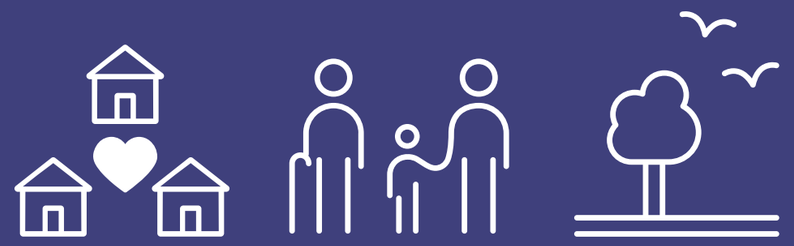
DALRY ROAD
ARDROSSAN



Masterplan Vision

ogilvie HOMES

CONTENTS

1. Introduction
2. The Site
3. Masterplan
4. Planning Assessment
5. Ogilvie Homes
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1. INTRODUCTION



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Introduction

Overview

This document has been prepared by Ogilvie Homes Ltd for North Ayrshire Council in support of allocating a new residential neighbourhood to the north of Ardrossan, in the forthcoming Development Plan.

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.

In preparing this document, a range of consultants were retained to provide specialist advice on transport, ground conditions, flooding, infrastructure/services, ecology, landscape and archaeology. The following sections set out the findings of this information and how it was used to develop a comprehensive masterplan proposal for a new residential neighbourhood.

Site Location & Ownership

The site is located north of Ardrossan and is bounded to the north and west by the A78, which forms part of the trunk road network, to the south by existing residential properties and by Dalry Road to the east, which provides direct access to the town centre. The main vehicle access to the site would be via Dalry Road, north of Bluebell Gardens, which complies with current guidelines. There are no other vehicle access points into the site which meet current standards.

The site extends to over 5.27 ha (13.02 acres) of predominantly unused scrub land with a few informal tracks and a small ditch along the southern boundary. There are some self-seeded trees to the north east of the site and a few bushes, but the majority of the site is covered by rough grass. The site levels vary between 51m in the north to 37m in the south and the site generally falls from east to west.

The whole site is under contract to Ogilvie Homes Ltd.



View facing west across site

N

A78

Dalry Road

A78

Dalry Road

Eglinton Road (A738)

ARDROSSAN

SALTCOATS

Glasgow Street

High Road (A738)

HORSE ISLE

Site boundary

Existing roads

Railway Line

2.THE SITE



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Local Living

Following an audit of Ardrossan, a full range of services were identified within the town (secondary school, primary school, railway station, medical centre, public hall, various shops, bus stops and car garage/petrol station etc), which the new neighbourhood residents could use and help sustain.

The main Town Centre is located just over 1 mile from the site, but there are local shops within 10 minute walking distance, as well as St Peters Primary School.

Opportunities were identified to help create safe routes within the site to help connect into the surrounding formal and informal path network. Overall, there is good potential for the site to tie into and support the existing facilities within Ardrossan.

The adjoining map shows the key facilities within Ardrossan and walking distances of 400m, 800m and 1,600m. This plan clearly shows the range of accessible facilities and services and how the site is a clear sustainable infill site within the settlement boundary.







Site boundary

Walking Distances

Roads

Railway Line

Settlement Boundary

Core Path

Nearest Bus Stop

Schools

Services / Amenities

Parks

LDP - Residential Site

LDP - Business & Industrial Site

LDP - Open Space

LDP - Town Centre

Local Nature Conservation Sites

N

1,600m walking distance

800m walking distance

400m walking distance

Dalry Road

Mill Glen
Reservoir

A78

A78

Premier Store

St Peter's
Primary School

Dalry Road

Key Store

Community Sports Hub

Stanley
Primary School

Whitlees
Community Centre

Play park

Eglinton Road (A738)

Park

Post Office

Pharmacy

Ardrossan Health Centre

Alpine Stores

ARDROSSAN

Ardrossan
Cemetery

Dykesmains Primary School

SALTCOATS

St Anthony's Primary School

Mayfield Primary School

HORSE ISLE

Petrol Station

Ardrossan Academy

Glasgow Street

High Road (A738)

