PEGASUS GROUP

Mayfield Farm Saltcoats

Our Vision

Persimmon
Together, we make your home

Prepared on behalf of
Persimmon Homes

August 2026

01
Introduction

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

The Site comprises approximately 49.5 hectares (ha) of agricultural land on the eastern edge of Saltcoats. It is bound to the north by an unnamed road connecting the B714 and Middlepart, to the east by Middlepart and to the west, south-west and south-east by existing and under-construction housing.

The Site presents an opportunity to deliver growth, support two 'local Town Centre's' and add variety to North Ayrshire's housing stock. North Ayrshire's LDP 2019 outlines sufficient Housing Land Supply for the plan period, but acknowledges that the promotion of additional new allocations adds choice and variety to the housing stock and as such acknowledges a continued commitment to supporting innovation in the delivery of new homes.

The delivery of a new neighbourhood can support this vision and contribute to housing land supply in a sustainable location and represent a high-quality 20-minute neighbourhood.

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

Our Vision

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

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

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

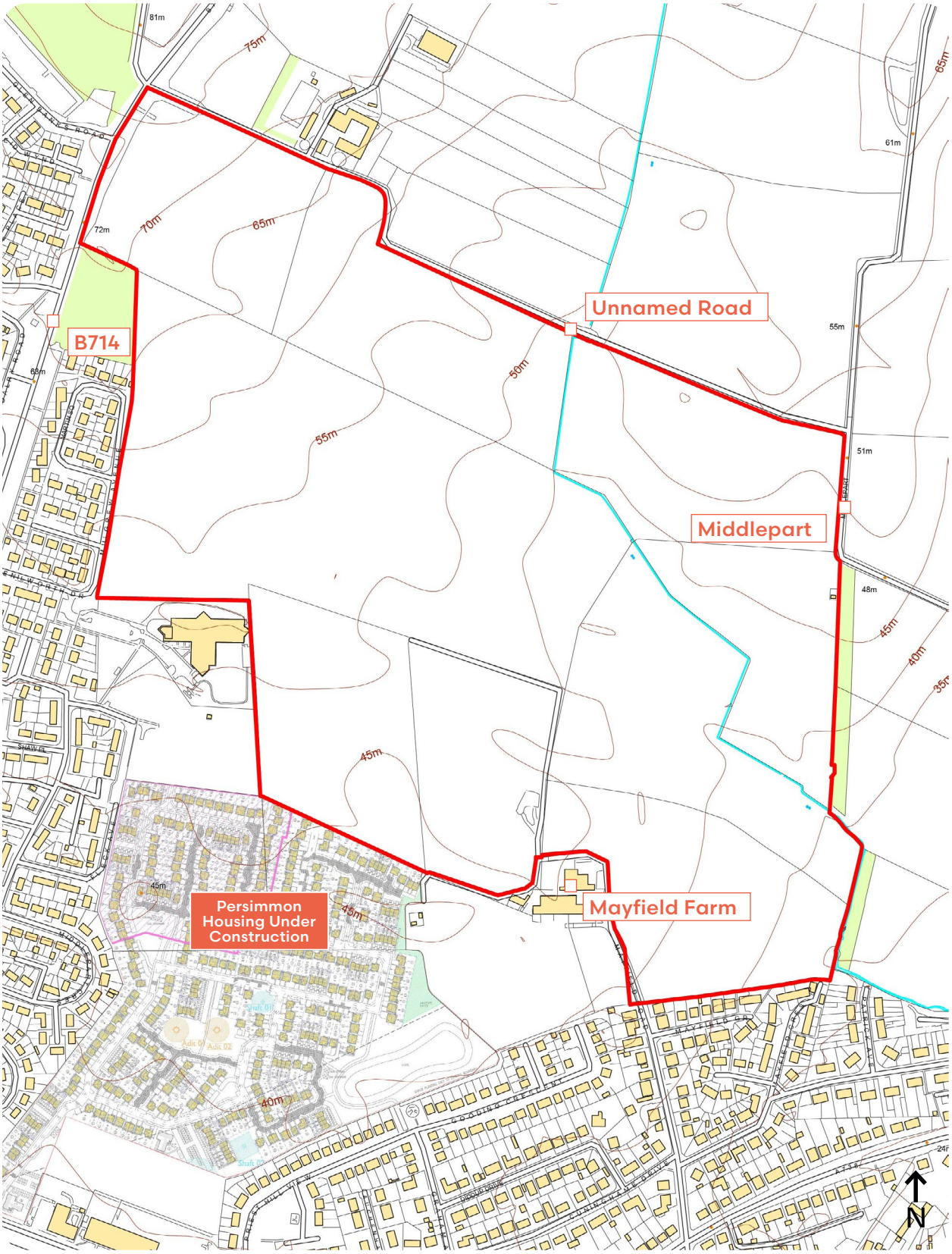


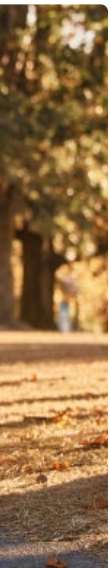




Figure 1: Site Location Plan

Site Boundary (c.49.5ha)





02
Planning Context

This section provides an overview of the planning policy context and development potential of the Site. It summarises the relevant designations within North Ayrshire Local Development Plan 2, and reviews the surrounding development context. It also highlights the recent delivery of housing on adjacent land and identifies how the Site could contribute to meeting North Ayrshire's future housing requirements.

The Site is covered by North Ayrshire Local Development Plan 2 ('LDP2') which was adopted in November 2019. The Site is designated as countryside area under Policy 1: Spatial Strategy – Countryside Objective which recognises the role of countryside areas in providing homes, employment and leisure opportunities for rural communities and includes the protection of valuable environmental assets and promotion of sustainable development. The Site is also within the Three Towns Locality Planning Partnership Area under Strategic Policy 4.

