

Brisbane Glen Road, Largs

Development Framework Report

Response to Proposed Local Development Plan

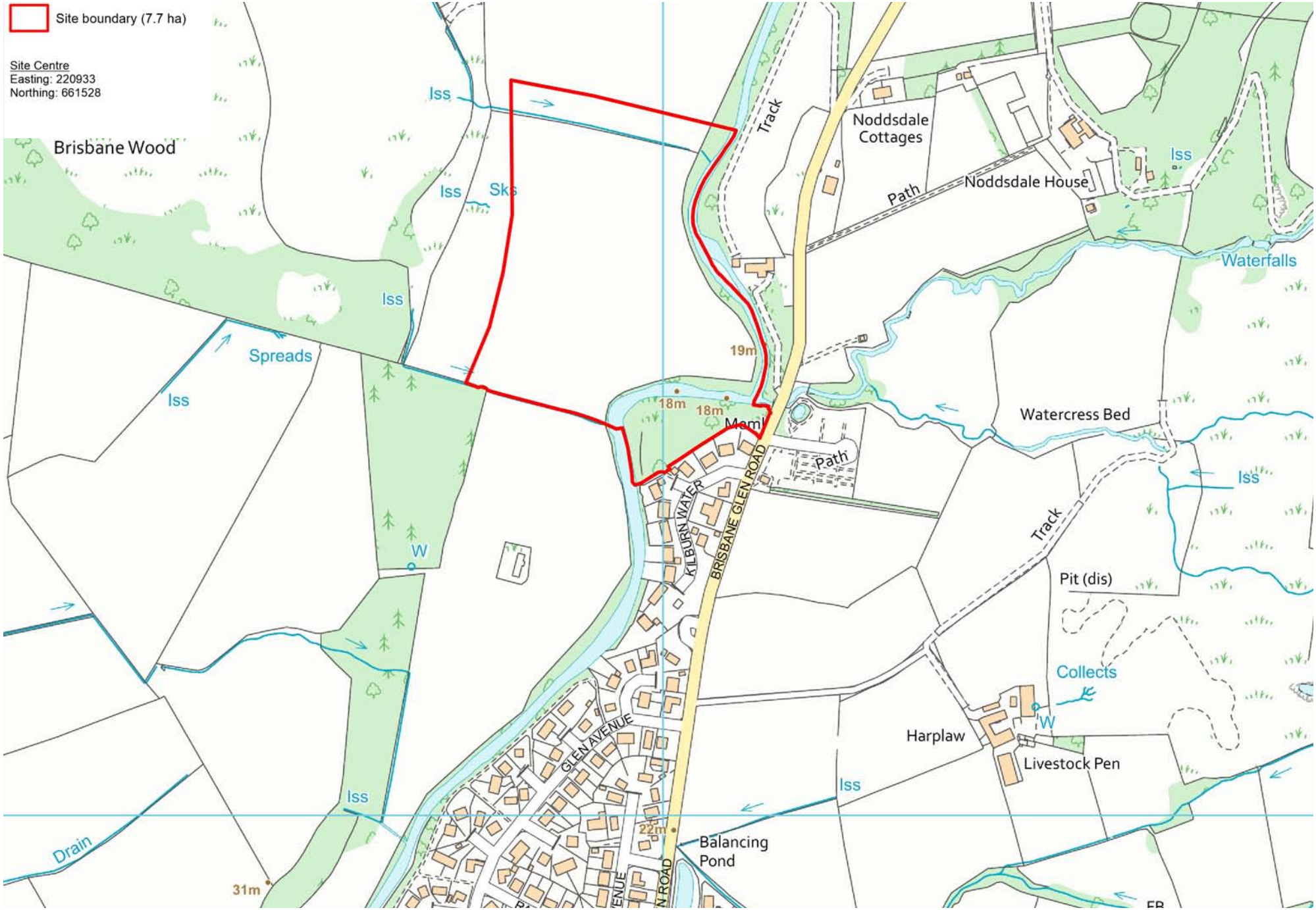
June 2025

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This document was prepared by Geddes Consulting on behalf of: Lynch Homes
Geddes Consulting | The Quadrant | 17 Bernard Street | Leith | Edinburgh | EH6 6PW
[t] 0131 553 3639 [e] info@geddesconsulting.com [w] www.geddesconsulting.com

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Lynch Homes owns and controls 7.7 ha of land at Brisbane Glen Road, Largs.

1. Introduction

This Development Framework Report is has been prepared for the Call for Ideas to support the proposed allocation of Brisbane Glen Road, Largs in the North Ayrshire Local Development Plan (LDP) 3.

The site was previously identified by North Ayrshire Council as part of the proposed development strategy for LDP 2 (Ref: CFS48).

The total site area is 7.7 ha as shown on the plan opposite.

Lynch Homes controls 6.9 ha of land to the north of the Noddsdale Water This control is exercised through a legal agreement. The site is in the ownership of:

Mr Ian Campbell
Auchengarth Farm
Skelmorlie

There are no legal burdens which would inhibit development on the site.

Lynch Homes owns 0.8 ha of land to the south of the Noddsdale Water, over which access will be provided to the northern part of the site. This southern part of the site currently has Planning Permission for 9 homes (09/00354/PP) and has initiated development.

A new planning application will be submitted to encompass both sites, including a potential redesign the access road to accommodate the whole allocation.

No further land is required to assemble and deliver the proposal.

