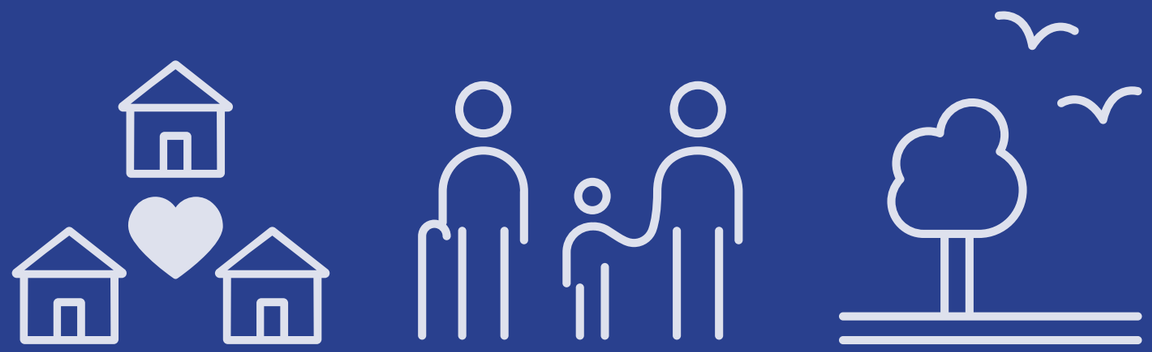
Land at Chapelton Rd, West Kilbride, North Ayrshire



LDP3 Call for Ideas Submission
Design Report

June 2025
Issue 1.1 (revised Aug 2026)

Redgorton Ltd & LOVELL STRATEGIC LAND

ema

architecture. masterplanning. placemaking

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1. INTRODUCTION

A sustainable new neighbourhood
for West Kilbride



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Introduction

Document Purpose

This document has been prepared on behalf of Redgorton Ltd & Lovell Strategic Land to set out its vision for land at Chapelton Road, West Kilbride as a high-quality residential development to meet housing needs and support West Kilbride and the wider North Ayrshire area.

Redgorton & Lovell seeks the subject site to be allocated for residential use in North Ayrshire Council's new Local Development Plan 3. This document supports a formal submission to the Council's call for ideas.

About Lovell

Lovell is a partnership housing specialist, and a leading provider of innovative residential construction, regeneration and retrofit solutions. Lovell has been creating and enhancing multi-tenure places for over 50 years.

Lovell is driven by the fundamental belief that home is the essential foundation for people to live their best life and they work in partnership with communities to make a lasting positive difference everywhere they build.

In 2024, Lovell built 5,107 homes across the UK; 83% of which were affordable.

Site Location

The site comprises approximately 6.58 hectares of vacant land. Located south and east of existing residential properties in West Kilbride and Seamill.

Housing Requirement in North Ayrshire

North Ayrshire's new LDP3 sufficient land is allocated for housing to provide enough quality homes, through a deliverable land supply pipeline that will meet the housing needs and demand in North Ayrshire during the plan period. The Scottish government expects local authorities to exceed the Minimum All-Tenure Housing Land Requirement (MATHLR), as set out in NPF4. This baseline MATHLR figure for North Ayrshire is 2,950.

The preparation for the emerging LDP is progressing in a timely manner, with the Evidence Report recently being confirmed as sufficient at the Gate Check stage. This established an indicative Local Housing Land Requirement (LHLR) of 4,500 homes over the emerging 10-year plan period.

The preparation of North Ayrshire's LDP3 is an opportunity to revisit the deliverability of already identified housing sites within the entire local authority area and supplement new sites to ensure a robust and deliverable pipeline is established. Redgorton & Lovell aspire to make a meaningful contribution to the housing needs of the area and meet North Ayrshire Council's targets under the new LDP and NPF4.

