EXECUTIVE SUMMARY: LAND AT QUARTER, LARGS (LOCAL DEVELOPMENT PLAN 3 CALL FOR IDEAS)

A proposal has been submitted to North Ayrshire Council seeking the inclusion of approximately 4.2 hectares of land at Quarter, on the northern edge of Largs, as a residential development opportunity site within the emerging Local Development Plan 3 (LDP3). The proposal would deliver around 36 new homes together with associated access improvements, landscaping and enhanced green space.

Why the Site is Being Promoted

The development would help address local and national housing needs at a time when Scotland is experiencing a housing shortage and the Scottish Government has declared a national housing emergency. The proposed allocation would contribute to the supply of deliverable housing land within North Ayrshire and provide additional housing choice in the north coast area.

Key Features of the Proposal

The proposed development includes:

- Approximately 36 new homes.
- Improved access arrangements from the existing Quarter Farm junction and local road network.
- Retention and enhancement of existing green space.
- Biodiversity improvements
- Development designed to reflect the existing linear form of housing on the northern edge of Largs.

Site Suitability

A Preliminary Site Constraints and Infrastructure Report been produced which illustrates that the site is suitable for residential development, with no known constraints affecting delivery. The site presents a strong opportunity for sensitively planned residential development for the following reasons:

- Existing infrastructure and utility services are available nearby.
- The site benefits from access to public transport, with regular Clyde Flyer bus services located approximately 300 metres away.
- Its relatively flat topography is considered favourable for development.
- The surrounding woodland provides natural containment, forming a strong long-term settlement boundary.

- The site is considered unlikely to have significant impacts on the wider landscape due to topography and existing woodland screening, which will be further enhanced through the development.

Alignment with Planning Policy

The development is consistent with Scotland's National Planning Framework 4 (NPF4), particularly policies promoting:

- Delivery of new homes in sustainable locations.
- Well-connected communities and "local living".
- Appropriate use of existing infrastructure.
- Biodiversity enhancement.
- Sustainable development patterns and community wellbeing. The site's proximity to Largs town centre, schools, healthcare, employment opportunities, shops and public transport supports these objectives.

Community and Economic Benefits

Development of the site for residential purposes will ensure:

- Delivery of new housing to help meet local demand.
- Support for local services and businesses through increased resident spending.
- Generation of council tax revenue.
- Creation of jobs during construction.
- Investment in local infrastructure and environmental improvements.
- Enhancement of green spaces and biodiversity.

Conclusion

In summary, the proposal seeks the allocation of land at Quarter, Largs, for a modest residential development of around 36 homes. The site is a natural extension to the existing settlement, capable of being delivered without significant technical constraints and aligned with national and local planning objectives. The proposed development can contribute to the supply of deliverable housing land within North Ayrshire, while incorporating landscape improvements, biodiversity enhancements and improved access arrangements.