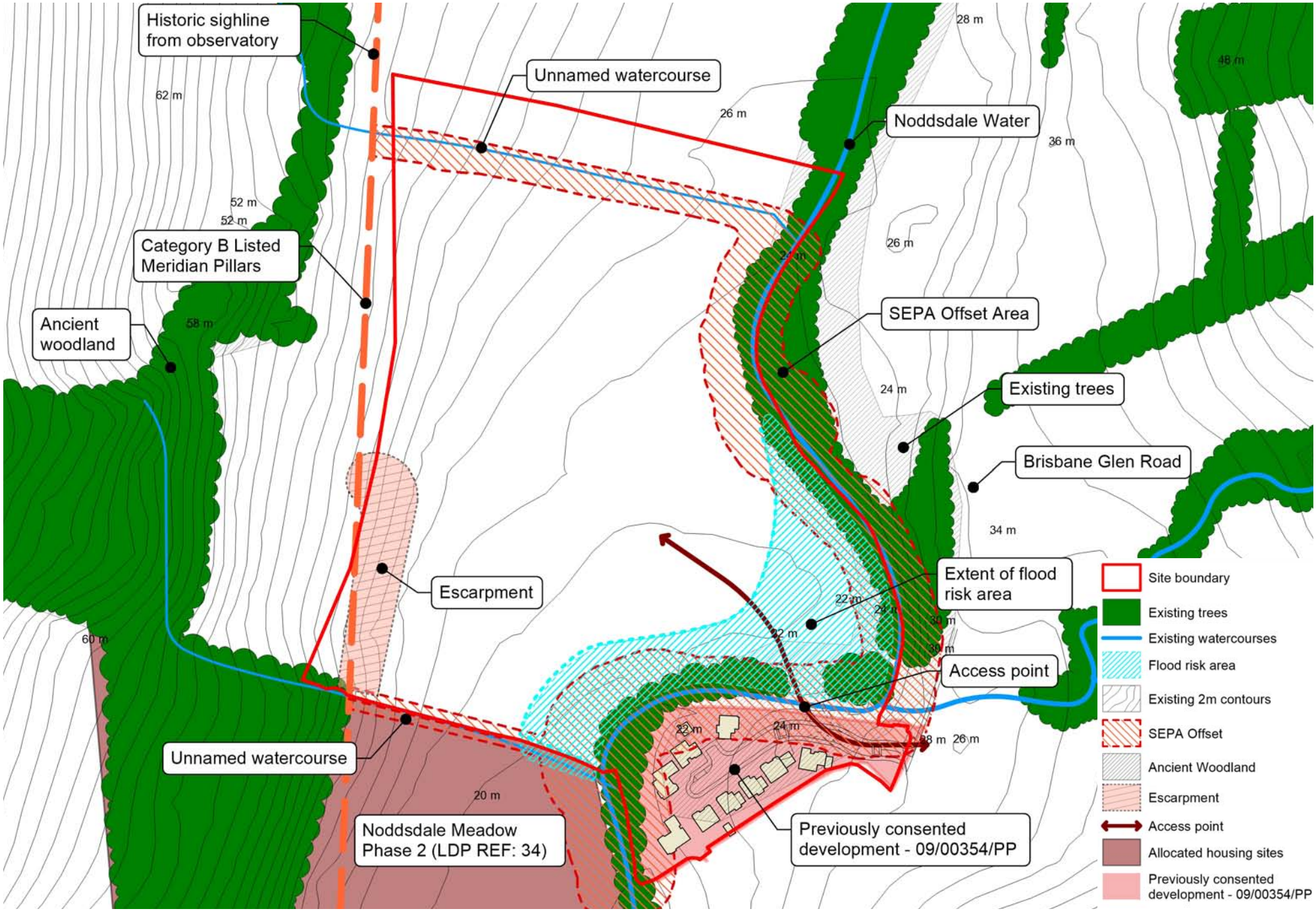
The proposal has been designed in the context of the National Planning Framework (NPF) 4 taking account of its policies, aspirations and desired outcomes.

The proposal have been deigned to be accommodated within the site's landscape and environmental character.

Lynch Homes has had regard for the deliverability factors set out in Scottish Government's Housing Land Audit Guidance.

A suite of technical assessments have previously been prepared for the proposal and will be updated should the site be identified as an allocation in LDP 3.

The proposal at Brisbane Glen Road, Largs is a deliverable site with a capacity of around 100 homes. It would be built in the short period of the housing pipeline for LDP 3.



There are no known constraints which would inhibit development.

2. Site Details

The site is located adjacent to the northern edge of the settlement of Largs, on the western side of Brisbane Glen Road.

The site consists of an agricultural field of 6.9 ha and consented development of 0.8 ha. The site is not classified as prime quality agricultural land.

The site falls from the north west to the south east. The highest point of the site is to the west at around 38m AOD. The lowest point of the site is to the south east at around 20m AOD. The site rises steeply to the western site boundary.

This site represents one of the few remaining sites in Largs that is capable of development in terms of topography - a reasonably flat site in the valley floor.

This topography also means that the site is contained by the higher ground around the valley. There are no separate farm dwellings or associated agricultural buildings located within the site.

The southern boundary to the site is defined by land allocated for housing, *Noddsdale Meadow* Phase 2. The southern boundary is defined by a post and wire fence with a small watercourse beyond.

The eastern boundary is defined by the Noddsdale Water. Beyond this boundary lies a single dwelling and Brisbane Glen Road.

