Land to the North of Largs Road, Kilbirnie – North Ayrshire Local Development Plan 3 Representations
Bellway Homes Limited
June 2025

BIDWELLS

REPRESENTATIONS TO NORTH AYRSHIRE LDP3 LAND TO THE NORTH OF LARGS ROAD, KILBIRNIE

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Appendix 1
MASTERPLAN FRAMEWORK

1.0 Introduction

1.1 This document has been prepared by Bidwells on behalf of Bellway Homes Limited for North Ayrshire Council in support of allocating a new residential development on land located to the north of Largs Road, Kilbirnie.

1.2 The submission provides the ownership, technical, environmental and ecological information necessary to demonstrate that in terms of current planning legislation and National Planning Framework 4, this is a suitable site that is both effective and can be delivered within the Development Plan period.

1.3 In preparing this document, research was undertaken to assess the site on transport, ground conditions, flooding, infrastructure/services, ecology, landscape and the historic environment, in line with the Council's Site Appraisal Methodology. The following sections set out the findings of this information and how it was used to development a comprehensive masterplan proposal for a new residential development.

2.0 Site Location & Ownership

2.1 The site is located to the west of Kilbirnie and is bounded to the north by an unnamed private track and the east by residential properties and a tree belt. The southern boundary comprises Largs Road (A760), and the western boundary comprises agricultural land and residential properties. Access to the site can be taken via a new junction off School Road along the site's eastern boundary, or via the A760, both of which give access to the A760 and beyond. There are numerous locations where footpath and cycle links can be created into the existing community and surrounding green network.

2.2 The site extends to 32.2ha of agricultural land. There are no buildings on the site.

2.3 The applicant, Bellway Homes, are working closely with the landowner to promote this site for development. The applicant is also looking to work closely with the developer and landowners of the adjoining allocation (NA1114) to ensure that both sites are developed comprehensively.

3.0 Site Assessment

3.1 To inform the preparation of the masterplan for the new residential development, a number of specialist consultants assessed the site, and their findings indicated the following:

- **Site Investigation (Bidwells):** The topography of the site generally slopes from north to south. Levels vary gradually from approx. 99m AOD at the northern boundary, to approx. 66m AOD at the lowest point along the southern boundary. Due to the undeveloped nature of the site, significant made ground is not likely to be present. A check of the Coal Authority "Mining Remediation" Map has confirmed that the site is not within an area of high risk and the site was not previously used for surface mining. Overall, there are no issues of concern with ground conditions which would constrain the development of this site.
- **Transport & Access (Bidwells):** Access into the site can be achieved via a new junction off Largs Road (A760) which forms the sites southern boundary, or a junction off the unclassified School Road to the east. It is not anticipated that there would be any concerns regarding visibility, due to there being minimum obstructions due to topography. The surrounding road

infrastructure would cope with the increase in traffic associated with the development. A full assessment of transport and access would be conducted in the future prior to any formal planning application. Overall, there are no issues of concern with transport and access which would constrain the development of this site.

- **Services (Bidwells):** The site can connect to nearby watermains and electricity supplies within the surrounding network. Overall, there are no issues with services which would constrain the development of this site.
- **Flooding (Bidwells):** There are no significant risks from river or surface water flooding, as per a check of the SEPA Flood Maps June 2025. Any risk from surface water would be manageable through standard mitigation measures, such as SUDs. Attenuation basins are proposed throughout the site within low points. The proposed development would not exacerbate flood risk elsewhere. A full Flood Risk Assessment would be conducted in the future prior to any formal planning application, and any mitigation measures identified would be followed. Overall, there are no concerns with flooding which would constrain the development of this site.
- **Drainage (Bidwells):** The site could connect to the public drainage network within Kilbirnie. Surface water drainage would be provided by a SUDs Pond, which would reduce the risks of flooding throughout the development site. Detailed drainage design would take place in the future, during the formal planning stage. Overall, there are no issues with drainage which would constrain the development of this site.
- **Ecology (Bidwells):** A search of the NBN Atlas map has confirmed that there are no records of protected mammals within the site boundary. Records of bats have been recorded within the surrounding area. The site is not within any national or local environmental designations and is not designated as Prime Agricultural Land within the Soil Capability Maps. The trees along the site's boundaries are not designated as Ancient Woodland. A preliminary ecological study would be conducted prior to any formal planning application, and any mitigation measures identified would be followed. Overall, development on this site would not result in the loss of any ecologically significant land, and the proposed development provides opportunity to substantially improve ecological value through careful site planting.
- **Landscape and Visual Impact (Bidwells):** The site is within the "Broad Valley Lowlands – Ayrshire" Landscape Character Type (LCT) as per NatureScot's LCT 2019 map. Development on this site would not have a significant negative impact on the surrounding LCT, as it is compatible with the adjacent residential land use. Any potential impact would be mitigated over the years, as any proposed planting would provide screening once matured, as well as creating a high-quality landscape framework. It was concluded within the Landscape Sensitivity Assessment conducted by North Ayrshire Council that development within the area of the proposal site (Assessment Unit "D") would relate well to the existing urban edge, and there is opportunity for the creation of a robust new settlement edge. The area is considered to have little landscape value currently, thus there is opportunity to enhance and improve the character of the area. Overall, there are no landscape or visual impact issues which would constrain the development of this site.
- **Historic Environment (Bidwells):** A search of the Historic Environment Scotland and Canmore portals has concluded that there are no historical or archaeological sites or assets within the site boundary. The development of this site would not detrimentally impact on the Kilbirnie Conservation Area or any Listed Buildings within the settlement, as existing residential development provides a buffer. Future landscaping and planting would provide a further buffer, ensuring that the historic environment is protected as far as possible. Overall, there are no historic environment issues which would constrain the development of this site.

