



West Kilbride lies on the Clyde Coast in North Ayrshire with iconic views across the water to Arran and surrounding islands.

Local Place Plan for West Kilbride, Seamill and Portencross

- Our community's aspirations for its future development over the next 10 years

Produced by West Kilbride Community Council in consultation with local stakeholders (2023)

www.facebook.com/wkcc1620



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1. Introduction

- This Place Plan has been prepared by West Kilbride Community Council (WKCC) in conjunction with North Ayrshire Council and has involved consultation with various local groups within the community. The local community are at the heart of this plan and with the council we will continue to work together to support this plan.

The West Kilbride Community Council was set up after the demise of the District Council when the area came under Cunninghame District Council and not Ayr County. Since it was constituted there has been no break in representation of the population of West Kilbride by West Kilbride Community Council.

The area West Kilbride Community Council covers is from the Montfode Roundabout outside Ardrossan to and including Seamill, West Kilbride, Portencross, Hunterston Power Stations and the southwest part of Hunterston Estate.



2. Purpose of this plan

- This plan aims to improve West Kilbride as a place by allowing our community to work with the local authority and other public bodies to bring forward proposals that reflect both national and local objectives and will make change easier to achieve. This is a community-led plan which sets out development and use proposals for our locality.

This plan also sets out our community's aspirations for its future development over the next 10 years. We hope that the plan will be taken into account when North Ayrshire council (NAC) produce their Local Development Plan in 2024.



LOCAL DEVELOPMENT PLAN North Ayrshire's third Local Development Plan

Tell us about Your Place!

We are preparing a new long-term spatial plan for North Ayrshire. Our third Local Development Plan (known as LDP3) will guide future development across North Ayrshire for ten years following adoption. We are aiming to adopt LDP3 in Summer 2026.

We need your input to create a locally informed plan that is fit for the future. Tell us about your place!

3. Our approach: Community consultation

Preparation of the plan was initiated by NAC and WKCC in line with the Scottish Government's [Planning Circular 1/2022: Local Place Plans](#). The plan was prepared in draft form before consultation with all our local councillors and numerous community groups. A summary of the plan will be posted on the town notice boards, West Kilbride community social media pages, and the WKCC Facebook page.

Community Activity

West Kilbride has a wide range of active local interest groups as illustrated above. There are over 30 groups active in the area - and all have been invited to join in with this consultation.



4. Housing

- In terms of LDP2 West Kilbride, Seamill and Portencross have several areas allocated for future housing. The areas identified for housing include Summerlea fields (220 houses), Lawhill farm (64), Ardrossan High Road (35), Ardrossan Road (109), Bowfield (10)

Housing situation as of May 2023



The plan for 50 Affordable Homes at Tarbert Avenue, has been rejected by the Local Housing Associations (who are supported by the NAC) and sundry developers as it would cost too much to access the site. This is due to the Scottish government Reporter reducing the size of the area initially included in LDP1 without consultation which had been agreed by the full Council prior to submission to Scottish Government. In order that this development of badly needed housing (Affordable) goes ahead then NAC requires to allow this development area to be reinstated in LDP3.

Areas within our plan area that would be acceptable to the community for residential development are very few, although there are a few infill sites available.

The access to the Tarbert Avenue site from Ardrossan High Road to the east of existing housing would be appropriate, as this would allow the affordable homes to be constructed.

There are Planning applications in place for Ardrossan High Road (to the south of 128-130 Meadowfoot Road) for 35 dwellings and at Summerlea Road for 220 houses (Approved in LDP2 for 175 Residential Houses by the Scottish Government Reporter), This application was subject to a significant and unprecedented quantity of local objections and was not supported.

The possible future development of the land to the southwest of Tarbert Hill is also not supported by our local community.

Our Local place plan reflects the above.