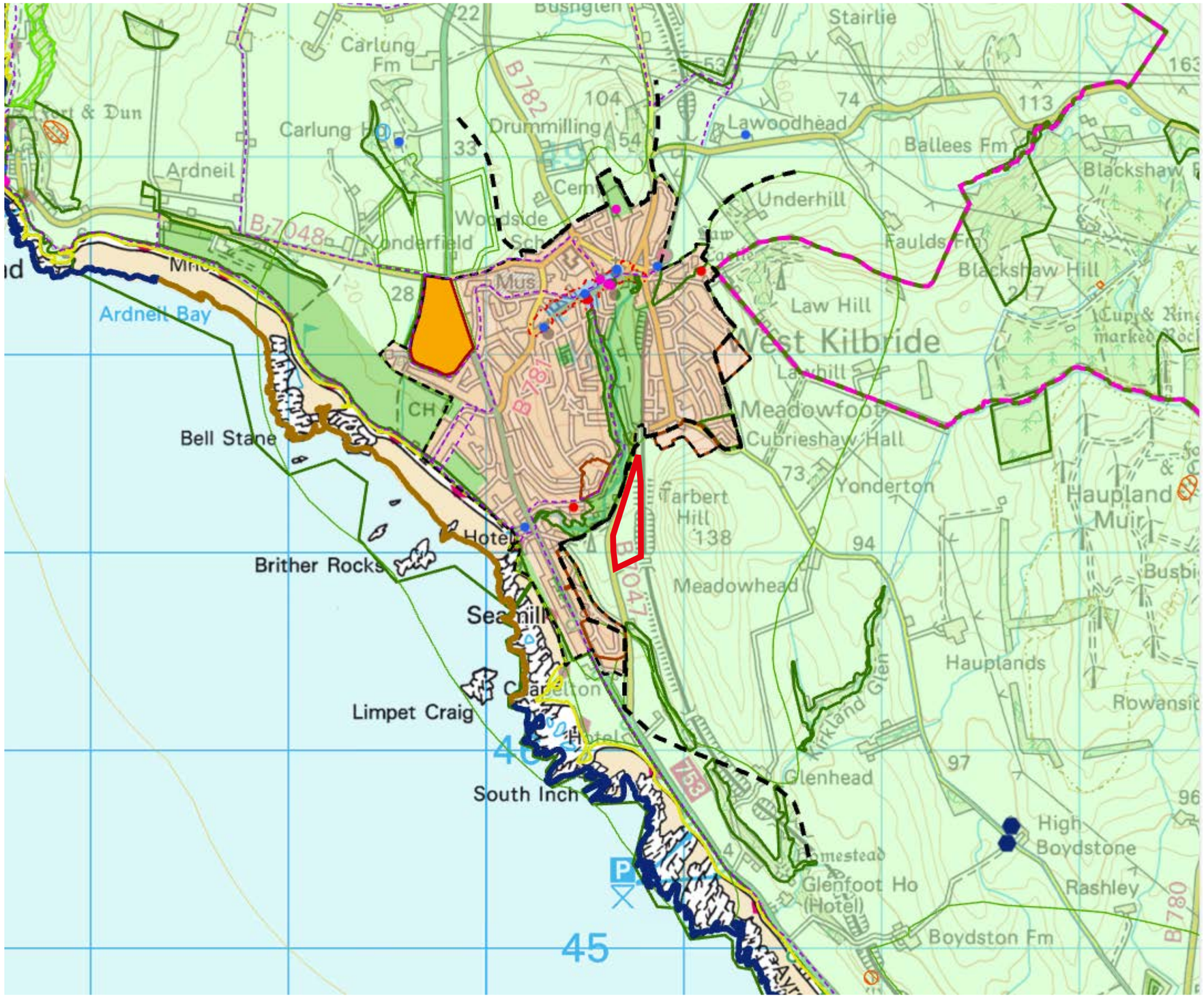
Why Allocate this site?

The allocation of this site in the new Local Development Plan will ensure the development of high-quality new homes in West Kilbride and will help North Ayrshire meet the housing need in this market area. New homes on the site will support the existing 20-minute neighbourhood of West Kilbride, further enhancing local services and amenities.

The new mixed tenure development will add to the existing population to support new and existing facilities. This development proposal will sensitively integrate new housing into the existing town and deliver enhanced biodiversity / open space together with a mix of house types to suit all demand sectors.

North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

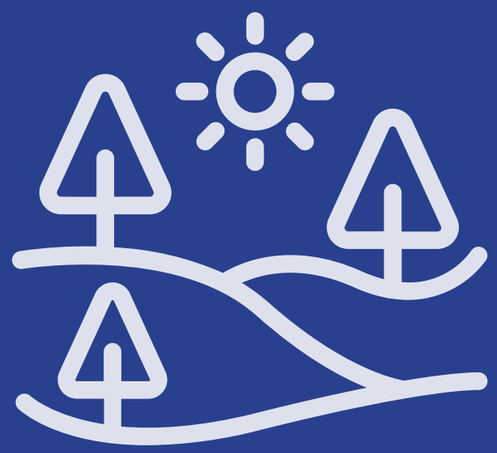
National Planning Framework 4



- Proposal Site
- General Urban Area
- Open Space
- Countryside
- Town Centre
- Local Nature Conservation Sites
- Effective Housing Sites
- Allocated Housing Sites
- Clyde Muirshiel Regional Park

2. SITE CONTEXT

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Site Context

The site is located directly to the south of West Kilbride and east of Seamill.

