

# **Kings Road, Beith**

## **Development Brief**

### **Part 1: Site Specific Information**

#### **Introduction**

Kings Road is a greenfield site on the north west edge of Beith and is currently let for grazing. The site is roughly rectangular and extends to around 7ha. To the north and west of the site lies countryside with housing and open space on its remaining boundaries.

This brief provides guidance on the development of the site for housing.

#### **Local Plan Allocation**

The site is allocated for housing in the adopted North Ayrshire Local Plan (Excluding Isle of Arran) 2005. Policy RES 2 Additional Housing Sites (2003 to 2010) applies and indicates an estimated 150 unit capacity for the site. Policy RES 3 Urban Fringe Sites also applies and requires that provision for substantial structure planting to ensure an effective boundary between town and country is incorporated.

#### **Ownership**

The site is owned by North Ayrshire Council.

The area to the rear of property at 85 Kings Road is not within the ownership of NAC and the brief does not exclude the possibility in planning terms of this area being suitable for garden extension of existing property/properties or for sale of this area to be negotiated with developers for incorporation into the larger brief site.

### **DEVELOPMENT PRINCIPLES**

#### **Proposed Uses**

The site should be developed for housing and associated open space only.

#### **Design Requirements**

The site should be developed for housing at a density of around 25 units per hectare. This is in keeping with densities in the area. To provide variety and choice for the local area the housing mix shall include detached, semi-detached and terraced dwellings of varying numbers of bedrooms. Building heights should be a maximum of 2 storeys, although there may be scope for some 3 storey flats and/or townhouses on the lower part of the west of the site providing they are of significant design quality. Quality materials and design are encouraged in line with PAN 67 Housing Quality.

New development should sit well within the context of the wider neighbourhood whilst still retaining a sense of identity for the site. Robust durable building materials and external finishes should be a feature of the development and modern design will be encouraged. A Design Statement shall be required to be submitted with any planning application to demonstrate the design principles and design concept being advocated covering layout, landscape, scale, mix and details of materials and maintenance.

The layout of the buildings should be pedestrian friendly and avoid dominance by the car with clear boundaries between public and private space. Imaginative use of street furniture, paving and lighting is encouraged. There is an opportunity to incorporate local views from the site, particularly to the north west where the topography slopes away from the settlement, and this should be reflected in the layout and design.

Where practical habitable rooms should be orientated towards the south to maximise the benefit from solar gain. Rear gardens should where possible back onto other rear gardens. The principles of Secured By Design must be applied, particularly where the site border Orr's Trust Public Park.

Within the site, boundary fencing and walls should be in keeping with the materials and design style of new housing, with proposed variety and materials set out in the Design Statement.

### **Access and Parking**

Access should be taken from Kings Road (see plan) with junction sight lines of 2.5m x 60m to the south and 2.5m x 90m to the north with a minimum junction spacing of 25m from the existing cemetery access. The existing carriageway width on Kings Road should be retained and the footway on the west side of Kings Road should be extended over the frontage of the site to 2m wide.

Internal Road design should be in accordance with the Council's Roads Development Guidelines, though creative layouts which minimise vehicle speed naturally will be encouraged. Developers should consider emphasising south-east to north-west road/path alignments to provide views to the Kilbirnie Hills.

Provision for a 'safe route to school' (Beith Primary) will require to be discussed with North Ayrshire Council's Education Department and any necessary design issues incorporated.

The Design Statement should demonstrate that consideration has been given to the advice in PAN 76 'New Residential Streets' creating a safe and attractive layout.

Direct pedestrian access should be created from the development site to Orr's Trust Public Park. The existing path running east from the south of the site towards Kings Road will require to be upgraded.

### **Landscaping and Open Space**

Council policy on the Provision and Maintenance of Landscaping, Open Space and Play Areas in New Developments requires a suitable level of amenity and recreational open space to be provided. It will be necessary to incorporate 0.7ha of meaningful open space within the development site. An adequate distance is required between the existing houses on Kings Road and new development, accordingly a distance of around 10-15m, taking into account the slope of the land, between any new house and the eastern site boundary shall be provided. Natural features should be kept where practical and the banks of the Bath Burn should remain undeveloped but overlooked and accessible for maintenance purposes (see plan).

Scottish Water manual 'Sewers for Scotland 2' states that areas of passive open space can provide suitable locations for SUDS ponds. An area near the Bath Burn may be suitable for such a use and this would contribute to meeting the overall open space requirement for the site. SUDS ponds should be designed with reference to Sewers for Scotland 2 standards, including having a public road between the development and the pond.

