Supporting Planning Statement: Land at Underhill, West Kilbride

Submission Stage: North Ayrshire LDP3 Public Consultation Phase (Site Review)
Proposed Allocation: Residential Development (178 Homes, including 56 Affordable Units) & Station Park-and-Ride Facility

1. Executive Summary & Vision

This statement supports the allocation of the land at Underhill, located off Dalry Road, within the emerging North Ayrshire Local Development Plan 3 (LDP3). The vision is to deliver a balanced, infrastructure-led neighbourhood of 178 sustainable homes.

Crucially, this proposal is designed around a masterplan that solves a key priority in the registered West Kilbride Local Place Plan (LPP) by incorporating a dedicated **40-space Park and Ride facility** for the adjacent railway station. The development safely integrates on-site physical constraints to deliver housing, extensive new green networks, and public transport solutions.

2. Infrastructure First: Delivering the Station Park & Ride

A major pressure point for West Kilbride is commuter parking and rail infrastructure. This proposal uses private development to fund and deliver community assets:

- **40-Space Commuter Facility:** The masterplan includes a high-quality, dedicated Park and Ride facility of 40 spaces positioned to serve the railway station.
- **Promoting Sustainable Transit:** By providing off-street parking directly connected to the rail line, this development directly meets the Scottish Government's National Planning Framework 4 (NPF4) transport goals by reducing car dependence and congestion within the village centre.

3. Meeting Local Housing Demand

The proposal provides a balanced mix of tenure, ensuring local families have access to high-quality homes:

- **Affordable Housing Commitment:** 56 of the 178 proposed homes (31%) will be delivered as high-quality affordable housing, directly helping North Ayrshire Council meet its local housing targets.
- **Diverse Housing Stock:** The site layout will feature a mix of unit types, addressing the clear shortage of high-standard family and starter homes within the West Kilbride area.

4. Safety & Constraint-Led Masterplanning

We have proactively identified and addressed the site's unique physical characteristics to ensure a safe, long-term design layout:

- **Overhead Power Cables:** The site layout takes complete cognisance of the existing overhead utility infrastructure. Substantial structural exclusion zones and safety buffers are built directly into the plan, keeping all residential properties completely clear of power lines.
- **Flood Risk Management:** The masterplan accounts for the indicative flood zone present on a portion of the site. No homes will be constructed within

high-risk flood areas. Instead, these zones are preserved for natural drainage and open space.
- **On-Site SUDs Protection:** A comprehensive Sustainable Drainage System (SUDs) network is integrated into the design to capture and control rainwater on-site, ensuring greenfield runoff rates are safely maintained and downstream areas are fully protected.

5. Enhancing Green Space and Play

Rather than overwhelming the area, the Underhill masterplan uses its open space to enhance village amenity:

- **Formal Play Facilities:** Dedicated, safe, and modern formal play areas are integrated into the heart of the community for local children.
- **Green Networks:** A web of connected green paths walks through the development, safeguarding native biodiversity and providing walking and cycling networks that blend seamlessly into the edge of West Kilbride.
- **Safe Access:** Vehicular access is designed via a priority junction onto Dalry Road, engineered to manage traffic efficiently and safely buffer vehicles leaving and entering the site.

6. Conclusion: A Multi-Benefit Site for West Kilbride

The Underhill site offers a unique opportunity to secure major community infrastructure at no cost to the public purse. By resolving the town's station parking shortage, delivering 56 affordable homes, and respecting the site's environmental boundaries, this development is a highly sustainable, robust candidate for inclusion in LDP3. We welcome public feedback and collaboration during this review phase.

Public Consultation Fast Facts for Reviewers

- **Total Homes:** 178
- **Affordable Housing:** 56 units
- **Community Asset:** 40-space Station Park and Ride facility
- **Primary Access:** Secure engineered entry via Dalry Road
- **Green Features:** Safe power-cable buffers, flood zone protection, dedicated SUDs basins, formal play parks, and walking networks.

Possible 30m stand-off due to overhead cables and pylons

Area identified as having a chance of flooding within flood maps

Affordable houses provided as part of phase 7 in response to WKCC Local Place Plan.

40 parking spaces for railway station use.

Station Link

South boundary creates a natural extension of existing settlement.

Hedgerow screening of western boundary to existing field and underhill

Sustainable urban drainage system (SUDs) for phases 4, 5, 6, and 7.

Formal Play Area

Formal Play Area

Tree belt screens new houses from Law Castle.

Potential SUDS to allow phased development.

Tree belt along east to create a firm village boundary in response to WKCC Local Place Plan.

Potential SUDS to allow phased development.