The Site is also designated as part of the 'Lowland Hills' Local Landscape Character Area under Policy 15: Landscape and Seascape which supports development that protects and/or enhances landscape character, avoiding unacceptable adverse impacts on designated and non-designated landscape areas. The southern portion of the Site is designated under Policy 29: Energy Infrastructure Development as 'WFSF Group 2 – Area of Significant Protection.' This policy supports development proposals for energy infrastructure development including wind energy.

Along the southern boundary of the Site lies Mayfield House and Courtyard, a Category C Listed Building which is protected under Policy 10: Listed Buildings which notes that development affecting Listed Buildings or their setting must be appropriate to the character and appearance of it.

There has been no on-site planning application history or site promotions through previous LDPs. The site directly south was allocated for housing (ref: Sch2a - Mayfield Farm) in LDP2 under Policy 1: New Homes and Maintaining an Effective Housing Land Supply with a capacity for 300 units. In the LDP2 Report of Examination, this site was noted to be within reasonable proximity of a range of services and community infrastructure, including retail outlets, primary and secondary schools and recreational facilities. It was also noted that the site would contribute to sustainable transport opportunities. Planning permission was granted for residential development comprising of 392 dwellings (ref: 19/00523/PPM) in December 2019 which is nearing completion.

The Council's LDP3 'Housing Evidence Paper' notes that the MATHLR for North Ayrshire is 2,950 with the iLHLR being 4,500 over the next 10 years, which aligns with NPF4 in that the LHLR must exceed the MATHLR. Therefore, given the need for new housing sites across North Ayrshire, this Site presents an opportunity to deliver growth by complementing the existing pattern of residential development. The site directly south demonstrates the deliverability and marketability of this Site, providing a logical 'Phase 2' development.