North Ayrshire Council Policy on the provision of Play Facilities states that in greenfield developments sites of 2ha or larger a Local Equipped Area for Play (LEAP) should be provided onsite. There is an existing play facility, skate park, running track and sports pitch within Orr's Trust Public Park which is adjacent to the site. This will be taken into account by North Ayrshire Council Grounds Maintenance when determining the scale and equipment required. The onsite LEAP should be located within the north west part of the site (indicated on plan) and be suitably placed to allow for natural surveillance and good pedestrian access.

This is an urban edge site and new development provides the opportunity to improve the urban edge. It is necessary to provide structure planting of around 10m depth where the site is bounded by countryside. Where the development is bound by the cemetery a suitable boundary enclosure augmented by landscaping and planting shall be provided. This new boundary shall consist of substantial structure planting including indigenous tree species which grow well locally and retaining any existing natural features.

Existing boundary fencing may be retained. Proposals for the future maintenance of all areas of open space shall require to be agreed with North Ayrshire Council. Structure planting on the west and south west edges of the site are particularly necessary to form buffers between town and country.

Where appropriate additional landscaping should be incorporated into the design and layout of the development to complement the visual amenity of the area.

Arrangements for the management and maintenance of open space will be the responsibility of the developer.

## **Part 2: General Requirements**

## **Introduction**

Service providers and relevant bodies require to be notified of new development proposals which will have an effect on the provision of their service or where the information they hold may affect the viability of development. Developers are advised to have early discussions with Scottish Water.

## **Information for Developers**

Service information provided within this brief is for general information only and does not absolve the developer from the responsibility of ensuring that any information provided is accurate. The following service providers and bodies have been consulted on the brief:

**Scottish Water:** Have confirmed that there is sufficient capacity within the Water and Waste Treatment Works to service the proposals. Downstream of the development there are several Unsatisfactory Combined Sewer Overflows. A Drainage Impact Assessment will be required to ensure there will be no detrimental impact on existing waste water infrastructure. A minimum of a Flow and Pressure test will also be necessary, early discussions will be required. Further advice on technical aspects and development guidance should be sought from Scottish Water manual 'Sewers for Scotland 2'.

**SEPA:** Developers should discuss and agree any work on or within the vicinity of a watercourse with SEPA prior to work commencing at the site, this includes the Bath Burn. A detailed work method should be submitted in consultation with North Ayrshire Council and in agreement with SEPA. Construction work must be carried out in accordance with SEPA's guidelines on avoidance of pollution. SUDS should be incorporated into the design and a detailed SUDS Strategy should be submitted with the planning application to ensure that surface water is appropriately dealt with.

**Archaeology:** WoSAS have advised that prior to development archaeological evaluation as per the guidance in NPPG 5 and PAN 42 should take place. In line with current best practice, they recommend an 8% evaluation of the proposed development area by means of trial trenching.

**Coal Authority:** The probability of risk from mining or subsidence is considered minimal.

**Mineral Valuer:** The risk of damage by subsidence due to underground mining is considered minimal.

**Scottish Power:** Have advised that their records do not show any apparatus onsite.

**Scotland Gas Networks:** There is sensitive plant in the area, early discussions will be required. Scotland Gas Networks would like to have a site visit involving the developer prior to commencement of any works and can be contacted at their Plant Protection Department on 01563 573462.

**Council Requirements:** All matters regarding access and road and footway design must be discussed with North Ayrshire Council Roads and Transportation Services and a Transport Assessment will be required. Internal roads and parking should be in accordance with Roads Services Road Development Guide which can be viewed at Perceton House, Irvine, KA11 2DE.

Discussions on open space, adoption and maintenance matters should be held with North Ayrshire Council Grounds Maintenance Services who can be contacted at Montgomerie House, West Byrehill, Kilwinning KA13 6HN.

Provision for bin storage must be made in accordance with the Supplementary Guidance on Bin Storage for Residential Development approved by the planning Sub Committee on 20 June 2005. This can be viewed by selecting 'Local Plans' then 'North Ayrshire Local Plan (Excluding Isle of Arran)' on the Councils web site: [www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans)

Developers are encouraged to apply the principles of energy efficiency and to utilise renewable energy sources within the layout and design of proposals and this should be reflected in the Design Statement.

## **Planning Application**

Proposals for the site should be submitted as a single planning application for full planning permission.

