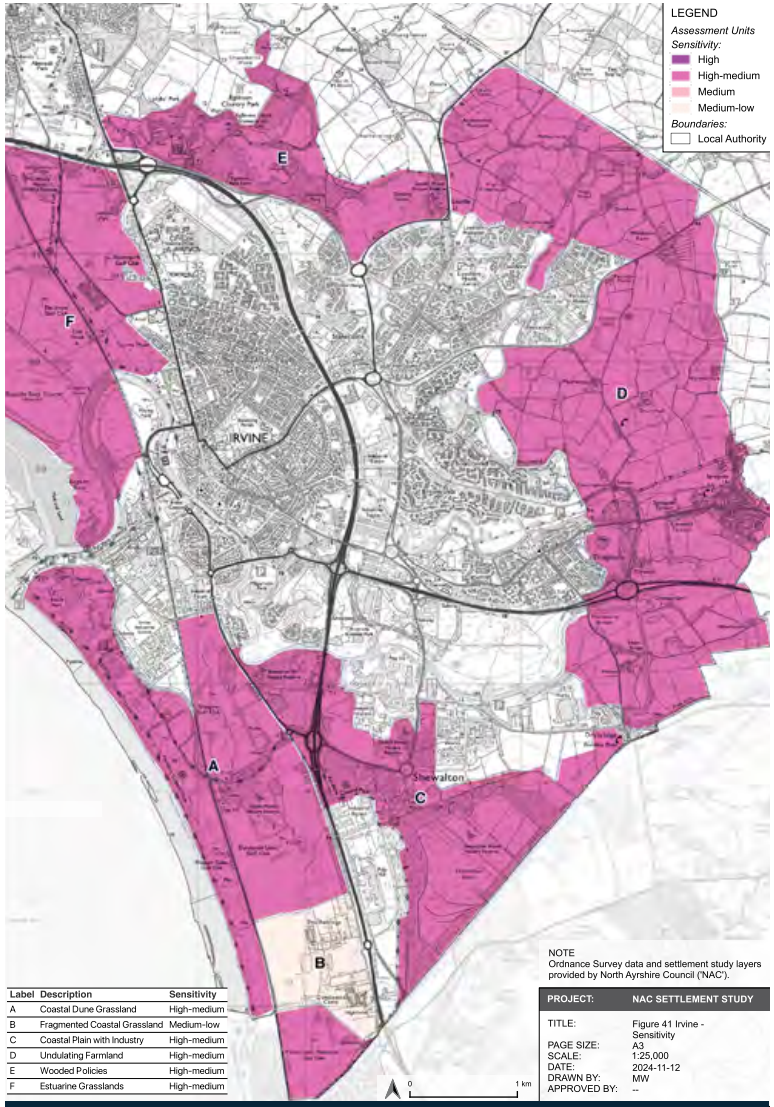


Fig.13 Site Context Plan

The North Ayrshire Settlement Edge Landscape Sensitivity Study includes an appraisal of six specific sites around Irvine.

The Site is assessed as IR2.

IR2 Assessment

4.19 The assessment of IR2 (the Site) considers it to have **High-medium sensitivity** to housing expansion, stating:

> *"This site lies close to a recent housing development at Elder Crescent (see photographs in Appendix J). This recent housing area is insensitively located and designed and contrasts with the design approach characteristic of the Irvine New Town because of its elevation, lack of woodland screening and consequent prominence. While any development on this lower-lying site could be designed to mitigate the intrusive effect of this recent housing (by including more woodland planting to screen existing exposed edges for example) it would be located some considerable distance from the core of Irvine and would extend development into a strongly rural landscape. It may also diminish the setting of the nearby Annick Lodge GDL."*

4.20 Whilst the Site is located in the northern part of Parcel D, which has higher landscape value associated with the Annick Water, and LNCS, and Annick Lodge GDL, the Site itself is not designated. The Site is also within part of Parcel D that has lower susceptibility to housing expansion due to the reduced rural character, greater urban fringe influence, and weaker settlement boundary, as noted in the Study.

4.21 The Study considers that significant landscape and visual effects would be *"very difficult to mitigate"*. It is not clear what significant landscape and visual effects would be difficult to mitigate, given it is the existing, more recent housing that has eroded the characteristic settlement edge of Irvine. As the Study recognises, development within the Site has the potential to mitigate this existing landscape and visual effect.

4.22 The Study recommends that any development be directed to less sensitive sites around Irvine. Only IR4 and IR6 have been identified as less sensitive (Medium-low sensitivity).

4.23 As illustrated by the bare earth ZTV, views of the Site from Annick Lodge GDL are significantly screened by landform alone, with woodland providing an additional layer of screening and containment to the incised river corridor within which the GDL is located. Existing housing, much of it constructed in the 21st century, influences the southern approach to the GDL. Therefore the setting of Annick Lodge GDL would not be diminished as a result of development within the Site.

4.24 In elevated views across Parcel D and towards the Site, the undulating landform and existing built form and vegetation screen and filter views of the Site. Middleton Cottage and the houses at Elder Crescent are located on the undulating landform where it rises up to 45m AOD, above the Site. To the south-east of the Site, Middleton Farm and the properties at Perceton Gate, and the associated mature trees, are located on the undulating landform at approximately 44m and 40m AOD, respectively.