B714

Ardrossan Civic Centre

Ardrossan Cricket Club

Jack's Park

North Ayrshire
Athletics Club

St Matthews Academy

Ardrossan Play Park

Ardrossan Castle

Ardrossan Ferry Terminal

Ardrossan Harbour
Railway Station

Ardrossan South
Beach Railway Station

Ardrossan Town
Railway Station

Site Considerations

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

Site Investigation

The site has no previous history of mine workings and therefore there is a very low risk of soil and groundwater contamination, gas emissions, radon gas, shallow mining works and historic mine entries. Due to the underlying geology and site topography, it is anticipated that the site may require some high underbuild foundations, but the majority will be standard strip foundations. Overall, there are no issues of concern with ground conditions.

Transport & Access

An assessment of the site indicated that a new access can be formed onto Dalry Road which takes cognisance of existing junctions and also meets local design standards. The main vehicle access to the site would be via Dalry Road, north of Bluebell Gardens, which complies with current guidelines. There is also scope to form further pedestrian and cycle access points at further locations along Dalry Road. In relation to bus links, the nearest stop is located adjacent to St Peter Primary School, which is 165m from the site boundary. Overall, there are no access or transportation barriers to the site.

Services

A mains water pipe is located just inside the site boundary which runs parallel to Dalry Road. It is likely that this will be retained in its existing location and will provide a stand-off buffer between the new development and Dalry Road, increasing its attractiveness. There are no other services located within the site. Services (electricity & telecoms) are available in the surrounding road network to supply and connect to. Gas is also available nearby to the site, but all homes will utilise air source heat pumps and this will not be required. Overall, there is no issues with services on site or servicing the site for development.

Archaeology

There are no known cultural heritage sites within the site. Three cultural heritage sites are located within 200 m of the Site but would not be directly affected by the proposal. Overall, there are no issues of concern with Archaeology.

Flooding & Drainage

The SEPA Flood Maps show that the site will not flood in a 1:200 year event. There is a very small area which may flood from surface water in extreme events located to the south east of the site, but this will be addressed through the detailed design.

Scottish Water records indicate that there is no surface water apparatus located within the site boundary. An existing drainage ditch runs through the site from east to west and outfalls to a pond outside the north west boundary. A new SuDS pond will be located to the west of the site and discharge northwards out of the site. Due to the site falling to the west, foul drainage will be pumped towards Dalry Road.

Ecology

Following a site walk over assessment and review of databases, no protected species were identified on site. A number of areas where habitat enhancement could be undertaken were identified, particularly along the western boundary and through improvements to the current hedgerows on the site boundary. The western area has the potential to create an area of meadowland to enhance wildflower and pollinator interest, but would also be suitable for scrub woodland, both of which could be linked to the adjacent SuDS area. Overall the site currently has low ecological value, but with opportunities for improvement through careful site planning.

Noise

Due to the proximity of the A85, part of the site is impacted by traffic noise. Through the addition of suitable landscaping and potentially an acoustic bund on the northern part of the site, this impact could be mitigated to acceptable levels. Overall, the noise issue can be addressed and the detailed site design will confirm the precise measures required.

Landscape

Due to the topography of the site and the current tree and hedge growth adjacent to Dalry Road and the A78, any development will not be visually intrusive. However, the current site boundary appearance can be improved through additional planting to enhance the entrance into Ardrossan, particularly on Dalry Road and the approach towards the town centre. Overall, there is scope to substantially improve the landscape setting of the site.

Based on the above findings and analysis, there are no major technical or ecological barriers to the successful development of a new housing site located to the west of Dalry Road, Ardrossan. The site does however require a considered development proposal that maximises its benefit to both the community and the local environment.