All areas including the above would require the town envelope to be extended out with the capability of the infrastructure to support it, as is required now that National Planning Framework 4 (NPF4) is in place

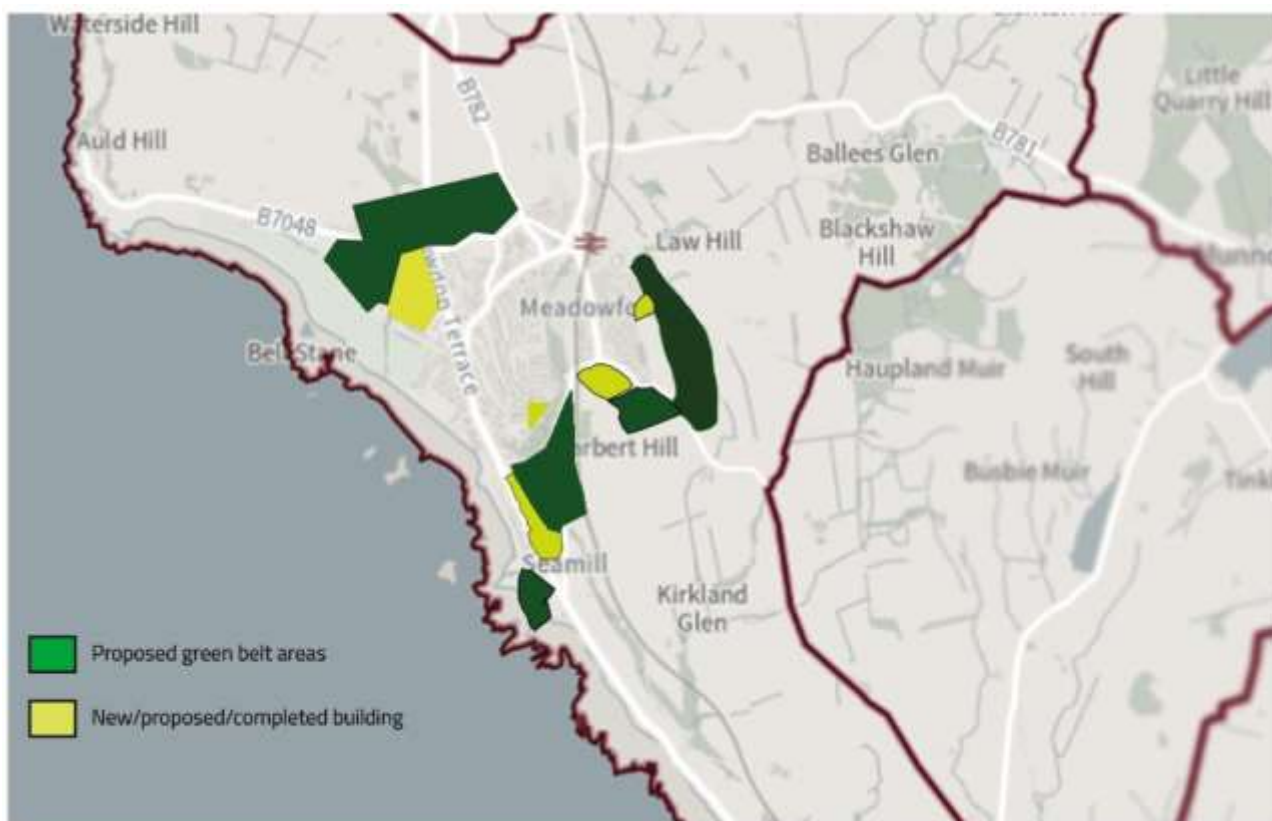
There are currently no Brownfield Sites within West Kilbride. Land designated as vacant and derelict as defined by NAC are as follows;

1. **Old coachworks** – works currently ongoing
2. **Land Facing Barony church** - currently has planning approved for car showroom
3. **Steepslope adjacent to path through Glen** – No current plans

NAC's definition of vacant and derelict is 'land over 0.1 hectares' (1000sq m) that has previously been developed but is now considered unused or damaged.

The community would like to see the allocation of a green belt area around the town to protect the countryside. Our LPP includes a proposal for a green belt.

Proposed Green Belt Area



5. Infrastructure

- The town Infrastructure is at a critical stage with the current estimate of population being 4600 possibly rising to 6000 taking on board the current plans for future housing within LDP2.

The water and sewerage systems need upgrading as the Victorian system within the town cannot cope with further increased population or climate change with increased rainfall.

The town services - Doctors/Dentist/Elderly provision and support/Primary Education provision - are at a critical stage and any further expansion must be in line with NPF4 In other words:

“The infrastructure must be in place before any further expansion is proposed.”

The road network within the town requires that there is adequate and available town centre parking provision as a priority. West Kilbride is a rural area with a minimal public transport system available - bus service every half hour, train service normally hourly in each direction). There is a requirement to readdress the provision of off-road parking in the town centre. The plans that were approved by NAC for a car park in the grounds of Kirktonhall (which were then cancelled) need to be revisited as a starting point.