The site is bound by Chapelton Road that runs along the western edge and across the northern tip of the site. Beyond the road lies the Kilbride Burn, Kirktonhall Glen and Chapelton lane with walking routes down to Seamill and the coast. Kirktonhall Glen is a nature conservation site with an area of ancient woodland located within. A core path runs along the side of the burn connecting Seamill to West Kilbride town centre.

To the north of the site there are direct walking links through Kirktonhall glen into West Kilbride town centre and 'The Glen' park with multiple recreational sports pitches and children's play areas.

Along the east lies the Largs - Ardrossan railway line, beyond the railway line is the popular walking area of Tarbet Hill and the recently completed Braidlaw Rise housing development.

Directly to the south lies some agriculture land then at the bottom of Chapelton Road is the Chapelton housing development before you reach the A87.

Development of the subject site offers the opportunity to enhance the provision of new homes adjacent to two sites both of which are now completed. A natural continuation of the settlement edge could be established.



View from Chapelton Rd Looking South



Aerial view South



Aerial view North

WEST KILBRIDE

SEAMILL

A78

Ritchie St

Dalry Rd

Meadowfoot Rd

Kilbride Burn

Chapelton Rd

Ardrossan High Rd

N

Site boundary

Roads

Watercourse

Railway line

Site Description

The site has good sustainable transport links, including a number of bus stops less than a 10-minute walk from the site. Bus stops are located on Ardrossan Rd, Just outside of the Seamill Mill and on Lawfield Ave and Meadowfoot Rd to the north of the site. These stops are serviced by Shuttle Buses service 50 (Kilwinning - Largs) and Stagecoach bus service 585 (Ayr bus station - Largs).

The nearest railway station to the site is West Kilbride, within a 15-minute walk. This provides onward connections to Largs to the north and Glasgow.

The whole of West Kilbride and Seamill is within the 20-minute walking zone of the site aligning with the 20-minute neighbourhood objectives of NPF4. All essential services and facilities are located within West Kilbride including a primary school, local food shops, doctors surgery, pharmacy, railway station, community centre and several outdoor amenities.

The allocation and development of this site would provide additional custom for these existing facilities and services and make a crucial contribution to the viability and sustainability of these local facilities.