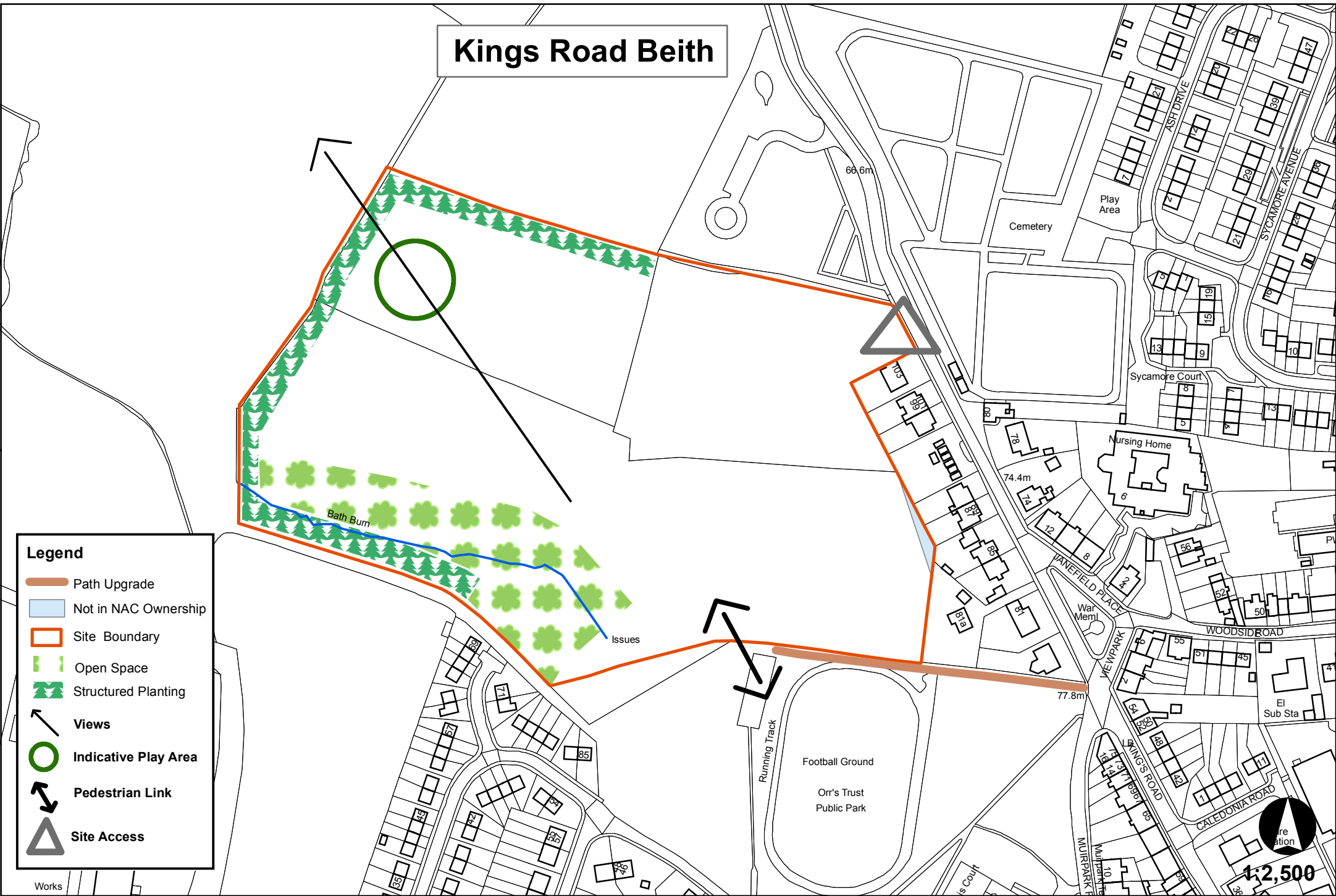
The developer will require to obtain all necessary consents from service authorities prior to commencement of works.

The developer will require to obtain all necessary Building Warrants, in addition to Planning Consent, from North Ayrshire Council.

Approved development briefs can be viewed online by clicking on 'Development Briefs and Guidelines' on the Councils website: [www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans)

**Information provided within this brief is for general information only and does not absolve the developer from the responsibility of ensuring that any information provided within the brief is accurate.**

# Kings Road Beith



**Legend**

- Path Upgrade
- Site Boundary
- Not in NAC Ownership
- Open Space
- Structured Planting
- Views
- Indicative Play Area
- Pedestrian Link
- Site Access