

**49 Castlepark Drive
Fairlie
Ayrshire, KA29 0DG**

Tel: 01475 568586

Your ref: Mr K McKelvie

The Assistant Chief Executive (Legal & Protective Services),
North Ayrshire Council,
Cunninghame House,
Irvine, KA12 8EE.

4th May 2011

Dear Sir,

**Planning Policy RES2B, Additional Housing Site: Fairlie
Ladies' Walk Draft Development Brief**

Following a Consultation Meeting regarding the above with your Mr McKelvie and Mrs Sinead Lynch of TPS Planning on 11th April 2011 Fairlie Community Council has had an opportunity to review and discuss the Draft Development Brief ('DDB') prepared by North Ayrshire Council in response to Policy RES 2B(1) of the North Ayrshire Local Plan (Excluding Isle of Arran) as adopted in November 2005. FCC has also consulted with residents of Fairlie who have had an opportunity to view the DDB. This response has been prepared following the various consultations.

FCC would point out that the area of land shown on the Inset 3 Fairlie map contained within the Local Plan as being the land to which Policy RES 2B Additional Housing Site: Fairlie relates forms only part of the area included in the DDB. As shown on the Inset 3 map the area of land at the north end of Fairlie lying between the RES 2B boundary and the A78 is already zoned for residential development. While FCC would accept that in terms of preparing a development brief it would seem to be logical to include the two areas in the DDB, FCC would ask that the DDB should make it very clear both in its title and in its content that it relates to both areas and not exclusively to the land included in Policy RES 2B.

As FCC has raised with North Ayrshire Council elsewhere the above distinction has significant implications for the interpretation of other parts of RES 2B. For the avoidance of doubt, therefore, it is emphasised that this response refers only to Policy RES 2B(1) and Policy RES 2B(8) and should not be inferred as FCC's support for the other parts of RES 2B.

FCC is appreciative of the opportunity to comment on the DDB and is grateful to Mr McKelvie and Mrs Lynch for their helpful explanations and discussion. FCC believes that if a new residential development as outlined in the DDB is to be the subject of a planning application then it is appropriate that there should be local input, and that regard should be taken of that input by North Ayrshire Council and the potential developer.

FCC's main concern with regard to the DDB is that it should ensure that any proposed development of the scale outlined in the DDB is fully integrated to the existing community of Fairlie. The development as outlined would result in a significant increase in the number of homes within the village and a significant increase in the number of residents. It is important that the new homes and the new residents are enabled to be a full part of the local community while ensuring that existing homes and residents are not adversely impacted by the development.

Fairlie is a very linear village located between the sea to the west and the Clyde Muirshiel Regional Park to the east and divided by the very narrow and busy Main Road (the A78 trunk road). The few local facilities remaining in the village are thus well spread out between the south and north ends. From the south, these are the railway station, the Fairlie Village Hall and Fairlie Library, the Semple Centre, Fairlie Church, and a petrol filling station which is now also the only shop within the village. Bus stops exist at intervals along the A78. There is no post office in Fairlie and no shops other than at the garage and two takeaway food shops. Fairlie Primary School is situated on higher ground adjoining the site of the DDB. The recently reopened Village Inn bar and restaurant is located on Bay Street, near the sea.

Local authority maintained informal recreational facilities are well spaced throughout the village. These include two tennis courts. There is a bowling club at the north end of the village and a community garden at the site of the former Fairlie Pier. Planning consent has recently been granted for a garden centre next to the bowling club.

There is existing easy and well established access to both the seashore and to the open moorland within the Regional Park. An informal footpath known locally as the Ladies' Walk runs north from Fairlie Castle to Kelburn Castle along the east side of the site that is the subject of the DDB and provides easy walking access from the village to the Kelburn County Centre to the north and to the Fairlie Glen footpath to the south.

FCC considers it essential that these existing facilities and leisure opportunities are easily accessible to residents of any new development and that the new development does not prevent or restrict access to them by present residents.

It is recognised that the site of the DDB is challenging in terms of layout. It is extensive in a north/south direction but relatively narrow. Vehicular access is constrained, quite correctly, by Policy RES 2B(8) and most of the site is at a significantly higher level than the existing village amenities earlier described, other than the school.

Taking account of all of the foregoing FCC would wish to ensure that the final development brief and indeed any subsequent planning application recognises the following concerns.