Two other sites were identified as possible locations,

- (a) area from halfway street to the Community Centre, and (b) the area to the south of Orchard

Street at the start of the Kilbride glen. In addition to the above there is scope to increase the parking capacity at the station to provide for future park and ride demand. The relevant land is owned by Network Rail.

A further option would be to create a parking/drop off point offering easier access to facilities in the glen.

The town needs more EV charging points and the community centre car park was a suggested location

It was also suggested that cycling facilities could be improved by providing cycling racks and improving cycling routes through the town.



6. Heritage



- There are a number of historic buildings within the parish of West Kilbride. Within the town itself listed buildings are protected to an extent but can be demolished if they become a hazard to the public, e.g. the Wellington Building at the junction of Hunterston Road and Main Street. NAC require owners of historic properties to carry out works to stop any risk to the public from the building becoming dangerous and having to be demolished.



Category C Listed Building (at Risk)

73 Main Street makes a distinctive contribution to the streetscape in West Kilbride. On a prominent corner site, in the centre of the town, it formed a crucial part of the town. The unusual proportions of the widely spaced bays to the street elevations are further distinguished by the distinctive rounded corner with its quaint upswept cornice. It was a coaching inn and is described as the 'main public house in the town of West Kilbride' in the Ordnance Survey Name book. The extension to the rear is cited on the 1st Edition Ordnance Map as Wellington Hall and this was used for discussing local business or for holding public lectures. The hall was situated on the upper floor as the ground floor was used for stabling. As yet, there is no evidence for a date of construction, but it is probable that its origins may be around the turn of the 19th century

SOURCE: [Historic Environment Scotland](#)



Category C Listed Building (at Risk)

Category B Listed Building with Category A Listed sundial.

Kirktonhall - Tall 3 storey house backing onto main street; harled; grey painted stone dressings; battlemented parapet has date 1807; another date stone near street level has initials R.S. and M.W. 1660 - Principal facade towards garden to rear; centre projecting 2 storey porch has Gothic Palladian window on 1st floor and lower stage supported on corner columns; lintel has inscription "Rebuilt by Frank Ritchie 1791"; long 3 window facade, ridge roof with large Victorian dormers, plain gables; lower addition to left has bay window. Dr. Robert Simpson, translator of Euclid, was a native of West Kilbride, his family having lived at Kirktonhall for some generations.

SOURCE: [Historic Environment Scotland](#)

7. Transport

- As stated under Infrastructure (section 5) the town centre requires parking investment. NAC are currently looking at publishing their **Local Transport and Active Travel Strategy (LTATS)**. WKCC have commented on these proposals.

The current bus service - one in each direction at peak every half hour either north or south is inadequate for a growing population in a hilly location where walking and cycling are not practicable for many.

Rail transport is also inadequate. The rail link to West Kilbride is often affected by high winds and high seas and can only worsen due to rising sea levels.

The Yerton Brae footpath (see photo below) is a safety concern that needs to be re-addressed by NAC Roads Dept.

The A78 south of Seamill requires that Scottish Government and NAC collaborate to progress improvements in respect of the effects of Climate Change and rising sea levels.



8. Landscape

- The scenic value of the area within the Clyde Landscape makes it a favourite Tourist location which brings value to the businesses and community. Any future developments must not impinge on this aspect.



9. Leisure

The Glen

The Glen is an area of community significance and the sports facilities are badly in need of upgrading. This is currently the main area for recreation in West Kilbride. The Tennis Club has prospered with the installation of all-weather courts but the Football Club does not have the funding to make the current pitch playable as the drainage (Initially put in by West Kilbride District Council in 1970's) now needs serious work.

Unlike most areas in North Ayrshire West Kilbride does not have all weather multi games facilities. There are currently areas within the Glen that would accommodate this facility if funding were available.

The pedestrian and vehicular access roads into the Glen need upgrading.

Kilbride Glen is highlighted on the LPP plans of West Kilbride as an area for improvement and development of all-weather multi use sporting facilities and associated infrastructure.

NAC have released funding for Play Park upgrades from which West Kilbride hopefully will see some benefit.

Both the West Kilbride Golf Club and Bowling club are recognised as significant assets to the locality and attract many visitors for both social and sports events.