- **Local Facilities (Bidwells):** The nearest bus stops (Jennings Gardens) are located an approx. 1-minute walk from the site, on the A760 along the site's southern boundary, providing connection to local bus services. The bus stops provide service to Paisley, allowing connection to Glasgow and wider Scotland. The nearest train station is located in the neighbouring village of Glengarnock, allowing train connections to Glasgow. The closest primary school, Moorpark Primary School, is located an approx. 12-minute walk from the site's southern boundary. Key facilities, such as shopping and healthcare, are located within walking distance of the site within the town. Informal play provision would be provided on site, which would be beneficial for all residents of the town. Bridgend Community Centre, located an approx. 10-minute walk east of the proposal site, provides access to community facilities and events. Overall, there are no issues with local facilities which would constrain the development of this site.

3.2 Based on the above findings and analysis, there are no major technical or ecological barriers to the successful development of a new residential development on the land to the north of Largs Road, Kilbirnie. The site does however require a considered development proposal that maximises its benefit to both the community and local environment.

4.0 Masterplan Framework

4.1 A masterplan proposal (see Appendix 1) has been developed for the site, in response to known site constraints and opportunities, setting out the overall design strategy for the site. Key elements of the Masterplan Framework include:

- Development of the existing allocated site NA115, which has an indicative capacity of 185 units.
- A developable area of 6.67ha, with capacity for up to 215 dwellings of a varied density contributing to addressing the national housing crisis. Both private and affordable homes would be provided.
- Access would be taken from new junctions off the A760 to the south, and School Road to the east, providing easy access to the trunk road network and wider Scotland.
- New walking and cycling routes would be provided within the site, providing active travel connections to the wider Kilbirnie area whilst also protecting the existing core path which runs throughout the wider strategic site. Public transport would be easily accessible through existing bus stops located on the A760.
- Existing green corridors along the sites western boundary would be retained and enhanced, providing screening to the proposal site.
- The land to the north of the developable area would be retained for public open space and biodiversity net gain, providing connection to the wider green network. Public open space would be provided throughout the development, improving access for both existing and new residents.
- A high-quality landscape framework along the site's western boundary, preventing coalescence between the proposed dwellings and the existing dwellings at Geirston Road whilst also ensuring that residential amenity is maintained and enhanced.
- SUDs provision would further enhance biodiversity and habitat creation throughout, whilst also ensuring that any surface water flood risk is managed and flood risk is not exacerbated elsewhere.

- Site would be delivered comprehensively alongside the adjacent allocation to the east to ensure that appropriate infrastructure and mitigation is provided throughout.
- Informal play provision throughout the development would increase accessibility for both existing and new residents.

5.0 Planning Assessment

5.1 NPF4 provides the most up to date statement of National Planning Policy. Homes for Scotland has been working with Heads of Planning Scotland to produce a methodology to allow new housing sites to be assessed in a consistent manner through 4 separate assessment exercises:

1) **NPF4 Checklist –** which considers 16 planning policy goals and employs a simple scoring system for each issue;

2) **Environmental Assessment** – which assesses the site against the nine Strategic Environmental Assessment (SEA) objectives;

3) **Community Wealth Building Assessment** – which assesses the site against the potential for benefit to the local community; and

4) **Site Delivery Checklist –** which provides a text assessment of how effective a site is likely to be within the plan period.