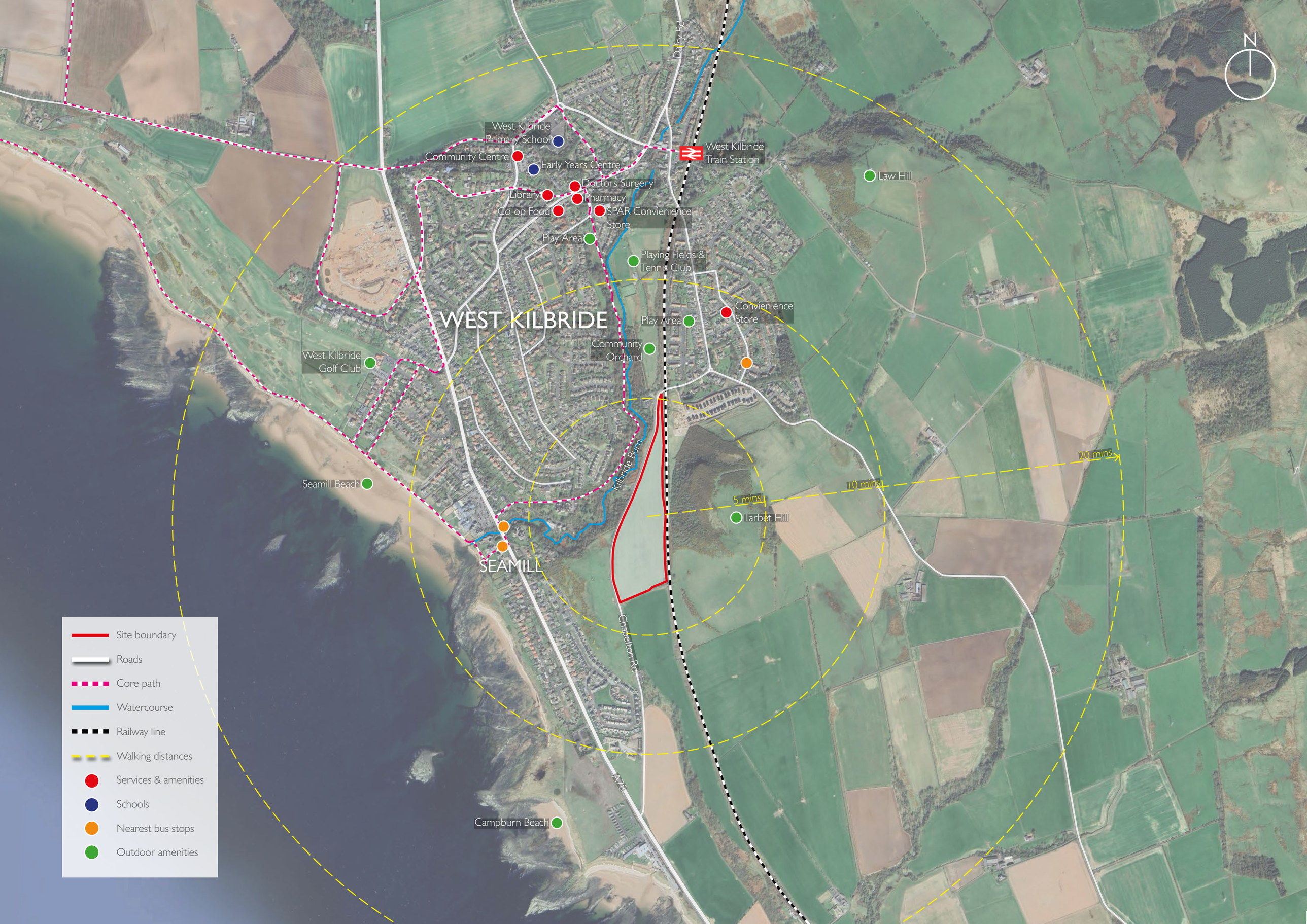
Aerial view Looking Toward Tarbet Hill



View from Chapelton Rd looking North



View of Tarbet Hill & the Railway Bridge


N
West Kilbride Primary School
Community Centre
Early Years Centre
Doctors Surgery
Pharmacy
Library
Co-op Food
SPAR Convienience Store
Play Area
Playing Fields & Tennis Club
WEST KILBRIDE
West Kilbride Golf Club
Play Area
Community Orchard
Convienience Store
West Kilbride Train Station
Law Hill
Daly Rd
Kilbride Burn
Seamill Beach
SEAMILL
Chapelton Rd
A78
Campburn Beach
Tarbet Hill
5 mins
10 mins
20 mins
Site boundary
Roads
Core path
Watercourse
Railway line
Walking distances
Services & amenities
Schools
Nearest bus stops
Outdoor amenities

Site Considerations

The site is circa. 6.58 hectares and located to the south of West Kilbride and east of Seamill. Several technical assessments have been carried which have informed the proposal.

Development of the site provides the opportunity to create a robust settlement edge to West Kilbride when arriving from the south. A woodland buffer will be incorporated into the design to shield housing along the southern edge. The buffer will extend up the western edge of the site along Chapelton Road until it reaches the Kirktonhall Glen wood on the opposite side of Chapelton Road.

There is an opportunity to connect the existing path network on the outskirts of West Kilbride as it is currently disjointed. Chapelton Lane is currently underused as there is no footpath along Chapelton Road. The site can link all these points together with the Kirktonhall Glen path network and provide another entrance to Tarbet Hill from the west, utilising the existing bridge over the railway line.

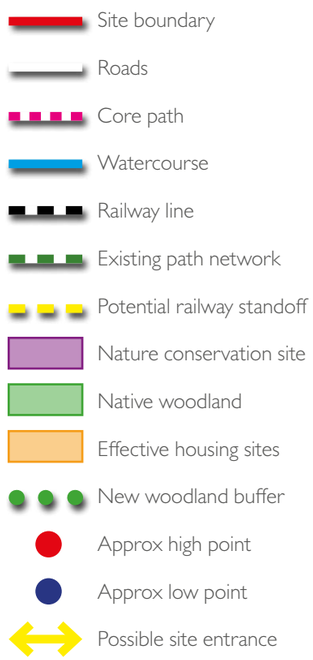
The land falls from south to north, with the proposed SUDS basin at the north of the site. This provides a sensitive transition with the Kirktonhall Glen located beyond the northern boundary.

A potential noise constraint has been identified adjacent to the northern boundary, from the Largs - Ardrossan railway route. Noise mitigation measures will be implemented (to be agreed with council officials), either in the form of offsetting the homes from the railway line and / or bunding / fencing options. This will also provide an opportunity to create an attractive area of planting, thereby enhancing local wildlife as well as creating a welcoming place to live.

There are no substantial pylons, gas pipelines, or transmission lines traversing the site.

An assessment of the site, including physical inspection, indicates that the land should not be considered prime agricultural land. The site does not exhibit the characteristics typically associated with prime agricultural soils and its development would therefore not result in the loss of a significant prime agricultural land resource.