N

A78

A78

Montford Burn

existing balancing pond

existing ditch

Dalry Road (B780)

Bluebell Gardens

Chapelhill Mount

Longcraigs Avenue

Crinan Place

ARDROSSAN

South Isle Road

St Peter's Primary School

Chapelhill Mount

- Site boundary
- Watercourse /ditch & associated stand off
- SEPA Pluvial flood risk area
- Roads
- Existing point of access
- Trees / vegetation
- Green space
- Hedgerow - overgrown / unmaintained
- Partial screening provided by trees / vegetation
- Potential root protection area
- Frontage
- Rear boundaries
- Direction of slope
- High point
- Low point
- Potential location for noise mitigation measures
- Existing sub station

3.MASTERPLAN



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Masterplan

A masterplan proposal 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:

- A clear access strategy is proposed based on forming a single primary road access point onto Dalry Road, with a road loop within the site. The site design will deliver a simple street hierarchy which provides a clear and legible place to move around within. Nodes are proposed at key connection points within the proposal, which will form consistent landmarks, provide local character and aid way-finding. This will also help with prioritising pedestrians above vehicles, encouraging active travel for nearby services and amenities, as well as for general recreation.

- New walking and cycling routes will be provided around and through the site, connecting onto Dalry Road and towards the town centre beyond. Within the site, the new walkway will include a loop round the SuDS and an attractive landscape route beside the diverted watercourse.

- To provide a landscape setting to the site, new woodland planting is proposed on the development edge in the north and west, providing appropriate site containment. The northern boundary will also potentially feature a noise bund facing the A85.

- To enhance the biodiversity and encourage re-wilding, the boundary treatments to the site will include a varied, biodiverse green/blue network for wildlife and recreational routes. A notable green area to the west of the site will not only provide a biodiverse location for wildlife, it will also create wildlife links northwards beyond the site boundary into the surrounding countryside.

- The Masterplan provides a notable buffer zone between the existing housing on Longcraigs Avenue and Crinan Place, which will minimise any impact on the adjacent properties

- The provision of open space for both formal and informal recreation is a key aspect of the masterplan. New open space is proposed at the entrance to the site, at the western edge and a formal play area in the centre of the site. Wherever possible, these areas will be overlooked by new homes, to provide a safe space. The proposed play area will be provided in accordance with Council Guidance and is located to provide easy access for all new homes. There will be further open and planted areas within the residential areas.

- To address surface water, a SuDS basin is proposed at the west end, which is the lowest point of the site and will link into the proposed blue green network. This will connect into the balancing pond and then into the Montford Burn. Foul drainage will be pumped to an existing sewer within Dalry Road.

- The site access and frontage onto Dalry Road will be enhanced by providing new landscaping, which will improve both the site and the entrance to Dalry.

- The proposal, on a gross area basis, indicates a maximum potential capacity of around 100 new homes, including affordable housing. The development would be built over a 3-4 year period, including the affordable housing.

- Of the total homes proposed, 25% will be affordable to address specific local requirements, including bungalows. In relation to private housing, the site is likely to feature a range of sustainable 2, 3 and 4 bed properties suitable for families

In summary, the masterplan proposes a sustainable, well-connected neighbourhood with a clear access route, walking and cycling links, and a simple street layout. Green spaces, a SuDS basin, and woodland planting enhance biodiversity and manage water naturally. The plan includes up to 100 homes - 25% affordable - alongside safe, overlooked play areas and open spaces to support a healthy, inclusive community.

Site boundary

Existing roads

Existing watercourse (re-directed)

Current watercourse route

Potential location for acoustic mitigation fence

Residential development area

Primary street (including tree planting, grass verge, & active travel route)

Secondary street

Footpath / cycle path

SuDS Access

New woodland

Tree planting

Amenity green space

SuDS measures

Play area

Existing sub station


N
A78
A78
Montford Burn
play
existing
balancing
pond
existing ditch
open
space
SuDS
wetland
park
Dalry Road (B780)
Longcraigs Avenue
Crinan Place
ARDROSSAN
South Isle Road
St Peter's Primary School
Bluebell Gardens
Chapelhill Mount
Chapelhill Mount

4. PLANNING ASSESSMENT



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Planning Assessment

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 2 separate assessment exercises:

1. NPF4 Checklist - which considers 16 planning policy goals and employs a simple scoring system for each issue,
2. Site Delivery Checklist - which provides a text assessment of how effective a site is likely to be within the plan period.