Figure 2: Extract From North Ayrshire LDP2 Interactive Map



03
Local Living

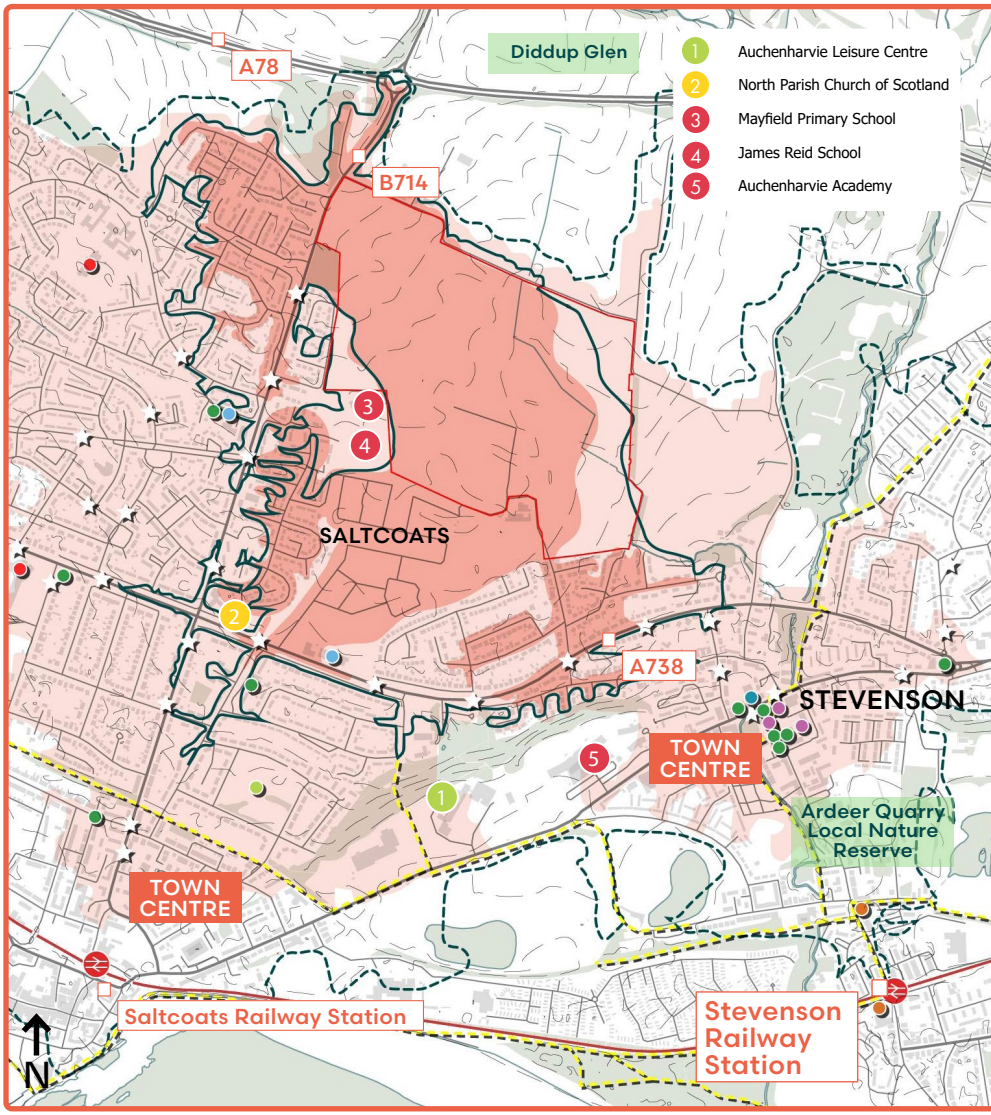
"A key element...Is the need to plan, design and deliver places that support local living and 20 Minute neighbourhoods, where people can meet the majority of their daily needs within a reasonable distance of their home." - NPF4

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

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

Together with existing and consented active travel and public transport facilities Mayfield Farm Saltcoats presents an opportunity for provision of a sustainable 20-minute neighbourhood.