In summary, the site and its location presents no physical constraint to development. With appropriate mitigation implemented where needed, the site offers a logical expansion to the south of West Kilbride.



N

35m

40m

45m

3. OUR VISION

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Our Vision

The proposal provides a quality place for people to live, within the existing 20-minute neighbourhood of West Kilbride..

New Homes

The proposal is for around 125-150 homes, to include a broad mix of house types and size of homes to meet local need. Homes will be positioned to ensure ease of access to active travel and connections to the wider area. This promotes well-being, developing a healthy and pleasant place to live.

Affordable Homes

Affordable housing is incorporated within the proposed development and will be designed to be tenure blind, ensuring a cohesive appearance across the site and fostering an inclusive community. The homes will benefit from convenient access to existing and proposed local facilities, as well as sustainable and active travel connections. Trust Housing Association is anticipated to be the Registered Social Landlord (RSL) partner, with provision expected to form part of the shadow Strategic Housing Investment Plan (SHIP). The applicant is also willing to explore a range of delivery models to prioritise affordable housing and maximise the site's contribution to addressing the declared housing emergency.

Movement

One point of vehicular access is proposed along Chapelton Road. This will form a loop through the site. A series of secondary streets and lanes will provide direct routes that will be lit and overlooked, delivering safe routes for all. The proposal promotes active and sustainable travel, reducing reliance on private vehicle trips. The primary street provides an active travel route with further pedestrian links providing connections through and beyond the site. A new footpath link will be created for Tarbet Hill, linking it with Kirktonhall Glen and West Kilbride town centre.

Blue Green Network

The proposal includes a robust landscape framework, responding to existing features of the site, including the ridge line and land form, the railway line and the proximity to Kirktonhall Glen. These elements will be enhanced with structure planting, scattered trees, hedgerows, native planting, and a varied and biodiverse range of SuDS measures, in the form of a basin, located within the blue green network and overlooked by new homes. Further measures, such as swales and rain gardens will also be included at the detailed design stage.

Biodiversity

The proposed blue green networks will protect existing natural assets within the site and along boundaries. Biodiversity will be enhanced through the provision of new woodland features, alongside a mosaic of landscape features and wide variety of native planting. Tree lined avenues will feature along the footpath links to help connect the green spaces to the wider countryside. The proposal will also feature other measures, such as bird and bat boxes, hedgehog highways and bug hotels, increasing habitats and foraging opportunities.

Amenity Green Space

Open space forms part of the extensive blue green networks through the site, providing quality outdoor amenity within easy reach of all new homes. There will be three main areas of amenity space through the site all located along the active travel route providing recreational use for future residents and the community.

A play area is proposed next to the Suds in an overlooked area of green space. This will provide a safe place for the local children to play.

Along Chapelton Road the woodland will become less dense and more structured further north, providing scattered views of the housing within the development, creating a gradual transition of rural to urban.

Character

Areas of differing character will create a sense of place as you move around the site, responding to the context and providing an urban to rural transition. This will be developed through the use of elements such as building form and arrangements, street types, landscaping, materials and boundary treatments. Nodes will form landmarks throughout the site at key transitions, enhancing sense of place and ease of way-finding. The exceptional westward views toward Arran will be framed at the end of each vista, with homes situated higher on the landform enjoying the most expansive outlooks.

Sustainability

New homes will be built to current building standards, with low carbon energy and heating features, high thermal performance, and sustainably sourced materials.

Allocation of this site for housing will lead to homes being built which will benefit West Kilbride additionally supporting existing facilities and services. The development will integrate with the existing place, bringing new life and vitality, and increased housing choice within the town. The site will support a sustainable 20-minute neighbourhood.

N

Landscape buffer to railway line

Area of amenity open space overlooked by new development on all sides.

Area of amenity open space overlooked by new development on all sides.

Link through to existing path network & Tarbet Hill.

Tree lined avenue linking the green space with wider countryside.

SUDS

Play area

Large landscape buffer to create robust settlement edge and screen to development from the southern approach into West Kilbride.

New verge and footpath to be introduced along Chapelton Road, connecting the site to the existing path network.

Indicative affordable housing area.

New footpath link into Chapelton Lane

Buffer continues along Chapelton Road before gradually fading to structured planting

Openings in the planting providing views over to Arran

Site boundary

Affordable boundary

Footpath links

Site entrance

Sightlines over to Arran

Sustainability

The Scottish Government's Domestic Technical Handbook provides detailed guidance on achieving the standards set out in the Building (Scotland) Regulations 2004, with the current edition applicable from January 2025. The guidance reflects the New Build Heat Standard, which requires new homes to avoid direct emissions heating systems such as gas and oil boilers, supporting the delivery of low-carbon heating solutions and eliminating direct emissions from the primary heating systems of new buildings.