The site has been assessed against each of these assessments and the following scoring system used to for NPF4 compliance:

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





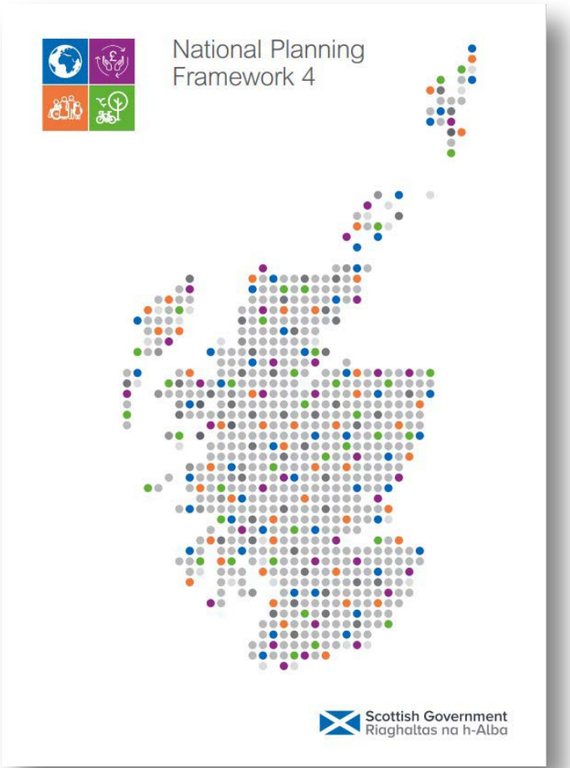




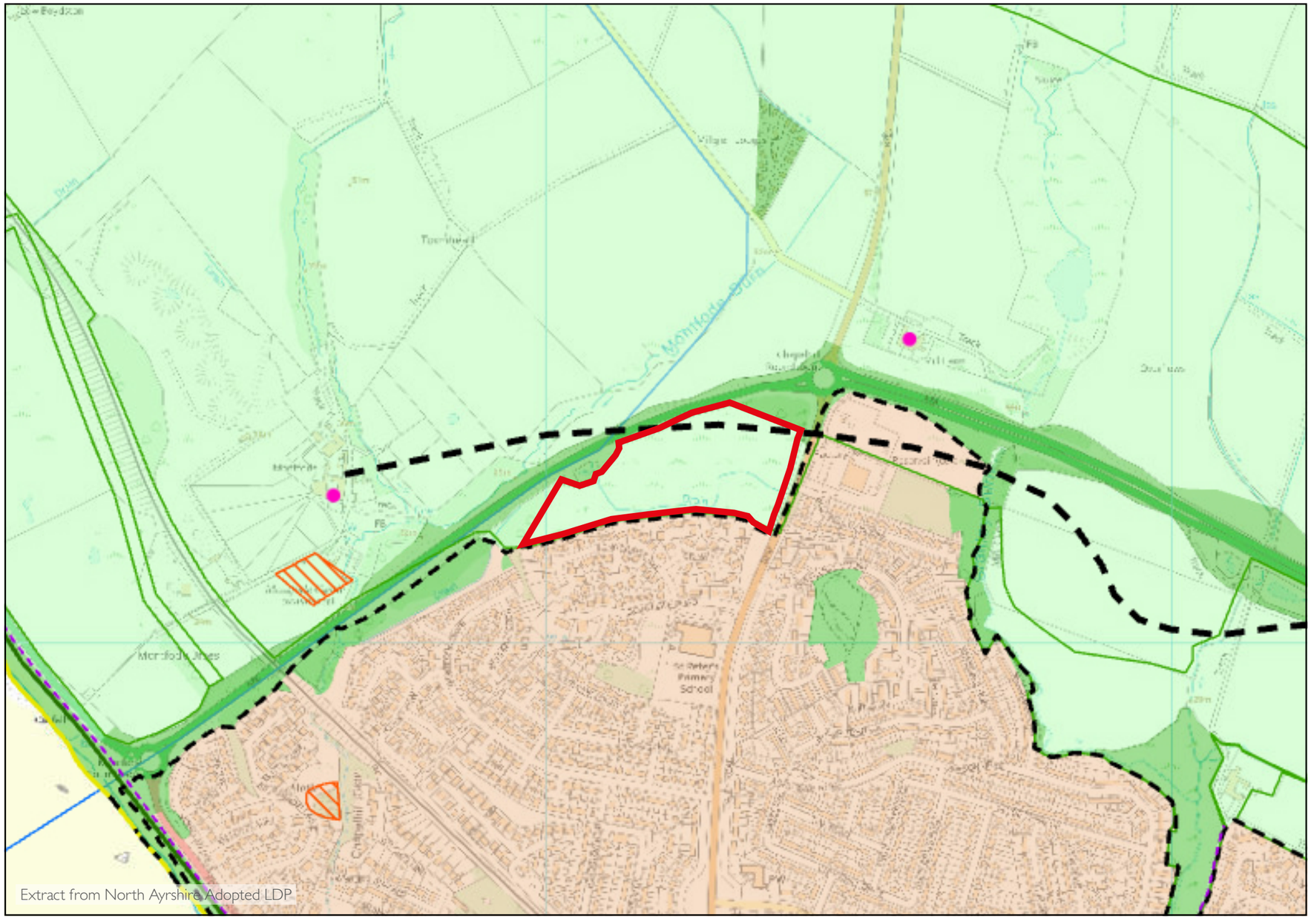
Table 1 - NPF4 Checklist

NPF4 Issue	Comments	Grade
1. Biodiversity	The site will provide a notable improvement in biodiversity through provision of a new habitat to the west around the SuDS pond. There is also the potential to create links through and around the site, as well as to the north over the A78	2
2. Natural Places	Development of the site will not impact any national or local designated areas and will improve the environment by creating new habitats, increasing biodiversity and will provide natural open space to the west of the site.	2
3. Soils	There is no evidence of peat, or other carbon rich soils and the site is classed being suitable for Average Production of Crops (3.2).	2
4. Forestry, Woodland & Trees	The development of the site will provide the opportunity to create new woodland and habitat features, particularly to the west of the site and along the route of the drainage ditch to the south.	2
5. Historic Assets	There are no heritage assets on site. Three have been recorded within 200m of the site but the proposal will have no impact on these.	2
6. Brownfield Land	There are no effective larger brownfield housing sites identified within the current Development Plan in Ardrossan which are suitable for a range of 2 storey, private and affordable family housing. The Dalry Road site provides a well contained effective infill site to meet local housing needs.	1
7. Sustainable Traffic	New pedestrian/cycling links will be created linking the site into the surrounding network of paths and reducing the need to use cars. Buses are available on Dalry Road, with the nearest bus stop approximately 280m walk from the site to the south.	2