1. A pedestrian access/egress route must be provided at the south end of the site to Glen Road. It is essential that new residents, particularly those occupying homes at the south end of the site, can reach the railway station without having to walk a considerable distance north to find a pedestrian link. The pedestrian link should include making up an eastwards extension of Glen Road to full footpath standard, including lighting. It is understood that the owner of the land through which such a link would be formed is Kelburn Estate.
2. At the north end of the village children living in the Kelburn Avenue/Keppernburn Avenue/Baillie Road area at present require to walk along the A78 to reach the primary school. FCC would wish to see a proper footpath link from that housing area to the new access road to the development and thereafter to a new entrance to the school. It is understood that the owner of the land through which such a link would be formed is a financial beneficiary of the proposed development.
3. FCC would look for a reconstruction to a high standard of a set of steps linking the north-west corner of Castlepark Gardens to Main Road to facilitate pedestrian access by new residents to the shore, Village Inn, Fairlie Church, and bus stops.
4. A pedestrian link through the proposed development site between the existing site access from Castlepark Gardens and the Ladies' Walk should be created.
5. FCC would wish that proposed houses adjacent to the existing houses in Kelburn and Keppernburn Avenues are no more than two storeys in height and of a form compatible with the existing houses.

6. FCC has concerns about three storey flatted development at the entrance to the site. Fairlie does not wish its north end to look like the south end of Skelmorlie! FCC considers it essential to avoid any massing impact of a large block or blocks of flats and if flats are intended would expect a design compatible with other buildings of this height within the village.
7. FCC welcomes the proposed inclusion of open/wooded spaces between the different housing areas as a means of reducing the potential linear strip effect of what could potentially be a large number of houses. FCC would wish to see further division and landscaping so as to contribute to a series of distinct but linked numbers of house units rather than two long near parallel lines running the length of the upper part of the site.
8. FCC would wish to see a reduction in the overall number of housing units. While the overall housing density as shown on the indicative housing layout is not as high as it could be the physical nature of the site, particularly the views to the west from much of it, would suggest that a market would exist for quite low density housing.
9. FCC would expect new informal recreation areas to be provided within the development site given the difficulty children living there would have gaining access to the existing play areas. One of the areas, perhaps on land adjoining the school, might include an all weather kickabout surface.
10. Existing electricity cables run from south to north through the site as overhead lines. FCC would wish to see any diversion of the cables to be buried below the proposed central road.
11. FCC would strongly support the junction between the site access road (which it is proposed be named Ladies' Walk) and the A78 as being traffic light controlled with a pedestrian crossing of the trunk road phase. If a traffic light controlled junction is not acceptable to Transport Scotland FCC will insist on a light controlled pedestrian crossing of the A78.
12. FCC would expect the development to allow for a cycle link between Kelburn Avenue and Glen Road.

FCC would draw attention to the following **corrections** which should be made to the development brief prior to its issue for formal consultation.

- a) Advice from Fairlie's local historian and older residents is that the correct name is Ladies' Walk – apparently there were two sisters who used the route between Fairlie Castle and Kelburn Castle.
- b) Para 1.1 - change RES 2B to RES 2B(1)
- c) Para 2.2 - there are no local shops now, only the garage and two takeaways. All other shops have closed, as has the village post office.
- d) Para 2.3 - A planning application for conversion of Fairlie Castle to a house has been made to North Ayrshire Council. It includes an extension to the Castle.
- e) Para 2.5 - the correct name of what was known locally as 'the establishment' is the Anti-Submarine Experimental Establishment Fairlie.
- f) Para 2.6 - change 'somewhat' to 'completely'. The construction of what is now the Clydeport Hunterston Terminal has had a major visual impact on the village as well as being a continuing source of complaint about noise and dust.
- g) Para 2.6 - change 'created significant amount of local interest' to 'resulted in a very large number of objections from local residents'.
- h) Para 2.11 and elsewhere - change Castle Walk to Ladies' Walk.
- i) Para 2.17 - change RES2B to RES 2B(1)
- j) para 2.18 - clarify that Ladies' Walk (the footpath) remains in the ownership of Kelburn Estate and that it is the field to the west of Ladies' Walk that is the subject of the DDB.
- k) Para 3.20 - replace photo of Bay Street housing with photo of Castlepark Drive housing.

- l) Para 3.27 - replace photo of Bay Street housing with photo of Kelburn Avenue housing.
- m) Para 3.41 - explain site would only be within easy walking distance of Fairlie Station if footpath link to Glen Road provided at south end of site.
- n) Para 3.42 - change Castle Park to Castlepark (also elsewhere such as para 4.13)
- o) Fig 2 (page 26) and Fig 3 of Annex 1 - the southern pedestrian link shown would be through the garden of a private house whose owner does not intend to allow it to be used as such. It should be deleted from Fig 2.
- p) Fig 6 (page 31) and Drawing Nos 112-LS-03 and 04 of Annex 1 - the open watercourse running west from the site to Castlepark Gardens is not open. It flows in culvert below a private garden. The blue should be deleted over this length.

FCC would hope that the above comments are of assistance and can be taken account of in the Development Brief when that is presented at a formal public consultation.

Yours faithfully,

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John Riddell
For and on behalf of Fairlie Community Council