4.25 The Site forms a contained bowl, falling from the surrounding built form on the higher ground to the north and south, and contained by the woodland along the Annick Water and the distant hills beyond.

4.26 By keeping development off the localised high ground opposite Elder Crescent and Middleton Farm, development within the Site would be less visible than the existing abrupt settlement edge of Perceton.

4.27 There is potential to mitigate the very localised landscape and visual effects through retaining and reinforcing existing trees and hedgerows, enhancing the watercourse through the Site and creating a transitional ecotone along the edge of the woodland to enhance the biodiversity and connectivity adjacent to the Annick Water LNCS and LEPO Ancient Woodland. Supplementing the existing vegetation on the southern and eastern boundaries of the Site would create a well-treed settlement edge.

4.28 The existing settlement boundary to the north-east of Perceton is not robust, lacking characteristic containment by landscape features, roads or woodland. Development within the Site has the potential to create a more robust settlement edge that is in keeping with the character of Perceton and the surrounding landscape.

4.29 Development within the Site would not affect the legibility of the woodland corridor along the Annick valley, as seen from the countryside surrounding Irvine (illustrated by Figures 14 and 15).



Fig.14 View from Knockentiber Road, west of Croftdene Bungalow (photographed with 50mm lens)



Fig.15 Elevated View from Knockentiber Road, west of Busbiehill Farm (photographed with 50mm lens)

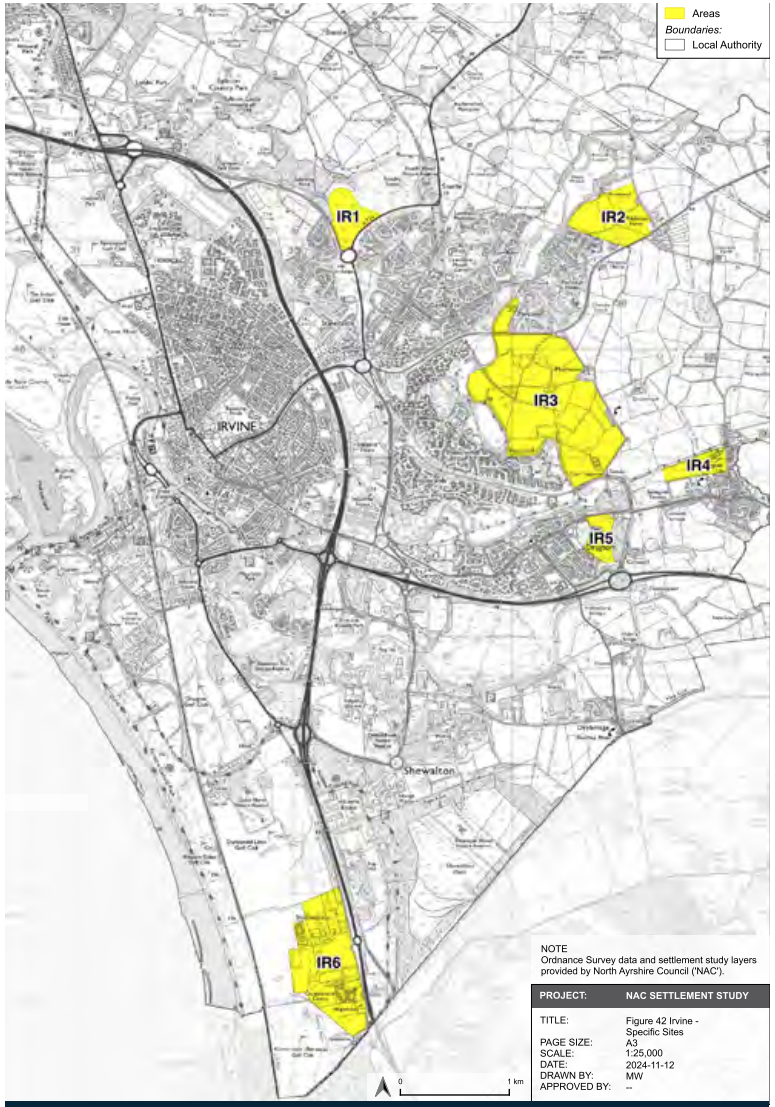


Fig.16 Site Context Plan

5 LANDSCAPE & VISUAL MITIGATION

Landscape and Visual mitigation measures have been identified to avoid or reduce potential significant adverse landscape and visual effects. The Indicative Masterplan incorporates these mitigation measures, and creates well-connected green and blue infrastructure based on existing landscape features within the Site and the surrounding landscape.

The development of the Site provides the opportunity to improve the existing settlement edge, delivering generous open spaces and woodlands, which are a key part of the identity of Irvine.