8. Local Living / 20 Minute Neighbourhood	The site will establish wider walking and cycling links to the town centre and other public facilities, a number of which are within 10 minutes walk from the boundary of the site.	2
9. Quality Homes	Ogilvie Homes can provide a full range of sustainable and energy efficient private and affordable homes.	2
10. Infrastructure First	There are no known infrastructure constraints affecting the site and it can be connected to the existing service network by Ogilvie Homes.	2
11. Heating/Cooling	Ogilvie Homes already use air source heat pumps in all developments and will review the potential for a Heat Network Zone on site.	2
12. Blue/Green Infrastructure	The ditch which runs along the southern boundary of the site provides the opportunity to create a blue/green network between the existing housing and create a link to the new habitat being created at the west end of the site.	2
13. Play, Recreation & Sport	The provision of open space within the development, will improve provision for everyone living in the surrounding area.	2
14. Flood Risk Water Management	All surface water will be managed on site and there will be no development in any area which is subject to flooding.	2
15. Health & Safety	The development will promote health and well-being through the provision of a network of footpath links and play/exercise equipment for both children and adults.	2
16. Community Wealth Building	Ogilvie Homes will ensure all new homes are equipped with the most up to date broadband, can accommodate home working and will contribute towards the upgrading or provision of new community facilities as required.	2

From this assessment, it is clear that the development of the site will substantially comply with the policy objectives of NPF4 in relation to the allocation of new housing sites.