Figure 3: Site Sustainability Plan



Site Boundary (c.49.5ha)
Contours
5-Minute Cycle Distance
10-Minute Cycle Distance
10-Minute Walking Distance
20-Minute Walking Distance
Green Space
Water
Train Line
Train Station
Education
Health
Shop
Restaurant/Cafe
Bar
Leisure Facility
Community Facility
Bus Stop
Core Paths

04
Site Assessment

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

ACCESS

There is the opportunity for two primary points of vehicle access and a possible additional vehicle access point. To the south, it is anticipated that the adjacent under-construction development to the south will provide a link to the Site enabling the consented access onto High Road to form one development Site access. To the north a vehicle access point has been identified from Dalry Road (B714). The form of this access would be considered as part of the TA, however, there would appear to be potential to deliver a roundabout on the B714 with Glen Banks Road. The possible additional vehicle access point could provide another access point from Mayfield Road to the south of the Site.

Pedestrian / cycle access points will be provided alongside the vehicle access point and the Site's footpath network will connect with the wider access network including to Middleway to the east and Mayfield Road to the south. There are no Core Paths within or adjacent to the Site.

LANDSCAPE FEATURES

The Site can be described as comprising eight fields. There are remnant and gappy hedgerows, predominantly along the Quarrel Burn, and no trees within the Site. There is a telecommunications mast immediately adjacent to the Site to the east and overhead lines cross the western part of the Site.

It is bound to the north by an unnamed road connecting the B714 and Middlepart, to the east by Middlepart and existing field boundaries, and to the west, south-west and south-east by existing and under-construction housing.

TOPOGRAPHY

The Site is undulating, and falls from north to south, towards the coast, from a high point of approximately 77m AOD at the north-west down to approximately 30m AOD at the south east. The Quarrel Burn runs through the eastern part of the Site. There is the opportunity for a Sustainable Urban Drainage System (SuDS) at the Site's low point, at its southern boundary.

FLOOD RISK

The majority of the Site is free of flooding, however there are areas of medium likelihood (0.5%) flooding associated with the Quarrell Burn. The SEPA Flood Maps indicate this to be pluvial flooding, however it is more likely to be fluvial flooding associated with the watercourse. Localised pockets of flooding were identified which can likely be mitigates through the Site's regrading.

ECOLOGY

A Preliminary Ecological Appraisal has been undertaken which found no statutory or non-statutory designated sites are present within the Site. It also found there are no ancient woodland habitats present on Site or adjacent to the site boundary.

Ashgrove Loch SSSI is somewhat connected to the site via a network of managed and unmanaged grasslands, patches of woodland/scrub, and Stevenston Burn that flows southward along the eastern boundary of the Site.

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

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

BUILT HERITAGE

There are no Scheduled Monuments or built heritage constraints within the Site. The C-Listed Mayfield House Courtyard and Farm Cottage is located adjacent to the centre of the southern Site boundary. It is not anticipated this will impact the potential for development.