Tree Belt along south to create firm village boundary in response to WKCC Local Place Plan.

B 7 8 1

RAILWAY LINE

CATESIDE STREET

BRIEHAM STREET

ST. BRIDE'S ROAD

WEST KILBRIDE

WEST KILBRIDE STATION

WEST KILBRIDE PARISH CHURCH

Law Castle

UNDERHILL

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

SUDS

Public Open Space

Pedestrian Link

Pylon

50m

15 m

North

0 10 20 50 100 200 metres

Notes

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Do not scale sizes from this drawing, use figured dimensions only.
If in any doubt, please contact the originator.

Key:

- Indicates area of development (19.71 ha)
- Indicates land owned/controlled by applicant
- Indicates drainage connection
- Indicates walkable access to railway station
- Indicates exclusion zone for overhead transmission lines
- Indicates SEPA River Flood mapping data : Each year this area has a 10% chance of flooding
- Indicates SEPA River Flood mapping data: Each year this area has a 0.5% chance of flooding

House Type Legend:

For Sale

Type A
5 apartment, 4 bed, 7 person
Two storey House (split level)
39 no.

Type B
5 apartment, 4 bed, 8 person
Two storey House (split level)
32 no.

Type C
4 apartment, 3 bed, 5 person
Two storey House (split level)
42 no.

Type D
5 apartment, 4 bed, 8 person
Two storey House (split level)
9 no.

Affordable

Type E1
2 apartment, 1 bed, 2 person
Amenity Flat, Ground Floor
General Needs Flat, Upper Floor
8 no.

Type E2
2 apartment, 1 bed, 2 person
General Needs Flat, Upper Floor
8 no.

Type F1
3 apartment, 2 bed, 4 person
Amenity Flat, Ground Floor
General Needs Flat, Upper Floor
4 no.

Type F2
3 apartment, 2 bed, 4 person
General Needs Flat, Upper Floor
4 no.

Type G
3 apartment, 2 bed, 4 person
Two Storey House, General Needs
21 no.

Type H
4 apartment, 3 bed, 5 person
Two Storey House, General Needs
4 no.

Type I
4 apartment, 3 bed, 6 person
Two Storey House, Wheelchair
4 no.

Type J
4 apartment, 3 bed, 5 person
Wheelchair Bungalow
3 no.

Affordable:	**56 units**
For Sale:	**122 units**
Total:	**178 units**
Site Area:	**19.7 ha**
Public Open Space:	**1.69 ha**

Revisions		Date	By
A	Layout amended to suit client request.	12/05/25	HCY
B	Layout amended to suit client request.	03/04/25	SSK
C	Layout amended to suit client request.	09/04/25	BGL

Project

McTaggart Construction
Proposed Residential Developments at Lawhill & Underhill, West Kilbride, North Ayrshire

Drawing Title

Site Plan of Underhill Development as Proposed

ROBERT POTTER & PARTNERS
CHARTERED ARCHITECTS & PROJECT MANAGERS

7 MILLER ROAD, AYR KA7 2AX 01292 261228
49 NEWALL TERRACE, DUMFRIES DG1 1LN 01387 255509
110 WEST GEORGE STREET, GLASGOW G1 1QR 0141 3329111
6th FLOOR, 2 KINGDOM STREET, LONDON W2 6BD 020 34795931

Scale	1:1000 @ A0	7869/S2	
Date	04/04/25		
Drawn By	HCY		
Checked By	-	Revision	C

LAUREL HOMES
HOMES OF DISTINCTION

Laurel Homes Ltd
Tod House
Templand Road
Dalry
KA24 5EU
Registered in Scotland
Company No. SC106124

01294 832195
mail@laurelhomes.co.uk

12th August 2026

Strategic Planning Team
Place Directorate,
North Ayrshire Council
Cunninghame House,
Irvine,
KA12 8EE

Dear Sirs

SUBJECT: DEVELOPER LETTER OF SUPPORT FOR LDP3 SITE SUBMISSION – UNDERHILL, WEST KILBRIDE

Introduction & Developer Track Record
Laurel Homes is pleased to submit this formal letter of support for the proposed residential development site at **Underhill, West Kilbride**. Laurel Homes is an established, highly experienced developer with a proven delivery record within this market area. Notably, our successful completion of the private development at **Faulds Wynd, Seamill** demonstrates our corporate capability to deliver high-quality placemaking, sustainable infrastructure, and sensitive design that aligns with the strategic vision of North Ayrshire Council.