Planning Assessment



Extract from North Ayrshire Adopted LDP

Table 2 – Site Delivery Checklist

Issue	Comment	Effective
1. Ownership (Private)	The site is privately owned and Ogilvie Homes has a concluded contract to purchase the site.	Yes
2. Marketability	Ogilvie Homes research would suggest that a sales rate of at least 24 private units a year can be achieved from this site.	Yes
3. Viability	Ogivlie Homes have undertaken a financial appraisal of the site, including the likely development costs and believe the site to be financially viable.	Yes
4. Access	Access into the site is available without requiring third party agreement.	Yes
5. Flooding and Drainage	Ogilvie Homes control the land required for the SuDS pond, to manage the 1:200 flood event including climate change allowance and can make a connection to the foul sewer along Dalry Road.	Yes
6. Biodiversity	This site is an underused urban infill site which through a sensitive design proposal will create and enhance biodiversity value, including new links into the surrounding country side	Yes
7. Infrastructure	The site is free of infrastructure constraints and all new infrastructure will be provided by Ogilvie Homes.	Yes
8. Contamination	Based on a desk top site investigation, there is no contamination on site.	Yes
9. Peat	Based on a desk top site investigation, there is no peat on site.	Yes
10. Land Use	Given the sites location to the north of the town, housing is the most appropriate use and this is supported fully by the landowner.	Yes
11. National Policy Compliance	See NPF4 Assessment table above.	N/A
12. Legacy Sites	This is not a legacy site. Following allocation within the next adopted development plan, Ogilvie Homes would secure all consents within 18 months and complete the first house ready for occupation within a further 12 months.	Yes

Ardrossan is also subject to a number of physical landscape character constraints, (most notably the sea and the A78) which mean that its directions for growth are severely limited. This site at Dalry Road provides a final infill and well contained site inside the A78 route.

Ogilvie Homes can confirm that they legally control the land at Dalry Road, Ardrossan and based on the work undertaken by consultants and their own research, they consider it to be an effective housing site from the start of the new North Ayrshire Development Plan period.

In addition to the above assessment, Ogilvie 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 a first new home complete 12 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 and can be built quickly.

5. OGILVIE HOMES



ogilvie HOMES

Ogilvie Homes

The Ogilvie Group

Established in 1953, the Ogilvie Group started life as a construction company in Stirling. The Ogilvie Group has been steered by three generations of the Ogilvie Family and current Chief Executive, Duncan Ogilvie, is the grandson of the firm's founder.

Whilst the company has grown and changed considerably over seventy years, it still has the traditional values of a family-run business with the focus on people at its heart. Trust, transparency, accountability and reliability - these are the key pillars of the Ogilvie Group which set the tone for all dealings with clients, partners and stakeholders.

About Ogilvie Homes

Founded in January 1985 Ogilvie Homes was established to promote Home Building Projects within the Ogilvie Group. In it's over 40 year history Ogilvie Homes has earned the reputation for constructing award winning, quality products throughout Central Scotland and beyond. The Company prides itself on site by site design solutions and build quality, whilst helping customers to find a home which reflects their lifestyle and respects the environment. With many of our customers on their second or third Ogilvie home, we pride ourselves on our customer service and aim to make buying a new Ogilvie Home as stress free as possible.

A Place Called Home

An Ogilvie home brings together unique character and style with extensive spaciousness and distinguished craftsmanship. Each home is built to last with beautiful interior and charming exterior designs.

Ogilvie Homes Mission Statement

"To deliver exceptional customer service; operate with trust, transparency and integrity; be innovative, creative and unique; consider all environments around us; and provide a workplace where our people feel safe, appreciated and respected.

