Supporting Planning Statement: Land at Faulds Wynd & Hyndman Road, Seamill

Submission Stage: North Ayrshire LDP3 Public Consultation Phase (Site Review)
Proposed Allocation: Low-Density Residential Development (Up to 13 Private Homes) & Developer-Led Public Car Park Upgrade

1. Executive Summary & Vision

This statement supports the allocation of land at Seamill within the emerging North Ayrshire Local Development Plan 3 (LDP3). The vision is to deliver a boutique, highly sensitive development of up to 13 high-quality private homes across two small, low-density clusters.

The proposal infills a parcel of land between the existing housing of Faulds Wynd and the informal car park accessed of Hyndman Road, which when completed would create a natural edge for development to the south-west of Seamill.

Crucially, because the applicant owns the adjacent public car park at **Hyndman Road**, this small-scale private development acts as the direct delivery mechanism to fund and construct a comprehensive upgrade of this vital public parking facility. This proposal provides a direct solution to a long-standing community priority with zero cost to the public purse.

2. Unlocking the Hyndman Road Public Car Park Upgrade

For several years, the Community Council and local residents have requested a formal solution to the seasonal parking and traffic issues in Seamill.

- **Guaranteed Delivery via Land Ownership:** The land encompassing the Hyndman Road car park is held entirely within the applicant's ownership, subject to an established legal agreement with North Ayrshire Council to retain the area for public use.
- **Fully Funded Upgrades:** By securing an allocation for 13 homes, the applicant will directly fund and execute the physical upgrade, formal surfacing, and layout optimization of this public car park.
- **Fulfilling the Local Place Plan (LPP):** The West Kilbride, Seamill and Portencross LPP explicitly details the urgent community need to "improve/extend parking at Seamill (Hyndman Road)". This proposal turns that long-standing aspiration into an immediate, deliverable reality.

3. Balanced, Split-Access Masterplan

To protect the residential amenity of existing neighbours, the indicative sketch layout avoids concentrated traffic and splits the site into two distinct, low-impact pockets:

- **Faulds Wynd Pocket (Up to 9 Homes):** A low-density cluster of up to 9 premium homes, directly taking its primary vehicle access from the established road geometry of Faulds Wynd.
- **Hyndman Road Pocket (Up to 4 Homes):** A highly exclusive pocket of up to 4 homes, taking direct vehicle access off Hyndman Road, completely separated from the Faulds Wynd cluster.
- **Preserving Character:** By splitting the development, the volume of traffic introduced to any single road remains negligible, ensuring the quiet, coastal character of both streets is fully preserved.

4. Low-Density, High-Quality Architecture

We recognize that the coastal edge of Seamill requires a highly respectful and artistic design approach:

- **Boutique Scale:** Restricting the entire site to just 13 homes respects the existing density, rooflines, and privacy of surrounding properties.
- **Craft Town Alignment:** In keeping with the wider area's status as Scotland's first "Craft Town," the homes will be built to premium architectural standards, utilising sustainable materials and energy-efficient building methods that blend seamlessly into the coastal landscape.

5. Conclusion: A Pragmatic, High-Value Solution for Seamill

The Faulds Wynd and Hyndman Road proposal represents the ideal model for sustainable planning. It introduces a very small, carefully split number of premium homes with minimal local impact, while utilising the applicant's unique land ownership to deliver the exact parking infrastructure the community has been asking for. We respectfully request the community's backing to help us deliver this mutually beneficial solution in LDP3.

Public Consultation Fast Facts for Reviewers

- **Total Homes:** Up to 13 private houses
- **Traffic Management:** Split access (Up to 9 via Faulds Wynd / Up to 4 via Hyndman Road)
- **Key Community Benefit:** Full developer-funded upgrade of the Hyndman Road Public Car Park
- **Delivery Mechanism:** Site is in applicant's ownership, with an active legal agreement to safeguard public parking
- **Development Type:** Ultra-low-density, sensitive coastal design



NOTES

COPYRIGHT ROBERT POTTER & PARTNERS LTD 2024
DO NOT SCALE DIMENSIONS FROM THIS DRAWING. ALL DIMENSIONS, INCLUDING FIGURED DIMENSIONS, TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORKS

KEY

Indicates site boundary

A — 5A/ 7P Two Storey House
3 No.
3 parking spaces.

B — 5A/ 7P Two Storey House
3 No.
3 parking spaces.

C — 5A/ 7P Two Storey House
4 No.
3 parking space.

D — 5A/ 7P Two Storey House
3 No.
3 parking spaces.

Total: 13 Units

Site Area: 0.74 Hectares

Density: 17.5 Units per Hectare

0 10 20 30 40 50m

REVISIONS	DATE	BY

PROJECT

Laurel Homes,
Proposed Housing at
Faulds Wynd, Seamill

DRAWING TITLE

Site Plan 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	G2 1QJ	0141 - 332 9111
2 KINGDOM STREET, LONDON	W2 6BD	020 - 3479 5931

SCALE	1:500 @ A1	7873/SK2
DATE	June 2024	
DRAWN BY	RC	
CHECKED BY		REVISION