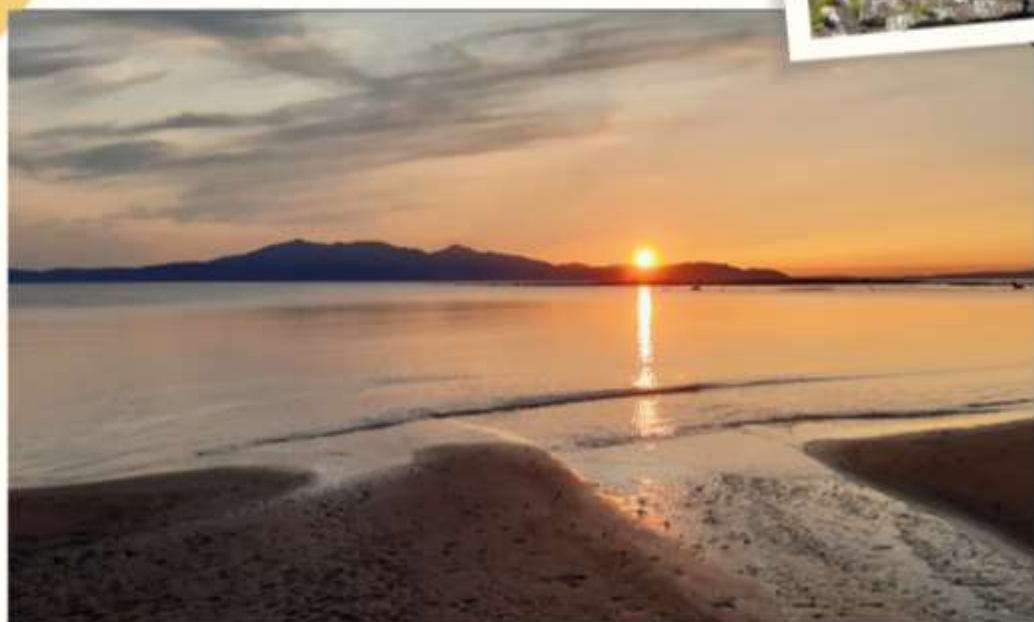


10. Tourism

- The designation of West Kilbride as ‘**Craft Town Scotland**’ brings tourists to the town.

However, the lack of central parking is a significant drawback to either any expansion of businesses or more tourist footfalls. The town Civic Society took over the operation of toilet facilities in the town when NAC closed them due to cost cutting.

- **The local hotels** have managed to survive the Covid-19 pandemic. Although we are now reduced to only three in Seamill, the room capacity is similar due to recent expansions. In the past Seamill had six hotels.
- **The West Kilbride Golf Club** is recognised as a significant asset to the Tourist trade in the locality.
- **The Seamill Beach** is another asset to tourism. Locals have expressed concern over lack of toilets, public slipway and current car parking. The current car park is less than satisfactory. The area of the car park is in the ownership of the developer of Faulds Wynd and has never been completed as detailed in the original planning permission granted by Cunninghame District Council. NAC need to pursue this planning condition or provide a proper car park.
- **The Castle at Portencross** is a significant tourist attraction. Visitors and locals alike complain about the lack of toilet facilities. Public toilets would be a welcome addition to the area.



11. Economy

- The economy of the town and surroundings is to a large extent based on Tourism and as a residential area for the designated industrial area at Hunterston.

The Hunterston peninsula, as detailed in NPF4, is the result of a decision taken in 1973 by British Steel to construct a replacement for the Motherwell industrial area, due to the construction of Hunterston A and B for power and deep water for bulk shipments of raw materials. Hunterston A and B are now in decommissioning stage. Employment opportunities with decommissioning are not a disaster as some would forecast but must be taken into account in the overall employment prospects for the area. This also has an effect on the income generated to NAC from Business Rates. The development of Hunterston PARC by Peel Ports utilising the Deepwater Facility of the Jetty and Construction Yard are being developed for new technology manufacture. However actual hard commitment by companies is still to materialise.



Update as of May 2023

- **XLCC cable manufacturing have conditional planning permission in principle (Granted June 2022). Planning permission is in place for extrusion tower.**
- **AMP Energy have started work on the provision of a battery storage facility.**
- **Bakkafrost are planning an onshore salmon hatchery.**

These projects are currently progressing within the planning system and all this will have a bearing on the local infrastructure which lags behind any future housing development.