Brisbane Glen Road can provide suitable access into the site, compliant with Council requirements. The access will be formed through the consented development to the south of the site. A new bridge will be required to cross the Noddsdale Water.

The northern extent of the site is defined by a 30m offset from an unnamed watercourse. Beyond the watercourse is an open agricultural field.

The topography to the western boundary rises to meet with a field boundary. The south western edge of the boundary is defined by a shrub covered escarpment.

The land beyond the western boundary consists of woodland planting.



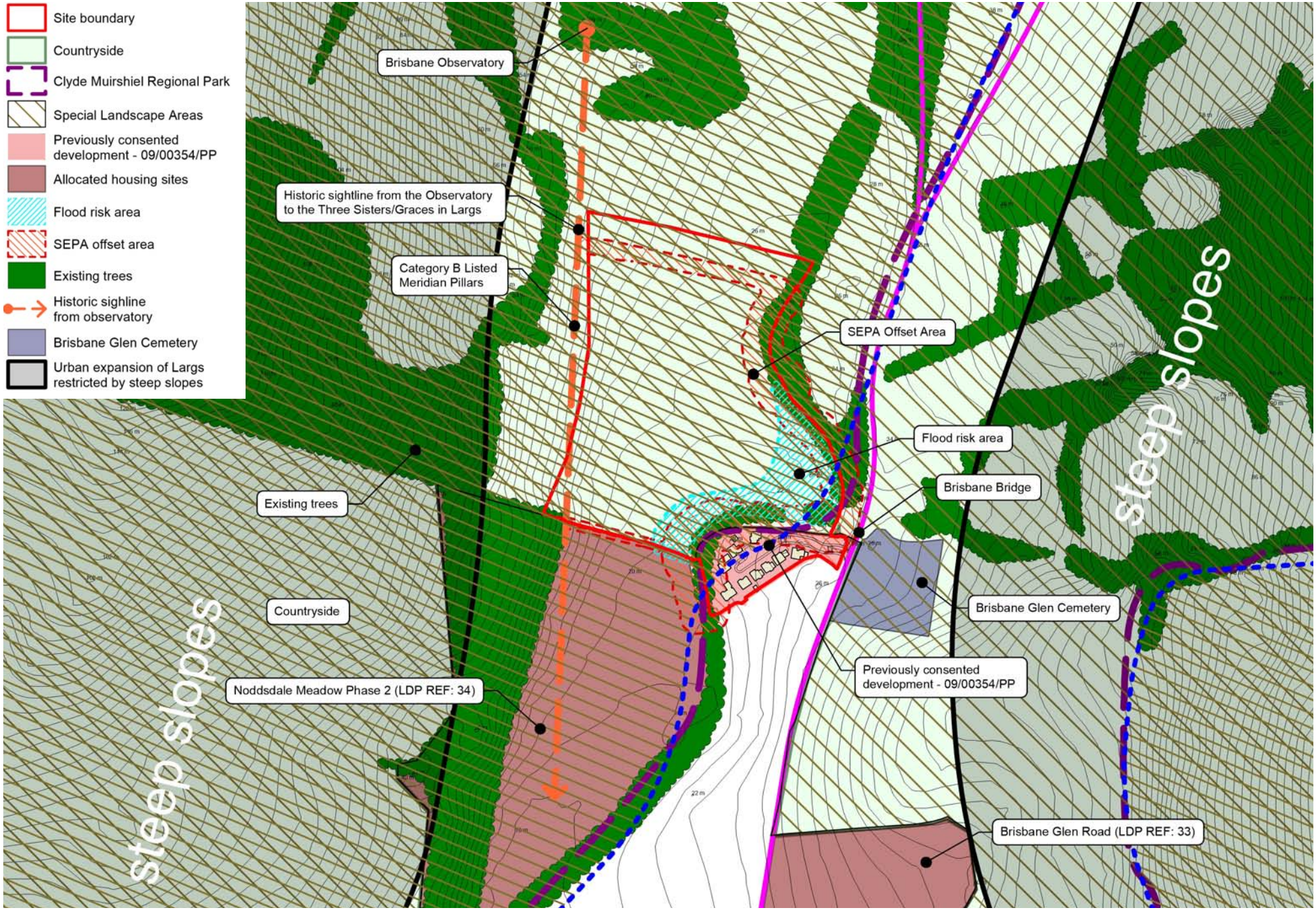
Visually contained site with rising topography to meet woodland beyond.

The Category B Listed Meridian Pillars are located just beyond the western boundary.

The line of sight from the Meridian Pillars to the Three Sisters/Graces in Largs extends through the edge of the site. This line of sight should be kept clear of development.

One small watercourse is present within the site boundary to the north of the site. Another unnamed watercourse runs parallel to the southern boundary but is located outwith the site boundary. The unnamed watercourses both run from the west to connect with Noddsdale Water in the east.

Tree cover on the site is limited to the boundary edges. The majority of existing trees within the site boundary are located along the edge of Noddsdale Water.



There are no physical constraints to the development of a deliverable site

3. Site Appraisal

Landscape Appraisal

A *Landscape Capacity Appraisal* has previously been carried out for the site. It reviewed the existing landscape context and the wider landscape character.

Expansion of Largs has reached its limits to the east, where the gradient becomes very steep and begins the transition into the upland landscape designated as part of the *Clyde Muirshiel Regional Park* and the North Ayrshire Special Landscape Area (SLA).

Recent expansion of the town has therefore been towards the northeast, into the Brisbane Glen of the Noddsdale Water. On both sides of the river, the landform is gently sloping before a change in gradient marks the transition to the upland landscape.