UTILITIES

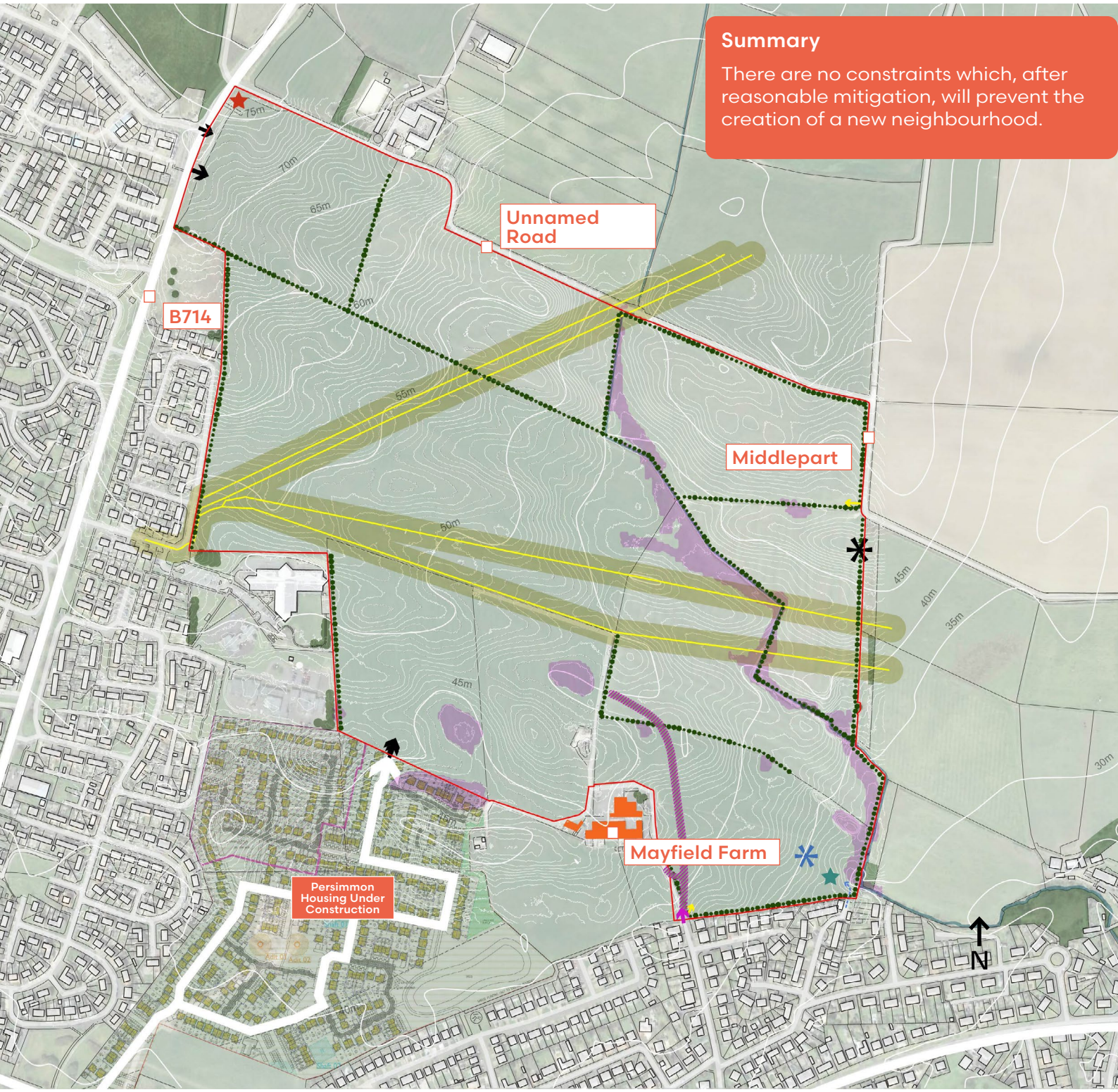
There are a number of existing SPEN EHV overhead lines crossing the Site, predominantly running east / west. These will likely be undergrounded as part of the development proposal. There are also other utilities located underground crossing the site at various points. It is not anticipated that these will impact the potential for development.

LAND CLASSIFICATION

The Site straddles two Land Capability For Agriculture Classes of 3.2 and 4.2 and is therefore not classified as prime agricultural land.

Figure 4: Site Assessment

- Site Boundary (c.49.5ha)
- Surrounding Streets
- Contour Lines
- Woodland
- Hedgerow
- Watercourse
- High Point
- Low Point
- Listed Building
- Wildlife Conservation Area
- Zone 3 Flooding
- Zone 2 Flooding
- Surface Water Risk
- Potential Vehicle Access
- Possible Additional Access Point
- Potential Pedestrian / Cycle Access
- Potential SuDS Access Route
- Potential SuDS
- Electrical Infrastructure and Wayleave
- Mast



05
Masterplan Framework

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

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

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

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

The Site provides an opportunity to deliver approximately 680 homes through a mix of type and tenure, forming a sustainable and well-balanced 20 minute neighbourhood.