Customer Satisfaction remains a priority for Ogilvie Homes"

Ross Johnston — Managing Director, Ogilvie Homes



2026 SCOTTISH HOME AWARDS™ Sponsored by Ross + Liddell Since 1854 FINALIST

2025 ROSPA Gold Medal Award







6. COMMUNITY BENEFITS



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HOMES

Community Benefits

Community Wealth Building

The proposed development will align with the Scottish Government's Community Wealth Building agenda by delivering new homes, supporting local employment and skills development, and maximising opportunities for local procurement during construction. The proposed development will generate investment within the local economy, create opportunities for local businesses and contractors and provide high-quality housing within a sustainable and attractive environment.

Ogilvie Homes also recognises and welcomes North Ayrshire Council's Community Wealth Building Strategy 2024-2027 and is committed to working with local communities in which we build to support those communities. Ogilvie Homes work voluntarily and closely with local groups, charities, and organisations in the areas where we develop and beyond.

A few examples below of the support/benefits we have provided recently across Scotland includes:

- Affordable Housing - provision of affordable housing across our sites, working with local RSL's and Councils to ensure delivery.
- Apprenticeships/Job Creation - An example of enhancing social value in the communities where we operate, was our Balgonie Grove Project in Cardenden, Fife where we created 21 new roles, spanning a variety of positions. These new opportunities included roles such as Plant Operators, Ground Workers and Cleaners. Each of these positions not only supported the immediate needs of the project, but also contributed to the long-term economic vitality of the local area.

We deliver apprenticeships providing invaluable training and career development. The apprenticeships are designed to equip individuals with the technical skills and on-the-job experience required to thrive in a competitive industry. By investing in apprenticeships, we are helping to foster the next generation of talent, empowering local individuals to secure stable and fulfilling careers.

Community Involvement and Benefits

Ogilvie Homes deliver meaningful community benefits by supporting local organisations and charities that provide vital services, create opportunities, and improve the wellbeing of residents. We do this through funding, volunteering, and partnership working. A few examples of recent partnerships are shown opposite.

Ogilvie Homes regularly support local sports teams in the communities in which they build. In recent years this has included providing kit and equipment to West Fife Juniors Football team, sponsoring Bannockburn Valkyries Women's Rugby Team and Stirling Panthers Female Pick Up basket ball team, provision of strips and warm up tops to Plean Amateur Football Club and provision of new equipment including goals to Cairneyhill Amateur Football Club.

Ogilvie Group donated easter eggs to the children at Castleview School in Stirling along with treats for the staff.



Ogilvie Homes provided financial support to Whitburn Gala Day and attended the event.



Ogilvie Homes sponsored Crieff Highland Games.

7.CONCLUSION

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Conclusion

Ogilvie Homes look forward to working with North Ayrshire Council to create a new residential neighbourhood in Dalry Road, Ardrossan.

Dalry Road provides the opportunity to bring forward an effective infill site, which has well defined natural site boundaries, is a sustainable location with nearby bus stops, schools and local facilities and is currently under-used.

This brochure demonstrates that the site is currently effective and complies with the policies of NPF4. Ogilvie Homes can provide further information from the assessment work already undertaken and if required, undertake further surveys and detailed design work to assist the Council in making an allocation at this location. Ogilvie Homes can confirm that the site can be completed within the first 5 year period of the new plan.

The new neighbourhood will create a sustainable community within Ardrossan, that is set within a high quality environment, has a rich biodiversity and is founded on the principles of a sustainable transport pattern, where walking, wheeling, cycling and public transport are viable options for all residents, as well as providing quality new private and affordable housing.

Ogilvie Homes would therefore formally ask North Ayrshire Council to allocate the new neighbourhood to the west of Dalry Road for housing, new footpaths/cycle ways, open space, new biodiverse habitat and the creation of a green/blue network.


Existing access


Dalry Road adjacent site


View from site towards Dalry Road


View from site towards existing housing


Watercourse within site


N
A78
A78
Montford Burn
existing balancing pond
play
existing ditch
open space
SuDS
wetland park
Dalry Road (B780)
Longcraigs Avenue
Crinan Place
ARDROSSAN
South Isle Road
St Peter's Primary School
Bluebell Gardens
Chapelhill Mount
Chapelhill Mount

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