While local residents are divided as to the designation of Hunterston as a strategic asset there could be spin of benefits as well as detrimental effects. **This has to be taken into account by NAC when producing LDP3.**

12. National Planning Framework 4 (NPF4) Hunterston Strategic Asset

- NPF4 supports the repurposing of Hunterston port as well as the adjacent former nuclear power station site. Hunterston has long been recognised as a strategic location for the port and energy sectors given its Deepwater access and existing infrastructure.

The location and infrastructure offer potential for electricity generation from renewables, and a variety of commercial uses including port, research and development, aquaculture, the circular economy. New development will need to work with the capacity of the transport network, include active travel links and be compatible with a location adjacent to sites with nuclear power uses. Designated biodiversity sites will require protection and enhancement where possible, and sustainable flood risk management solutions will be required. Aligned with the Ayrshire Growth Deal, investment in this location will support a wellbeing economy by opening up opportunities for employment and training for local people. A community wealth building approach is expected to form a part of future development proposals to ensure the benefits are retained locally as far as possible.

- **Location**

Hunterston Port and Hunterston A power station site.

- **Need**

These classes of development support the redevelopment and reuse of existing strategic assets and land contributing to a net zero economy. It also supports delivery of our spatial strategy by stimulating investment in the west of Scotland, potentially contributing to the wider aim of tackling inequalities.

- **Designation and classes of development**

A development in the location within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by 'The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009', is designated a national development:

- Infrastructure to support a multi-modal deep-water harbour;
- Land and buildings for bulk handling, storage, processing and distribution.
- Facilities for marine energy generation technology fabrication and decommissioning;
- Facilities for marine energyservicing;
- Land and buildings for industrial, commercial, research and development, and training uses;
- Infrastructure for the capture, transportation and long-term storage of greenhouse gas emissions, where transportation may be by pipe or vehicular means;
- Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen; and hydrogen production related chemicals including ammonia; and
- Infrastructure for the generation and storage of electricity from renewables of or exceeding 50 megawatts.

- **Lifecycle greenhouse gas emissions assessment**

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Appendix 1

Summary of the draft Local Place Plan

This notice is to inform people that West Kilbride Community Council (WKCC) will take the opportunity given by Scottish Government to contribute to the next Local Development Plan (LDP3) by formulating a Local Place Plan (LPP). Details can be found on the Scottish Government web site.

We are seeking comments/contribution from all sectors of the public domain in West Kilbride prior to submitting our plan to North Ayrshire Council for consideration prior to finalising LDP3.

Please send your comments to wkcc1620@gmail.com with 'Local Place Plan' in the subject line.

Alternatively, please post your comments to:

WKCC, West Kilbride Community Centre, 15 Corse Street, West Kilbride KA23 9AX

All comments/contributions must be notified to WKCC no later than 31^{August} 2023

This is a community-led plan which sets out development and use of our local land over the next 10 years.

Highlights of this plan

1. The need for social housing and one bedroom homes
2. Development of all-weather sports facilities in the glen
3. Formation of Green Belt to protect our countryside and outstanding vista
4. Adequate car parking at beach and town

**A summary of our proposed Local Place Plan for West Kilbride can be read overleaf
Copies of this plan will also be available to read at West Kilbride Library**