Development within the valley would not adversely affect the integrity of the Regional Park or wider SLA.

As development extends up the valley, the character changes from urban to more enclosed, small scale and rural. The local character is currently undergoing change with the allocation of the *Noddsdale Meadow* Phase 2 and *Brisbane Glen Road*.

With an appropriate landscape edge, the proposed allocation can form the new settlement edge to Largs. There is landscape capacity in this location to accommodate development.

Site Conditions

SEPA's flood risk event mapping indicates that part of the site to the south east is subject to flooding.

A *Flood Risk Assessment* has previously been carried out. This identifies the presence of a flood overflow area in the south east corner of the site. All areas at risk of flooding are outwith the development area of the proposal.

The site falls from the west to the east. The lowest point of the site is adjacent to Noddsdale Water to the south east of the site.

The necessary offset from these watercourses can be provided in accord with SEPA requirements.

A number of mature trees are located along the site boundaries. Root protection zones will be identified. By excluding development from these zones, these trees will be protected from development.

An *Ecological Assessment* has previously been carried out and confirms that the site is not ecologically sensitive. Wherever possible, measures will be introduced to enhance the site's biodiversity.

A *Cultural Heritage Assessment* has previously been carried out. It confirms that there are assets close to the site. Mitigation will be provided to ensure that these assets will not be directly affected by the proposal.

A *Geological, Mining & Environmental* Appraisal has previously been carried out. It confirms that the underlying strata are suitable for development.

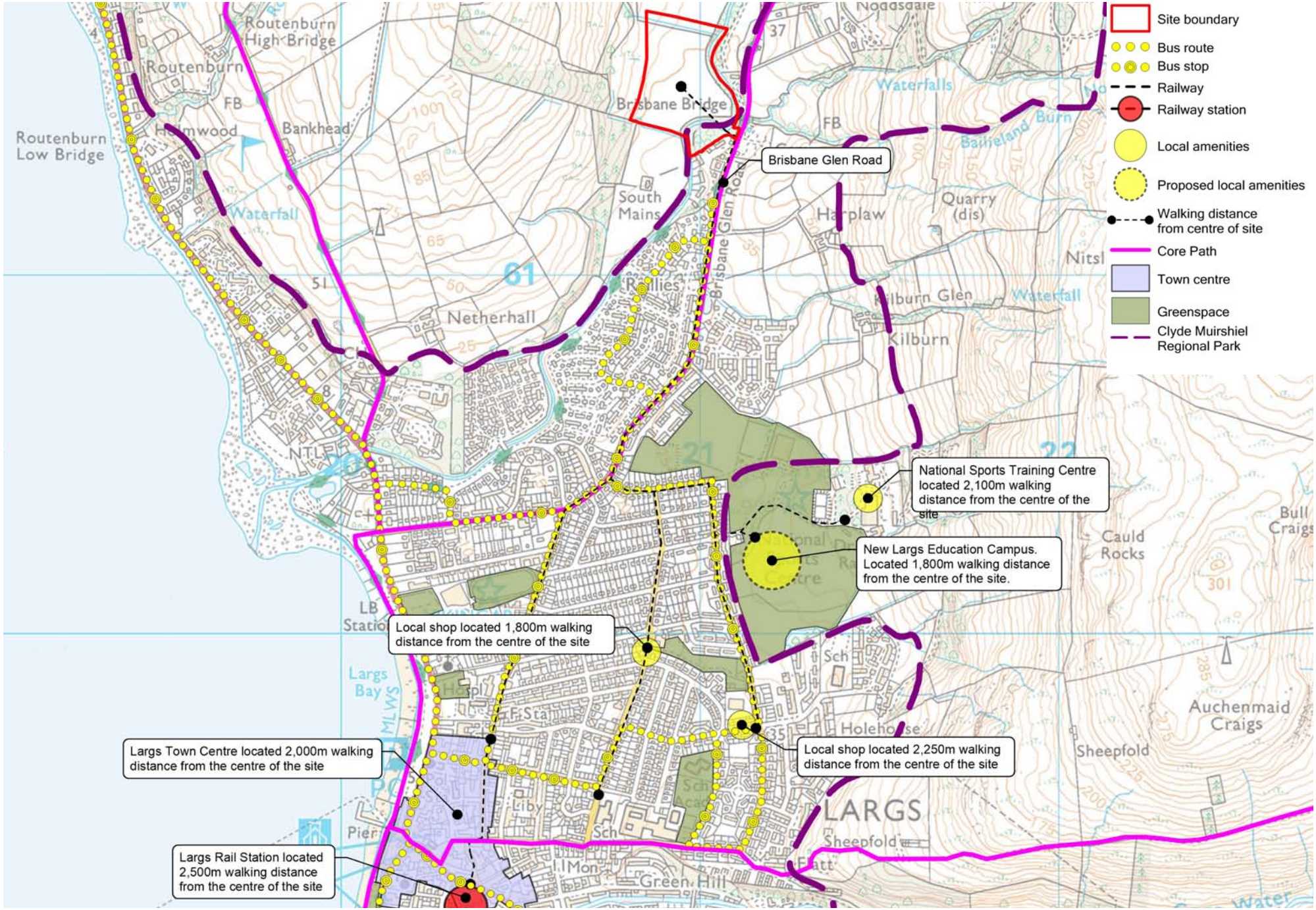
The site has been in agricultural use for some considerable time. The prospect of contamination within the site is extremely low.

