

Land North-West of Station Road, Mauchline

Public Consultation Event

WELCOME

Welcome to this public exhibition on behalf of Keepmoat Homes, Lady Hilda Etain Hagart-Alexander and Sir Claud Hagart-Alexander, outlining their proposal for residential development on land to the North-West of Station Road, Mauchline.

Your views and comments are welcomed to help us gain a further understanding of the key issues that we will need to address as part of a forthcoming Planning Application for the site. There will be two public consultation events for you to provide feedback. The proposed residential development includes open space, associated infrastructure and access arrangements. The Proposal of Application Notice (PoAN) was submitted on the 12th September.

THE SITE

The site is located within the settlement boundary of Mauchline, within the East Ayrshire Local Development Plan 2 (LDP2), 0.5 miles from the amenities within the area, 9.5 miles from Kilmarnock and 30 miles from Glasgow. The site is accessible via Station Road, providing the opportunity to connect to the core path network within Mauchline. It is bound in the centre of the existing residential development. The Mauchline Conservation Area is located approx. 200m North from the site and separated from the site by Beechgrove Park. The close proximity of the park provides the opportunity to link the proposal to the greenspace. Additionally, trainlines run to the south of the site.



PLANNING CONTEXT

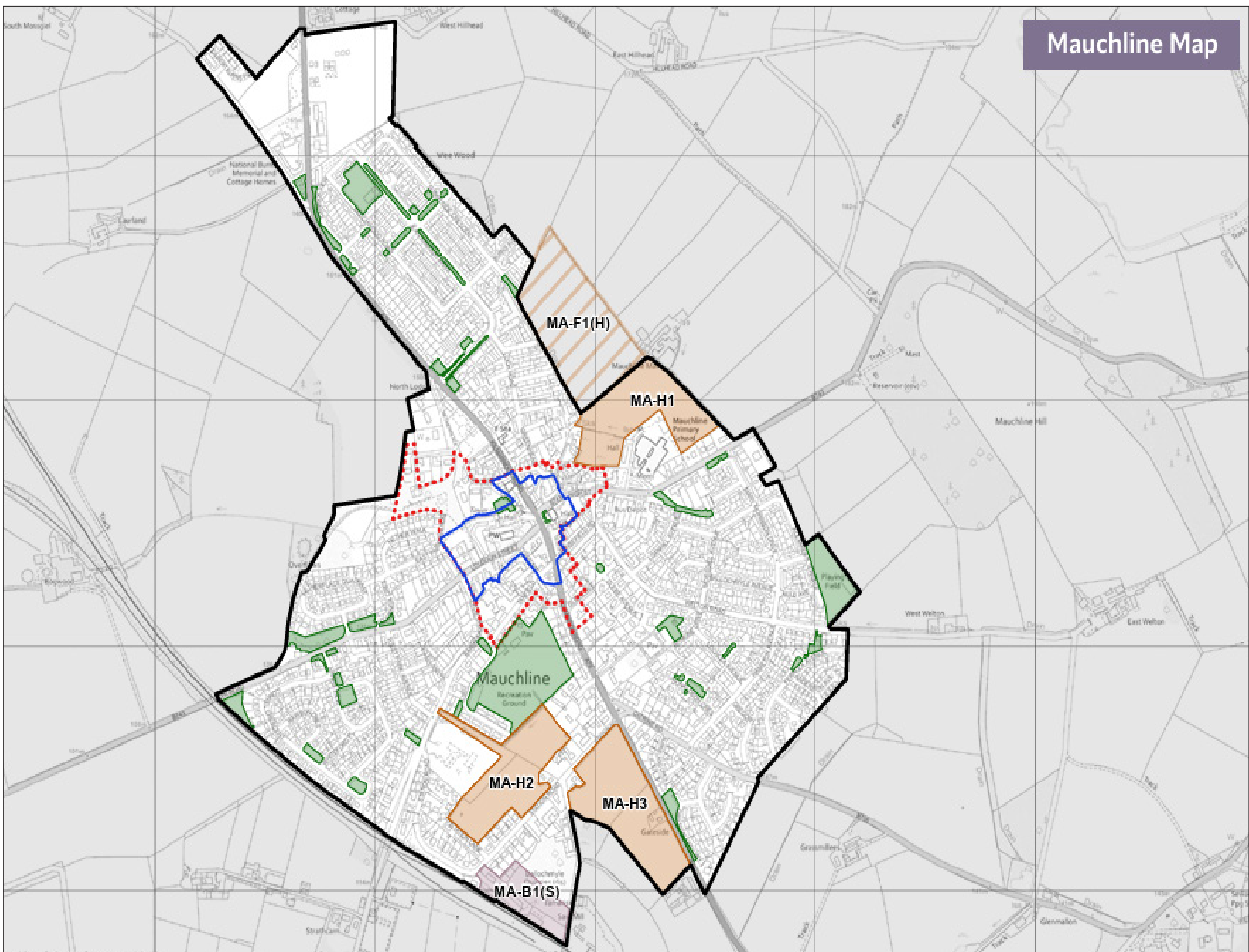
Development Plan

The Development Plan against which the proposals will be assessed comprises of National Planning Framework 4 (NPF4) and the East Ayrshire Local Development Plan 2 (LDP2).

The LDP2 was adopted on 8 April 2024 and sets out policies to guide the future use and development of land within the East Ayrshire Council Area. The majority of the site is allocated in LDP2 for housing development under allocation 'MA-H2', as shown on the adjacent excerpt from the LDP2 Proposals Map. In addition, NPF4 Policy 16 a) states that development proposals for new homes on land allocated for housing in LDPs will be supported. The principle of development on this site is therefore established.

The proposed development will be informed by a suite of technical studies which will inform the extent of development on the site. Detailed information will be provided as the proposals progress to demonstrate how the development can be delivered, ensuring no unacceptable adverse impact. This information will take into account the design requirements for allocation MA-H2, including:

- Footpath link to be provided through the site between Station Road and Barskimming Road.
 - This has been duly considered and has influenced the indicative layout design.
- Active frontage to Station Road.
 - This has been duly considered and has influenced the indicative layout design.
- Potential water capacity constraints within Mauchline.
 - Early discussions with Scottish Water have confirmed that the site benefits from sufficient water and wastewater capacity.



East Ayrshire Local Development Plan 2: Key to Settlement Map

	Housing Opportunity		Future Housing Growth Areas
	Safeguarded Open Space		Conservation Area
	Business & Industry Opportunity		Town Centre Boundary