Proposed Development & Housing Phasing
The Underhill site represents a logical, sustainable extension to West Kilbride, uniquely positioned to help meet the Council's Local Housing Land Requirement (LHLR). The masterplan will deliver a total of **178 high-quality homes**.
The private sector element consists of **122 homes**, which will be delivered over a steady and sustainable trajectory across **6 distinct phases**. Reflecting a realistic, long-term delivery program aligned with future housing demand, Laurel Homes projects a **site start in Q1 2035**.

Strategic Affordable Housing Partnership
In direct response to local social housing needs, the development includes **56 affordable homes** (representing a substantial 31% provision). Laurel Homes has entered into a formal delivery partnership with **Cunninghame Housing Association** to ensure these units are managed and delivered by a trusted, local Registered Social Landlord (RSL). A letter of support from Cunninghame Housing Association has been submitted in parallel to confirm their commitment to this site.

Site Access, Drainage & Flood Risk Cognisance
Laurel Homes has undertaken an initial technical review of the greenfield site constraints to ensure full deliverability:

- **Access:** Primary vehicular access will be safely and efficiently provided via a new junction off **Dalry Road**.
- **Flood Risk Management:** The masterplan has taken full, proactive cognisance of projected flood zones. The site layout has been designed defensively, ensuring that all developed areas avoid flood risk zones.
- **Drainage:** Comprehensive Sustainable Urban Drainage Systems (**SUDs**) can be entirely accommodated within the site boundary, ensuring robust surface water management.

Community & Transport Infrastructure Windfall
A critical benefit of the Underhill masterplan is its direct integration with local public transport networks. As part of **Phase 7 of the development**—and delivered alongside the affordable housing element—Laurel Homes will construct and deliver **40 dedicated car parking spaces for the adjacent railway station**.
To secure the long-term public benefit of this asset, Laurel Homes confirms that this parking facility will be formally transferred to the ownership of North Ayrshire Council upon completion. This infrastructure windfall will directly alleviate local commuter parking pressures, promote active travel integration, and enhance the viability of West Kilbride's sustainable transport network at no capital cost to the local authority.

Deliverability Statement
In accordance with national planning policy and LDP3 guidelines, Laurel Homes confirms that this site is **viable, technically robust, and deliverable** within the planned timescales.

Backed by our partnership with Cunninghame Housing Association and the substantial public transport infrastructure benefits proposed, we strongly urge the Strategic Planning Team to allocate the Underhill site for residential and infrastructure development within the North Ayrshire Local Development Plan 3.

Yours sincerely,

Gary Climson
Director
Laurel Homes

CUNNINGHAME
HOUSING ASSOCIATION
More than just a landlord
MAKING OUR COMMUNITIES BETTER PLACES

Quayside Offices, Marina Quay, Dock Road, Ardrossan, KA22 8DA

01294 468360 | enquiries@chaltd.org | www.cunninghame-housing.org

6th August 2026

J Russell
Tod House,
Templand Road
Dalry
KA24 5EU

Dear Janice,

Re: Proposed Developments at Lawhill and Underhill, West Kilbride

I write further to our discussion regarding the proposed residential developments at Lawhill and Underhill, West Kilbride.

Cunninghame Housing Association remains committed to supporting the delivery of new affordable homes across North Ayrshire where this aligns with local housing need, our strategic objectives and our long-term business plan. Our current 30-year financial plan includes provision for the delivery of additional new build housing, and we continue to assess opportunities that can contribute to meeting housing demand and supporting sustainable communities.

We welcome the opportunity to work collaboratively with Janice Russell and McTaggart Construction in exploring the affordable housing elements of both the Lawhill and Underhill proposals. We recognise the potential of these sites to contribute to the future supply of affordable housing within West Kilbride and the wider North Ayrshire area.

While it is too early to make any formal commitment to either development, we would be interested in progressing discussions regarding the affordable housing provision, subject to:

- A satisfactory assessment of the scheme's overall viability and affordability;
- The proposals meeting the Association's strategic objectives, development criteria and value for money requirements;
- Approval by the Association's Board of Management through our governance processes;
- The availability and approval of the required level of Scottish Government grant funding and any other necessary funding arrangements; and

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- Agreement on an affordable housing delivery model that meets the needs of both parties.

For the avoidance of doubt, the Association's participation in these discussions does not constitute a commitment to either opportunity, and the Association will not be liable for any costs incurred by any party in connection with the investigation, design, planning, development or progression of the proposals unless expressly agreed in writing in advance.

We look forward to continuing discussions as the proposals progress through the planning and development process and would welcome the opportunity to review further details as they become available.

Yours sincerely,

Linda Anderson.

Linda Anderson
Executive Director of Investment (Depute CEO)