An *Infrastructure and Services Assessment* has previously been carried out. It confirms that access to gas, electricity, water and telecom services can be provided.

The development's surface water drainage will be discharged into the unnamed watercourses and Noddsdale Water.

If the site is allocated in LDP 3, a Drainage Impact Assessment and Water Impact Assessment will be implemented in conjunction with Scottish Water.

The site is not affected by any conditions which inhibit its future development or will give rise to adverse abnormal site development costs which would render the site unviable.



The site represents a sustainable location on the urban edge of Largs.

4. Infrastructure Capacity

Sustainable Transport

Access to the centre of Largs from the site is via Brisbane Glen Road, leading directly to the town centre.

A local shop is located within 1,800m walking distance from the centre of the site. Largs town centre is located within a 2,000m walk from the centre of the site. The town centre has a number of local shops, businesses, health centre and library.

Core Path NC12 (*Brisbane Glen Road*) is located to the south east of the site. This road provides connectivity to the wider Core Paths network. Core Path NC12 (*Brisbane Glen Road*) connects to the NC65 (*Largs Promenade*) to the south of the site, providing a link to the town centre along the promenade.

There is ease of connection from the proposal into this path network.

A bus stop is located within a 400m walk from the centre of the site. Regular bus services are available from this bus stop:

- No.40 Largs Circular - every 30 minutes between 8am and 5pm, Monday to Saturday.

The nearest rail station is Largs Railway Station, located 2,500m walking distance from the centre of the site. The rail station is on the Ayrshire Coast Line and provides regular connections to Glasgow Central.

Infrastructure & Services

The site is located immediately adjacent to the settlement boundary. Access via a new bridge can be provided from Brisbane Glen Road in accordance with Council requirements.

An *Access Appraisal* has previously been undertaken which confirms that the proposed access arrangements from Brisbane Glen Road can be accommodated. The site will not have any significant impacts on the wider network.

The Inverclyde National Sports Training Centre is located around 2,100m from the centre of the site. This provides a number of indoor and outdoor sports facilities which are open to the public.

An *Infrastructure and Services Assessment* has previously been carried out. It confirms that access to gas, electricity, water and telecom services can be provided.

Education

Largs Campus opened in March 2018, combining and relocating Largs Academy, St Mary's RC Primary School, Brisbane Primary School and Kelburn Primary School.

The new education campus will offers spaces for 2,120 pupils.

The Largs Campus is within a 1,800m walk from the centre of the site.

All pupils from the proposed allocation can be accomodated at the Largs Campus.



The proposal meets the Council's Placemaking agenda

5. Proposal

Proposal
The proposal is for around 100 homes including affordable homes, associated infrastructure, landscaping and SuDS measures.

The proposal is situated on the urban edge of Largs and will provide a logical extension to the town. The proposal will provide an opportunity to connect into the adjacent *Noddsdale Meadow* Phase 2. When both sites are completed, this new access provides a highly beneficial transport loop in the valley floor.

The site will be accessed by a bridge from the consented development (to the south). This will marginally affect the area at risk of flooding within the south-east part of the site. Mitigation measures to meet SEPA requirements are proposed.

The creation of this bridge will allow a northern access point into the Council's allocation of *Noddsdale Meadow* Phase 2.

The finalised site drainage system will be designed to decrease the flood risk to the properties to the south. As with any design, maintenance is an important requirement for an effective drainage system. It should be noted that flood risk will be reduced but not totally eliminated.

The proposal will provide affordable homes on site to meet Council requirements.

The main access road within the site will be built to a specification to accommodate an extension of the existing bus service.

A new bus terminus will also be provided. Accordingly, all new housing will be within 400m of a bus stop in accord with the Scottish Government's Local Living and 20 Minute Neighbourhoods Guidance.

Development of this site provides the opportunity to improve accessibility to the Meridian Pillars and Observatory of Sir Thomas Brisbane. The proposal will provide access from the town and the Core Path Network. A central tree lined route from the bridge will provide an attractive approach close to the Meridian Pillars.

Car parking will be provided to allow visitors easy access to the Meridian Pillars and the neighbouring Regional Park. The ease of access to these tourist attractions will help attract visitors.

New homes will be set in an attractive new streetscape in accord with NPF 4 Policy 14 *Design, Quality and Place*, *Designing Streets and Creating Places*. A hierarchy of streets, lanes and paths promotes sense of place within the proposal.

A strong sense of place is achieved with structured planting providing definition and character.

Play facilities will be designed to meet the policy requirements and will be provided as part of the proposed greenspace framework.

A SuDS measure will be provided and will link into the existing unnamed watercourses passing either side of the site. The SuDS will also enhance biodiversity as part of the greenspace framework.

The proposal demonstrates the sustainability of the site's location in accord with NPF 4 Policy 15 *Local Living and 20 Minute Neighbourhoods*.



Landscape proposals significantly reduce impact on the existing urban edge and terminate the urban expansion along the valley floor.

6. Landscape Framework

The primary element of the landscape framework comprises the proposed structure planting along the northern and western boundaries. This structure planting achieves a number of purposes:

- it provides the context and backdrop to the proposal;
- it provides screening of the proposed built form from views within the wider landscape;
- it provides a clear edge to the settlement; and
- it provides a separation between the proposal and the wider Regional Park / SLA.

The structure planting along the northern and northwestern boundaries comprises woodland. The minimum width along the northern edge is 30m. This woodland planting will ensure that the proposed built form will not be readily visible in views from the north.