5.2 The site has been assessed against each of these assessments, and the following scoring system has been used to assess for compliance with NPF4, the SEA objectives and community wealth building:

- Does Meet: 2
- Moves Towards: 1
- Neutral or Unknown: 0
- Moves Away: -1
- Does Not Meet: -2

Table 1: NPF4 Checklist

NPF4 ISSUE	COMMENTS	CRITERIA SCORE
1. Biodiversity	Planting and landscaping would enhance local biodiversity. The provision of public open space would further enhance biodiversity, whilst SUDs ponds would provide further habitat creation. Retention of boundary trees and hedgerows would create strong green networks throughout the site, providing opportunity for connection with the wider area as well as preserving the landscape character.	**2**
2. Natural Places	The development would not impact national or local designations.	**2**

NPF4 ISSUE	COMMENTS	CRITERIA SCORE
3. Soils	Proposal site is not classed as Prime Agricultural Land.	**2**
4. Forestry, Woodland & Trees	Majority of trees within the proposal site are located along the eastern boundary, with a few trees located within the site boundary itself. Boundary trees and hedgerows would be retained as far as possible.	**2**
5. Historic Assets	The site has no historic assets or cultural heritage sites within the boundary. Any development would not have a detrimental impact on any surrounding historical assets due to a high-quality landscape framework and adjacent residential development creating a buffer.	**2**
6. Brownfield Land	Site is not brownfield land. The proposal site is partially allocated for housing within the current NALDP2 (ref NA1115) and thus is considered to be an effective site for housing.	**0**
7. Sustainable Traffic	New pedestrian / cycle links would be created into Kilbirnie, and the existing core path (ref GV6) running east to west through the site would be retained. There are bus stops serving Paisley within walking distance of the site.	**2**
8. Local Living / 20 Minute Neighbourhoods	The site will create new walking and cycling links into Kilbirnie. Key services, such as shopping, healthcare and educational provision are all located within a 20-minute walk from the site. Bus stops providing links to Paisley are located on the A760 along the site's southern boundary.	**2**
9. Quality Homes	Proposed homes would be sustainable, energy efficient an of a high-quality design.	**2**
10. Infrastructure First	No known infrastructure constraints affecting the site. It can be connected to the existing network.	**2**
11. Heating / Cooling	All homes would be designed to the standards of net-zero, with solar PV and sustainable heating / cooling.	**2**
12. Blue / Green Infrastructure	Open space within the site would provide the opportunity for new green corridors within the area. There would also be opportunity for connection to the existing green network to the east.	**2**
13. Play, Recreation & Sport	Provision of open space and informal play areas within the site would improve the accessibility for all residents. Existing play provision is located within a 20-minute walk of the site.	**1**
14. Flood Risk Water Management	All surface water would be managed on site through SUDs Ponds and permeable surfaces. The site is not identified for flooding as per SEPA flood maps. Flood risk would not be exacerbated elsewhere as a result of the development.	**2**

NPF4 ISSUE	COMMENTS	CRITERIA SCORE
15. Health & Safety	The development would promote health and wellbeing through the provision of open space, active travel links and play areas for both children and adults.	**2**
16. Community Wealth Building	Contributions towards upgrading or the provision of new community facilities would be made as required.	**2**

5.3 From this assessment, it is clear that the development of the site would substantially comply with the policy objectives of NPF4 in relation to the allocation of new housing sites. In regard to Policy 9 Brownfield Land, reallocation of this land for housing within the forthcoming LDP would ensure that the proposal is compliant with Policy 9, as it does also support proposals on allocated greenfield sites. The site is partially allocated as an effective housing site within the current LDP2. The proposal is also compliant with all the relevant policies within NPF4.

Table 2: Strategic Environment Assessment Table

SEA TOPIC	COMMENTS	CRITERIA SCORE
Biodiversity, Flora and Fauna	Proposed development would not impact any national or local designated sites. Biodiversity would be protected and enhanced as a result of the development due to proposed planting, landscaping and retention of boundary features.	**2**
Population and Human Health	Proposed development would encourage active travel through the provision of pedestrian and cycle links. Provision of public green space would improve access for existing and new residents. Key facilities are all located within walking distance, encouraging local living.	**2**
Soil	Site is not classed as prime agricultural land and there is no peatland within the site.	**2**
Water	Site has no watercourses within its boundary. Site is not at risk of flooding and any surface water would be managed via the proposed SUDs Ponds.	**2**
Air	Any impacts to air quality are anticipated to be temporary during construction works.	**1**
Climate Factors	Proposed dwellings would be designed to the standards of net zero.	**2**
Material Assets	Proposal is on a greenfield site; however the site was allocated as an effective housing site within the current LDP2.	**0**
Cultural Heritage	Development would not have a detrimental impact on the historic environment, as there are no identified historic assets within the site boundary. The high-quality landscape framework and surrounding residential development would	**2**