5.1 The following landscape and visual mitigation measures have been identified through the LVA, and in response to the Landscape Sensitivity Study:

1. Existing trees and hedgerows should be retained where possible, with successional planting proposed to replace over-mature trees and maintain well treed setting of Perceton and the surrounding landscape.
2. A habitat rich buffer should be created along the Ancient Woodland to the north-west, enhancing biodiversity adjacent to the Annick Water LNCS and reinforcing the buffer to the GDL.
3. Proposed planting along the eastern boundary will soften the existing settlement edge of Perceton, creating a robust settlement boundary.
4. Green-Blue Infrastructure corridor is proposed along the Annick Water tributary, enhancing habitat and recreational connectivity through the Site.
5. Built development should avoid the elevated ground within the Site.

5.2 Figure 18: Indicative Masterplan illustrates how these principles can be applied to create a residential development delivering approximately 360 homes.

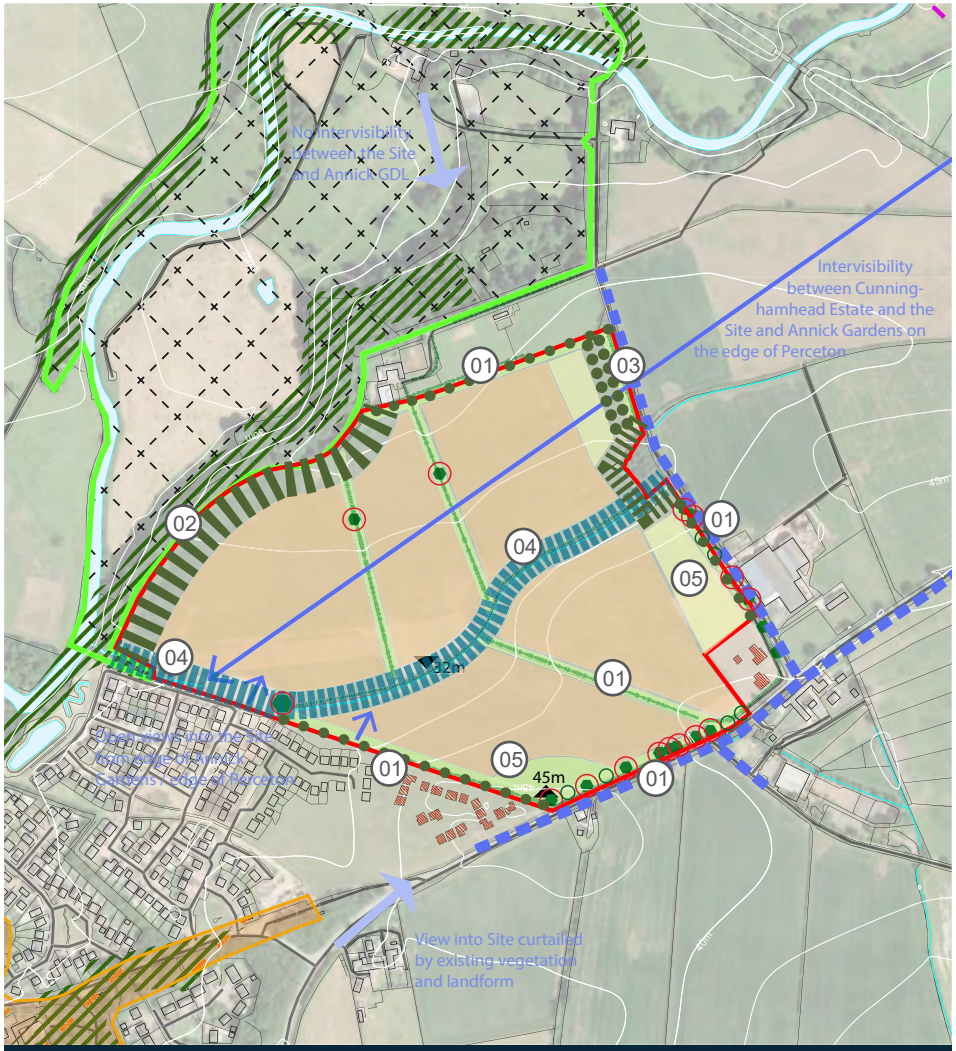


Fig.17 Landscape & Visual Opportunities & Constraints Plan

1. Primary vehicle access from B769.
2. Secondary vehicle access via an existing access lane.
3. Potential for a local shop / community facility adjacent to B769.
4. Well-connected foot and cycle path networks crossing and circulating the Site, including provision of a footpath following the B769 which connects to an existing pavement at the Site's southern corner.
5. Incorporation of sustainable drainage measures into a central linear park which discharge into Annick Water.
6. The proposed green infrastructure strategy is focused on the retention and enhancement of the mature trees following the Site's southern boundary and the hedgerows crossing the Site helping create a north-south and east west green axis which provides wildlife habitats.
7. New planting area proposed along the north-eastern boundary to extend the existing tree belt to the north to within the Site and provide a strong landscape buffer to the north east.
8. From an ecological perspective, the inter-linked layout of green space through green corridors is designed to promote biodiversity.
9. Landscape buffer following the northern Site boundary to preserve and provide a set back to the Garden and Designed Landscape to the north of the Site.
10. Site high point adjacent to B769 free from development.



Fig.18 Indicative Masterplan