This strong landscape edge also reflects the conclusion by Lynch Homes that this is the last remaining developable site in the Noddsdale Water valley floor.

To the northwest, the minimum width will be 10m, but it is generally at least 15m. This planting avoids the immediate context of the sightline between the Observatory and the Meridian Pillar to the west.

Along the southwestern edge, the existing shrub planting on the escarpment will be enhanced. Given the level difference over the escarpment, the shrub planting will ensure that gardens are not overshadowed. However, due to the elevated nature it will still provide a backdrop to the proposed built form and privacy to the rear gardens.

Furthermore, avoiding tree planting on the escarpment maintains the longer distance view from the Observatory towards the Three Sisters/Graces in Largs.

The existing woodland along the Noddsdale Water to the eastern and southeastern boundaries will be maintained and enhanced with woodland edge planting. This will ensure that the proposed built form will not be readily visible from Brisbane Glen Road to the east.

The exception to this is where the new access will be provided in the southeast. A small area of existing trees will need to be cleared to provide this access.

A line of flowering trees is proposed along the watercourse to the southern boundary adjacent to the allocated *Noddsdale Meadows* site. This will soften the interface between the proposal and the adjacent *Noddsdale Meadows* proposal.

The main route into the site is lined by an avenue of trees. The road is aligned so that the Meridian Pillars becomes a focal point at the western end, framed by the trees.

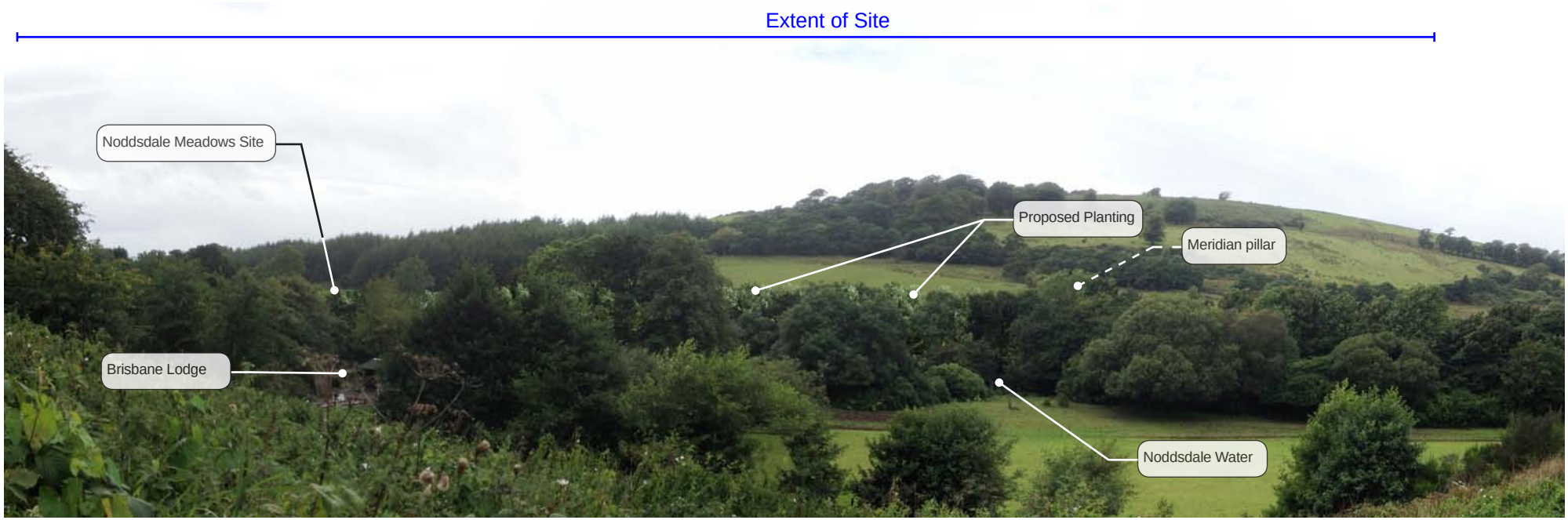
An area of open space in the southeast of the site, within the floodplain, is proposed as wildflower meadow. The SuDS measure is also proposed as wildflower meadow so that it ties in with the adjacent open space planting.

The wildflower meadow planting further increases the biodiversity of the site, promoting species such as bumble bees and butterflies. It also provides a colourful and welcoming approach into the proposal that is in keeping with it's settlement edge setting.

There are a number of areas of amenity grassland open space proposed around the site. The main area of open space is in the south of the site overlooked by a crescent of housing.

A linear space opens up into small pockets and is located along the eastern edge of the site. Two smaller areas of open space are located on the northern side of the tree lined avenue, to the west of the site. This provides a variety of amenity open space across the development.