SEA TOPIC	COMMENTS	CRITERIA SCORE
	provide a buffer between the site and the Kilbirnie Conservation Area.	
Landscape	The proposal site was identified to be of low landscape value within the Landscape Sensitivity Assessment conducted by the Council. Development would enhance the landscape character of the area through careful design and landscaping.	**2**

Table 3: Community Benefit Assessment

COMMUNITY BENEFIT	COMMENTS	CRITERIA SCORE
Local Housing Requirements	The Minimum All Tenure Housing Land Requirement (MATHLR) set within NPF4 for North Ayrshire was 2,950 units. The 2024 Housing Land Audit (NAC) states that there is currently a housing land supply of 6767 dwellings, including the proposal sites current allocation, indicating there is currently sufficient stock of housing land.	**1**
Local Infrastructure, Facilities and Services	Proposed development would provide additional public open space and preserve the existing core path throughout the site. Additional housing within the area would provide further support to local businesses in the town.	**2**
Residential Amenity	Proposed development would enhance residential amenity in the surrounding area through provision of a high-quality landscape framework and new public open space.	**2**
Diverse Ownership	Increase in population within the area would provide further support for local businesses within the town.	**2**
Fair Employment	Creation of local jobs during construction phase of development. Home working opportunities.	**2**
Financial Power	Provision of affordable and private homes would provide opportunity for a mixture of tenures throughout the development, ranging from mid-market homes to social rent.	**2**
Land and Assets	Provision of public open space would benefit both existing and new residents.	**2**
Procurement	Materials used throughout construction would be locally sourced where possible.	**2**

Table 4: Site Delivery Checklist

ISSUE	COMMENT	EFFECTIVE
Ownership (Private)	The applicant is in full control of the site.	**Yes**
Marketability	Site provides easy access to the trunk road network (A760) and wider Scotland.	**Yes**
Viability	Site has no significant constraints; all background reports are complete.	**Yes**
Access	Access can be obtained via new junctions of the A760 to the south, or the unclassified School Road along the eastern boundary.	**Yes**
Flooding and Drainage	Flooding and drainage provisions would be provided through connection to the existing network and SUDs.	**Yes**
Biodiversity	Biodiversity would be enhanced through new planting and landscaping. Provision of SUDs would provide further habitat creation. Retention of existing boundary trees and hedgerows would ensure a strong green corridor and landscape framework.	**Yes**
Infrastructure	Development would be able to be connected to the existing network.	**Yes**
Contamination	No known contamination constraints affecting the site.	**Yes**
Peat	No peatland within the site.	**Yes**
Land Use	Grades 3.2 Agricultural Land.	**Yes**
Nat Policy Compliance	Proposal is compliant with the relevant policies within NPF4, specifically Policy 3 Biodiversity and Policy 6 Forestry, Woodland and Trees.	**Yes**
Legacy Sites	The applicant would retain a level of control in the delivery of the site, ensuring it is developed to an appropriate high-quality standard.	**Yes**

5.4 Bellway Homes can confirm that they control the land to the north of Largs Road, Kilbirnie and based on the work undertaken by consultants and their own research, they believe the land to the north of Largs Road to be an effective housing site from the start of the new North Ayrshire Local Development Plan 3.

5.5 In addition to the above assessment, Bellway Homes are confident that if the site was allocated for housing in the adopted Development Plan, they could start on site within 18 months and have the first new home available 6 months later. Given the current Housing Crisis and the need for sites to be effective and built within the development plan period, this site has no constraints, is effective now, can be built quickly and can provide more local affordable housing.

6.0 Conclusions

6.1 Bellway Homes look forward to working with North Ayrshire Council to bring forward a new residential development opportunity on the land to the north of Largs Road.

6.2 Having demonstrated that the site is currently effective and complies with the policies of NPF4, Bellway Homes can provide further information from the assessment work already undertaken, and if required undertake further surveys and detailed design work to prove the sites effectiveness in detail, so that the Council have the necessary back up to confirm that the site is effective and can be developed within the next plan period.

6.3 The new residential development would create a sustainable extension to the settlement, that is set within a high-quality environment and has a rich biodiversity, as well as providing quality new private and affordable housing. Following discussion with the developer and landowners of the adjacent allocated site, the proposal site would be designed and delivered to ensure cohesion with the surrounding development.

6.4 Bellway Homes would therefore formally ask North Ayrshire Council to allocate the new development at Largs Road, Kilbirnie for housing, new footpaths/cycleways, open space and the creation of new biodiverse habitat.

APPENDIX 1
MASTERPLAN FRAMEWORK



BIDWELLS

Bidwells is a trading name of Bidwells LLP,
a limited liability partnership, registered in
England and Wales with number OC344553.
Registered office: Bidwell House,
Trumpington Road, Cambridge CB2 9LD