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

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

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

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

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

1. Development area set back from Quarrel Burn and view corridors towards High Kirk steeple and Arran to maintain views and to reduce impact on local landscape setting.
2. Development area connects with adjacent urban extents to the south and west and features a defensible landscape edge to the east.
3. c.2ha of land safeguarded for school expansion to the west.
4. Permeable network of streets and spaces which are activated and overlooked.
5. Changes in material create variation in character and support placemaking.
6. Central areas of open space form key features at the centre of development areas to aid definition and create a distinct sense of identity.
7. Frontages activate the network of green spaces and paths.
8. Comprehensive foot / cycle path network connecting with local access networks.
9. Possible additional vehicle access point from Mayfield Road.
10. Naturalisation of Quarrel Burn corridor, including sloping of sides and easing of junctions,contributes to biodiversity improvement.
11. Additional planting alongside Quarrel Burn will strengthen visual containment of the eastern edge of Saltcoats.
12. Tree planting to replicate planting alongside B714 to form important gateway feature for Saltcoats.
13. Green and blue infrastructure and planting lines the primary street to aid legibility.
14. Central open spaces integrates landscape at the heart of the proposal enhancing identity, placemaking and orientation.
15. Attractive and accessible bio-rich wetland habitat and SuDS feature.
16. Streets terminate with views of trees and planting to draw the landscape into the proposal.
17. Key visual corridors maintained.

Figure 6: Masterplan Framework

- Site Boundary (c.10.80ha)
- Development Blocks
- Existing Street
- Proposed Vehicle Access Point
- Possible Additional Access Point
- Proposed Path Connection
- Proposed Primary Street
- Secondary / Tertiary Streets
- Feature Spaces
- Central Green Space
- Primary Open Space
- Proposed Woodland
- Proposed Planting
- Street Trees
- Proposed SuDS
- Proposed Footpath Network
- Potential Future Expansion Of School / Community Facilities



Figure 5: Masterplan Framework

06
Benefits & Conclusion

- Approximately 680 new homes of a mix of type and tenure set within a permeable and legible structure providing a distinctive and pleasant environment;
- An opportunity to deliver growth, add variety to North Ayrshire's housing stock and help support existing facilities and services in Stevenson Town Centre;
- Creation of a place that is distinct and responds to local character and contributes c.2ha of land for school expansion;
- Located within a 20-minute walking / 10 minute cycling distance of Stevenson town centre, representing a sustainable 20 minute neighbourhood;
- Convenient connections to local and regional public transport;
- Improved connectivity in the immediate context with the proposed foot / cycle network integrated with local routes to encourage active travel and healthy and active lifestyles;
- Retention, enhancement or reinstatement of existing landscape features where possible and an enhanced Quarrel Burn corridor to promote biodiversity;
- The proposal is sensitive to its landscape setting, preserving open views; and,
- Strengthened visual containment of the settlement through provision of new woodland planting adjacent to existing landscape defensible edge.

About Persimmon

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

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

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



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



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



PEDESTRIANS AND CYCLISTS PRIORITISED OVER VEHICLES



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



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



HIGH-QUALITY HOMES DELIVERED TO NATIONALLY DEFINED SPACE STANDARDS



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



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



INTEGRATION OF CLIMATE ADAPTABILITY AND RESILIENCE MEASURES



THE DELIVERY OF A 20 MINUTE NEIGHBOURHOOD



BIODIVERSITY ENHANCEMENTS PROVIDE OPPORTUNITY FOR SIGNIFICANT ECOLOGICAL ENHANCEMENT



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

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