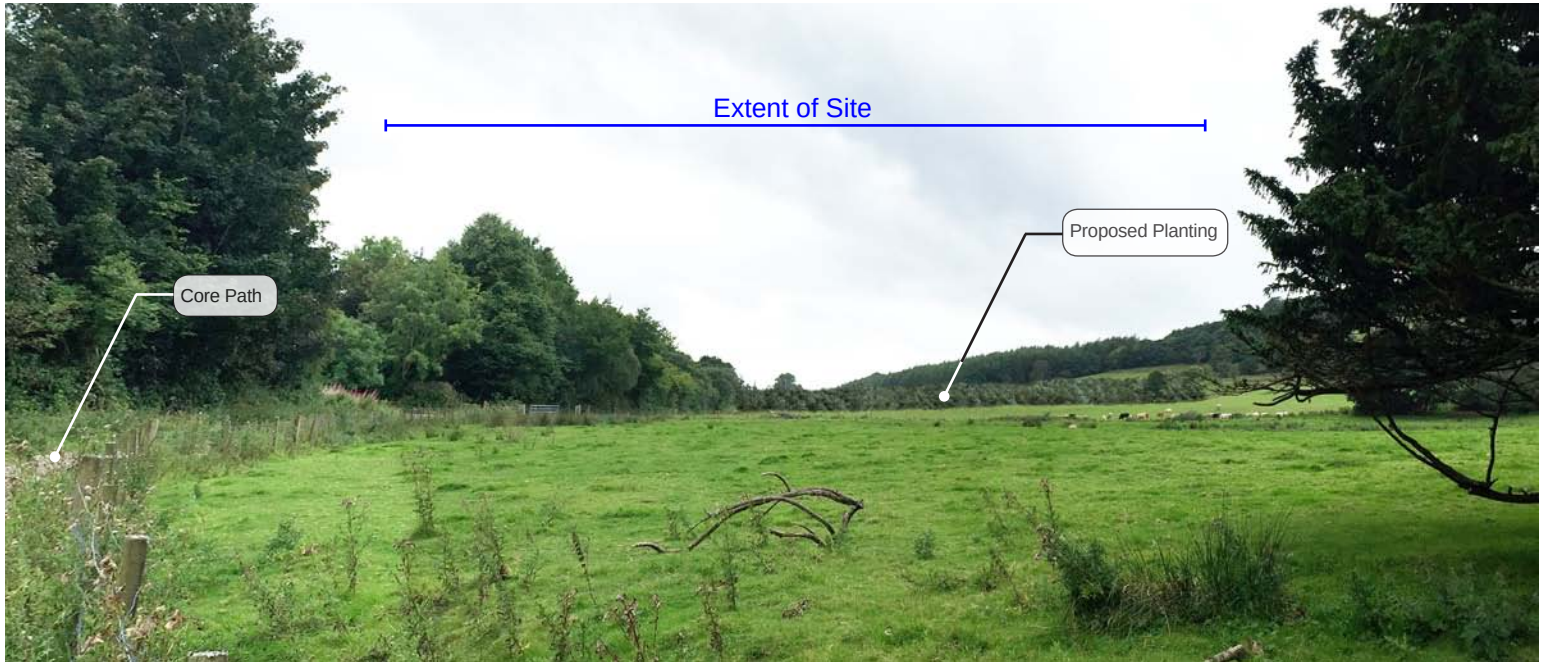
The proposed planting would compliment and enhance the existing landscape framework.



Viewpoint 1, Photomontage of proposal from Brisbane Glen Rd north of the settlement of Largs



Viewpoint Location Plan



Viewpoint 2, Photomontage of proposal from Core Path north of Brisbane Glen Rd.

7. Impact on the landscape setting of Largs

Landscape and visual matters are of key importance due to the site's location on the edge of the Regional Park and the Special Landscape Area. Therefore, in order to demonstrate that the site has the capability in landscape and visual terms to accommodate the proposal, two photomontages have been created.

Photomontages were previously prepared to address any concerns.
A viewpoint has been selected to represent the worst case view for each of the two areas referred to in the bullet points above. Photomontages have then been created which illustrate the visible extents of the proposal taking account of the proposed structure planting.

The proposed planting will be instated at the start of the development. This would ensure that, on completion of development, the proposed planting would have had approximately 5 years to establish. The photomontages illustrate the proposed tree planting after 15 years establishment, approximately 10 years post construction.

The proposed woodland planting is illustrated at 12m height and the woodland edge planting is illustrated at 8m height. Based on experience and informed research, these heights are considered to be conservative estimates for the heights of planting after 15 years establishment.

Viewpoint 1, Brisbane Glen Rd north of settlement
The photomontage for this view demonstrates that the existing planting along the Noddsdale Water, combined with the proposed tree planting (after maximum 15 years establishment), would completely screen the proposed built form from view.

The proposed woodland would be in keeping with the existing tree planting along the Noddsdale Water and the wider character of the view.

Some of the proposed rooftops may be visible, in the short term, above the existing trees and as the proposed planting establishes. However, they would be viewed in the existing context of Brisbane Lodge on the right (west) and Noddsdale Cottages to the left (east) as Brisbane Glen Road approaches Largs.