Heat networks have an important role in the decarbonisation of heat, and all local authorities in Scotland are required to prepare a Local Heat and Energy Efficiency Strategy (LHEES). North Ayrshire Council has identified a number of potential heat network zones based on clusters of significant heat demand, with West Kilbride falling within the North Coast and Cumbraes Zone.

The applicant is currently exploring the potential for an underground district heat network, distributing heat generated from a central heat pump system to homes across the development. This approach could allow each dwelling to be fitted with a Heat Interface Unit (HIU) and energy meter connected to the network, enabling residents to monitor and manage their heat consumption in a manner similar to a smart meter. There is currently no district heating network serving the West Kilbride area.

An alternative option being explored is a decentralised Air Source Heat Pump (ASHP) solution, whereby individual heat pumps serve each property. This approach would remove the need for a central energy centre and buried heat network infrastructure. While it would not benefit from the economies of scale associated with a communal heat network, it remains a simple and effective low-carbon heating solution capable of meeting the requirements of the New Build Heat Standard.







Increasing biodiversity



Variety and quality of play and recreation spaces



Healthy active lifestyles



Promoting active travel



Distinctive architecture and character of place



Accessibility and inclusive design



Contributing to business and employment



Connected with nature



Connected - reducing car dependency

4. POLICY ASSESSMENT

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Six Qualities of a Successful Place

Healthy

Lifelong Well-being

The proposal provides a well connected place with lit and direct routes provided between existing and proposed services and amenities to all new homes. Routes and spaces will also be accessible, ensuring ease of movement for all abilities and ages.

Areas of open space and amenity green routes will be overlooked by new homes, providing passive surveillance. This will also help to build sense of community, with regular formal and incidental areas of public realm, encouraging interactions.

Healthy & Active Lifestyles

All new homes are located adjacent to a generous network of green routes and spaces, providing direct and walkable routes to services, amenities and outdoor recreation. Amenity space is located along routes, with larger areas of open space providing opportunities for kick-about areas and hold potential for things such as community grow spaces.

The existing and proposed enhancements to the blue green network will increase biodiversity, providing opportunities for interaction with a natural environment, in turn promoting well-being and encouraging outdoor activity.

Accessibility & Inclusion

New developments provide a unique opportunity for people to contribute to and shape their community, building better places and sense of belonging. The proposal will ensure that all areas are accessible for people of varying abilities and stages of life. New homes will include a wide range of sizes, and layouts to meet with varying needs, creating a place where people can stay, with homes able to adapt to changes in circumstances.

Social Connectivity

The proposal has been designed to develop a range of green spaces and routes, with the opportunity for community gardens and growing areas, encouraging community interaction and connection. The proposal provides more intimate local pockets of green space, with streets and lanes designed to provide small areas of public realm and meeting places, promoting sense of place and belonging.

Environmentally Positive Places

The proposal will contribute to the existing blue green networks, with opportunities to introduce a range of long term environmental enhancements on the urban/ rural fringes. The proposal will significantly enhance the key characteristics and qualities of the setting by retaining and augmenting existing woodland and vegetation cover around the edges of the site and along field boundaries.







Pleasant

Positive Social Interactions

An area of open space is provided to the north with a further two more heading to the south of the site, located along active travel connections to the existing settlement of West Kilbride. These areas could provide a range of recreational amenities for every day needs, whilst also offering opportunity for social interactions. Further smaller areas of public realm will be located along streets adjacent to new homes, helping to develop sense of community. Green spaces provide opportunity for community events, sports and things such as community grow schemes, developing a positive and healthy place.

Protection From The Elements

Existing areas of woodland provide shelter to the north west development edge, with further areas of planting proposed round the boundary of the development. These planted edges will vary in character, with scattered tree planting and hedgerows offering a more filtered edge in places. This creates a sense of welcome as well as providing an attractive and appropriate urban to rural transition. The proposal provides an extensive suite of landscaping and drainage proposals to enhance the blue green network, ensuring that the site is climate resilient and provides quality natural habitats for wildlife.

Connecting With Nature

The proposal has been designed to fit within the existing landscape, with development parcels nestled into the extensive blue green network of routes and spaces. The path network will enhance connection to the natural environment, encouraging engagement with the wider area via the existing path network and through the alignment of spaces and routes providing visual links beyond the site.

Variety & Quality

A variety of play and recreation spaces for people of all ages and abilities is included within the proposal. The northern area of open space provides opportunity for a play area and access to the existing path network. This area will also provide visual connections to the wider area, developing a quality and unique sense of place.