A summary of our proposed Local Place Plan for West Kilbride

AREA	Key points
Housing	<p>The land currently set aside for housing and not yet developed is as follows:</p> <ul style="list-style-type: none"> • Lawhill farm - Outline consent granted • Ardrossan high road - Planning granted for 35 houses • Summerlea Fields - Permission granted for 220 houses • Old Galleon site on A78 Permission granted for 10 flats <p>The lack of social housing and 1 bedroom homes needs addressed. A green belt is proposed.</p>
Infrastructure	<p>The infrastructure is currently at its limit, water and sewerage systems require upgrading within the town. The doctors' surgery cannot cope with the current population and is probably the biggest issue our town has at this time. We are also now down to one part time dentist. The current population has not been updated since the last census of 4750 to a now forecast level of 6000 + with all the housing developments that have either been completed or are already approved in LDP2. Due to the rural aspect of the town, road transport is the most common method of conveyance but adequate off-road parking within the town is required if business is to survive and grow. There are several options for additional parking we would wish NAC to consider.</p>
Heritage	<p>There are a number of historic buildings within the parish of West Kilbride, within the town itself listed buildings are protected to an extent but can be demolished if they become a hazard to the public. E.g. Wellington Building.</p>
Transport	<p>Lack of Bus service one in each direction at peak every half hour either north or south is inadequate for a growing population in a hilly location where walking and cycling is not practicable for many. Rail travel is also inadequate. Future Park and Ride provision should be considered.</p>
Landscape	<p>The rural and scenic value of the location of West Kilbride, Seamill and Portencross in the Clyde Landscape makes it a favourite tourist location which brings value to the businesses and community. Any future developments must not impinge on these criteria.</p>
Leisure	<p>The Glen is an area of community significance and the sports facilities are in need of upgrading. This is currently the main area for recreation in West Kilbride. The Tennis Club has prospered with the installation of all-weather courts. Unlike most areas in North Ayrshire West Kilbride does not have all weather multi-games facilities. There are currently areas within the glen that would accommodate this facility if funding were available.</p>
Tourism	<p>The designation of West Kilbride as Craft Town Scotland brings tourists to the town; The town Civic Society took over the operation of toilet facilities in the town when NAC closed them due to cost cutting. The Local hotels have managed to survive the Covid-19 pandemic; however we are now reduced to only three in Seamill, in the past Seamill had six hotels. The West Kilbride Golf Club is recognised as a significant asset to the Tourist trade in the locality. The Seamill Beach is another asset to tourism albeit that the current car park is less than satisfactory. The Castle at Portencross now attracts significant visitors, although visitors still complain of lack of toilet facilities in the vicinity.</p>

AREA	Key points
Economy	<p>The economy of the town and its surroundings is to a large extent based on Tourism and as a residential area for the designated industrial area at Hunterston and commuting to Glasgow. Hunterston A and B are now in decommissioning stage. Employment opportunities with decommissioning are not a disaster as some would forecast but must be taken into account in the overall employment prospects for the area. The development of Hunterston Parc by Peel Ports utilising the Deepwater Facility of the Jetty and Construction Yard are being developed for new technology manufacturing. All this has a bearing on the local infrastructure which lags behind any future housing development. While local residents are divided as to the designation of Hunterston as a strategic asset there could be spin of benefits as well as detrimental effects.</p>

Appendix 2

Consultation on draft Local Place Plan

The Consultation on the Draft LPP sent to the following individuals and Community Groups within West Kilbride Place Plan Area.

NAC COUNCILLORS:

Cllr E. Collier
Cllr T. Ferguson
Cllr T. Marshall
Cllr I. Murdoch
Cllr A. Hill

WEST KILBRIDE COMMUNITY COUNCILLORS:

J. Lamb
G. Buckley
G. Cloughley
D. Penman
H. Thomson
N. Armstrong
R. Doughty
K. Hall

WEST KILBRIDE COMMUNITY GROUPS as of May 2023

WK Community Council
WK Village Hall Committee
WK Sports Group
WK Football Club
WK Community Initiative Limited
WK Com Assoc (Com Centre)
Community Roots
WK Civic Society
WK Museum Society
WK Environmental Group
Music in West Kilbride
WK Christmas Lights
WK Gala
WK Scarecrow Festival
Age Well WK
WK Rural
WK Horticultural Society
Hunterston Rotary
Creative Works
Ukelele Group
Friends of Portencross Castle

Friends of Kirktonhall Glen
Vertex Festival
TrampsWK
West Kilbride Lottery
West Kilbride Allotments
Bee Keepers – Austen Brown
Boys Brigade
WK Bowling Club
Guides
Brownies
Woodland Wakeup
Parish Church – Hub/Rendezvous
St Brides
The Village Band
Scrap booking
Hospice Ladies Lunch
CAMRA
WK Ramblers
WK Golf Club
West Kilbride Table Tennis Club
West Kilbride Snooker Club

All groups were asked to issue the draft plan to their individual members

The Notice that the LPP was available for comment was also displayed on the Community noticeboard in the town. It was available to be downloaded as required.

The draft plan was also issued to all 103 subscribers on MailChimp and received 2400 hits on social media. More than 64 draft plans were e-mailed to individual residents who requested copies.

We received 87 responses to the public consultation and where appropriate we have implemented them in this final version.

Local Place Plan for West Kilbride, Seamill and Portencross

Our community's aspirations for its future development over the next 10 years



**Produced for the local community by West Kilbride Community Council (WKCC)
September 2023**



WKCC, c/o West Kilbride Community Centre,
15 Corse Street, West Kilbride KA23 9AX
E-mail: wkcc1620@gmail.com

www.facebook.com/wkcc1620