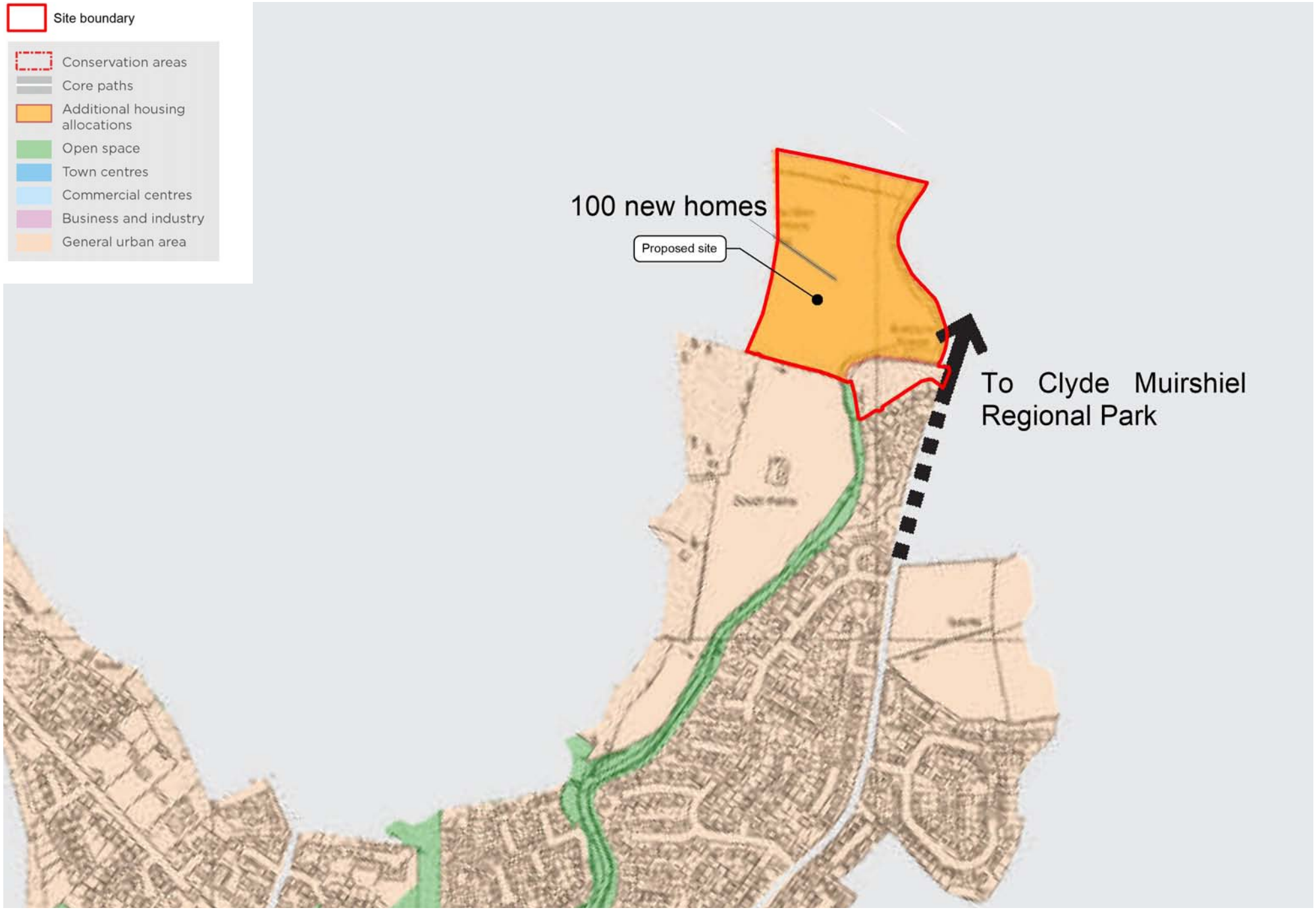
Viewpoint 2, Core Path north of Brisbane Glen Rd
The photomontage for this view demonstrates that after a maximum of 15 years establishment the proposed structure planting would completely screen the proposed built form from view.

The proposed structure planting would be in keeping with the existing woodland in the context of the view and the character of the local area.

The proposal would be visible in the short term as the planting establishes. However, this would be the same for the allocated *Noddsdale Meadows* site, albeit at a slightly further distance.

It is therefore demonstrated that the existing landscape has the capacity to accommodate the proposal when viewed from the north.

Following the establishment of the planting the proposal would not have an adverse impact on the landscape setting of the northern edge of Largs.



This proposal will be in keeping with the character of the surrounding landscape context

8. Recommendations to the Council

Lynch Homes suggests that Brisbane Glen Road, Largs is identified as a proposed allocation.

The proposal will deliver around 100 homes along with a greenspace network comprising of public open space, play areas, meadow and planting.

Affordable housing will be provided in accord with Council policy.

It is recommended that North Ayrshire Council supports the allocation of this site for new housing development in the LDP.

This Development Framework Report demonstrates that the site contributes to the policy requirements of NPF 4. The allocation of this proposal will be in keeping with the character of the surrounding urban and local landscape context.

The proposal is in a sustainable location with an easy walk to bus services as well as local services and amenities.

The site offers the potential for a small public car park, offering ease of access to the Regional Park and Meridian Pillars.

Next Steps

It is Lynch Homes intention to deliver the consented and initiated site as part of a masterplan solution to the proposed allocation.

A new planning application will be submitted to encompass both sites. This will include the potential to redesign access road in order to accommodate the additional land to the north of the Noddsdale Water.

Miller Homes have previously considered the site to be deliverable, capable of building all homes the short term. Cunninghame Housing Association have previously considered there to be demand for affordable housing.

The site is would be constructed in the first period of the housing pipeline in the new LDP (1 - 3 years).

A range of house sizes and types will be provided, including bungalows, to meet the demographic needs of Largs as well as the wider North Coast Housing Sub-Market Area.

The development would support around 80 direct and indirect jobs during its 3 year construction period.

The Quadrant
17 Bernard Street
Leith
Edinburgh
EH6 6PW

[t] 0131 553 3639

[e] info@geddesconsulting.com
[w] www.geddesconsulting.com

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This document was prepared by Geddes Consulting.
Geddes Consulting | The Quadrant | 17 Bernard Street | Leith | Edinburgh | EH6 6PW [t] 0131 553 3639 [e] info@geddesconsulting.com [w] www.geddesconsulting.com