Enjoyment

The proposal includes a well thought out arrangement of new homes, green spaces and routes, ensuring a safe and pleasant environment is achieved. Quality new homes, designed to meet with modern living and providing efficient, environmentally responsible places, will create a high quality environment. The proposal provides opportunity for community engagement and enjoyment of the natural environment, meeting peoples everyday and essential needs.







Connected

Active Travel

The proposal will encourage active and sustainable travel, providing good quality connections to the existing street network, including nearby bus stops. Streets will prioritise pedestrians with a dedicated active travel route proposed along the primary street.

Connectivity

A clear street hierarchy is proposed, accommodating pedestrians, cyclists and vehicles and providing easy access to existing services and amenities beyond the site. A new footpath link will connect Kirktonhall Glen with Tarbet Hill and Chapelton Lane with further access down to the coast. These networks not only provides a safe and pleasant route through the site, but also improves connectivity with the wider area.

Convenient Connections

The proposal provides easy connections to the existing transport network and bus stops to the south and east, offering connections to the wider area, including the railway station with links to Largs and the Glasgow area. These links provide easy transport modal shifts and encourage sustainable transport. The nearby Primary School is within easy walking and cycling distance providing a safe route, further encouraging walking and wheeling.

Pedestrian Experience

The pedestrian routes will be designed to create enjoyable journeys, providing both direct and meandering routes. Streets will be designed to reduce vehicle speeds, with safe crossing points. They will be lit and overlooked, providing a sense of safety at night and during winter months. Lit and unlit paths will also be provided along green corridors and through green amenity spaces. These routes will have opportunity to sit, rest and enjoy views through and beyond the site, providing a sense of connection to the wider area. Refuse collection and vehicle movement and parking will be designed to prioritise pedestrian movement and safety, whilst also allowing for convenient access to homes.







Distinctive

Scale

The scale and density of the proposal will reflect and compliment that of the surrounding area. Densities will vary across the site, enhancing the sense of character within different areas, whilst also meeting market requirements.

Built Form

The proposal will feature a range of building types and forms, reflecting the character areas and local context. This will include a range of sizes and layouts to meet local need, including terraces, detached and semi-detached homes and cottage flats.

Affordable housing is incorporated within the proposed development and will be designed to be tenure blind, ensuring a cohesive appearance across the site while fostering a strong sense of community and inclusion. The Registered Social Landlord (RSL) partner is anticipated to be Trust Housing Association, with the affordable housing provision expected to be included within the shadow programme of the Strategic Housing Investment Plan (SHIP).

Sense Of Place

The proposal will create a distinctive place, through the reference of each character area to its setting, reflecting something of the existing context. Homes will be designed in accordance with the principles and requirements of the Local Development Plan, Designing Streets and Creating Places, forming a successful new community within West Kilbride.

The proposal responds to its existing context and features, ensuring that it will have a unique and distinctive character. Working with the topography of the site, new homes will sit within this context. The varied topography of the site will in itself create areas with their own distinctive character.

Character areas are proposed to further enhance the sense of places within the proposal. These will be defined through the reference and use of existing features within the site, as well as the creation of new features.

Nodes will be created to form landmarks and to aid in way finding. Green nodes will mark transitions between green areas and built form, as well as connecting pedestrian links and view corridors.







Sustainable

Transition To Net-Zero

The proposal will make use of local and sustainable materials wherever possible. On site renewable technologies will be included within the detailed proposals.

New homes will be designed in accordance with current building regulations to ensure that they are compliant with Council requirements and provide homes that are energy-efficient for new residents.

Climate Resilience & Nature Recovery

The proposal includes a significant blue green network, utilising existing natural assets, enhanced to create a natural and biodiverse place. This includes structural planting, a range of amenity green spaces, including play, and SuDS measures, including a basin.

The green network includes an extensive network of paths, providing links between open spaces, new homes and the wider path network.

The proposal promotes the use of active and sustainable transport modes, encouraging healthy lifestyles and reducing reliance on private vehicle trips.

Active Local Economy

The proposed development will contribute to a vibrant local community and support a sustainable neighbourhood.

New homes will be designed to accommodate the opportunity for home working, reducing commuting and choices in regard to well-being and work-life balance.

Community And Local Living

The proposal provides easy access to existing local services and facilities, including a range of schools and retail. The extensive open space network provides opportunity for incidental community engagement and interaction as well as potential for community grow area.







Adaptive

Quality & Function

New homes will be designed to meet with current building standards, providing high quality homes that reduce carbon emissions and provide affordable and efficient use of heat and energy. Materials will be selected to provide durability and longevity as well as meeting with aesthetic requirements.

Longevity & Resilience

A range of house types will be included within the detailed design, and plot types will be chosen to respond to a variety of differing needs. The design of new homes will ensure that they can accommodate growing families and changes in life stages and lifestyle.

Affordable housing is incorporated within the proposed development and will be designed to be tenure blind, ensuring a cohesive appearance across the site while fostering a strong sense of community and inclusion. The Registered Social Landlord (RSL) partner is anticipated to be Trust Housing Association, with the affordable housing provision expected to be included within the shadow programme of the Strategic Housing Investment Plan (SHIP).

Open spaces and green routes will be designed to ensure that they are easily accessible for people at different stages in life and with varying mobility requirements. The ease of access to outdoor space will encourage active travel and amenity opportunities, aiding in active and healthy lifestyles.

Long-Term Maintenance

Our vision at Chapelton Road aims to offer an adaptable place with adaptive spaces that can meet various and changing needs now and in the future. The necessary procedures, strategies and engagement will be in place from the outset to ensure these spaces and facilities are delivered with longevity in mind and provide overarching flexibility for the future community, accommodating any demands in users' requirements if necessary.

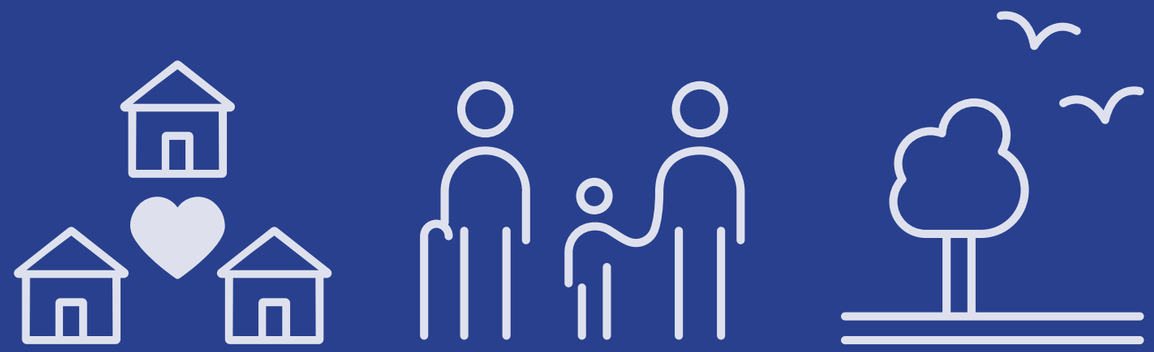






5. OVERVIEW

A sustainable new neighbourhood
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Overview

This Design Report has demonstrated the potential of the land at Chapelton Road to deliver a high-quality residential development that will provide new homes for a range of future occupiers on the southern edge of West Kilbride. It sets out the opportunities and constraints of the site and assesses the proposal against the placemaking and design principles set out within National Planning Framework 4 (NPF4).

The assessment concludes that the site is capable of being successfully developed for housing within the policy framework established by NPF4. Located adjacent to the existing settlement boundary, the site is well placed to deliver a range of high-quality homes in an accessible and sustainable location. The proposal aligns with several key NPF4 principles, including local living, 20-minute neighbourhoods, infrastructure-first planning, the sustainable travel hierarchy and the six qualities of successful places. As such, the site represents a suitable and sustainable opportunity for development, capable of delivering significant social, environmental and economic benefits.

Redgorton Ltd and Lovell Strategic Land welcome the opportunity to engage in the preparation of North Ayrshire Council's Local Development Plan 3 (LDP3) and any associated consultation and engagement processes. This will allow further evidence to be provided in support of the site's allocation within the emerging plan. Redgorton Ltd and Lovell Strategic Land look forward to working collaboratively with North Ayrshire Council and other stakeholders to develop a sustainable vision for the site and bring forward a development that makes a positive contribution to local housing delivery and the wider objectives of LDP3.













N

Landscape buffer to railway line

Area of amenity open space overlooked by new development on all sides.

Area of amenity open space overlooked by new development on all sides.

Link through to existing path network & Tarbet Hill.

Tree lined avenue linking the green space with wider countryside.

SUDS

Play area

Large landscape buffer to create robust settlement edge and screen to development from the southern approach into West Kilbride.

New verge and footpath to be introduced along Chapelton Road, connecting the site to the existing path network.

Indicative affordable housing area.

New footpath link into Chapelton Lane

Buffer continues along Chapelton Road before gradually fading to structured planting

Openings in the planting providing views over to Arran

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LOVELL STRATEGIC LAND

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