

APPENDIX 2: STEWARTON DEVELOPMENT FRAMEWORK SUPPLEMENTARY
GUIDANCE

01

INTRODUCTION

- 1.1 This supplementary guidance supports the Spatial Strategy of PLDP2, and specifically part *D*. *Supporting development in key areas of change: 1. sustainably managing growth in Stewarton*. The guidance is comprised of 3 documents: a development framework and strategy; a placemaking pack; and an action plan. Supplementary Guidance is intended to provide helpful guidance, consistent with the provisions of the Local Development Plan and carries the same weight as the Local Development Plan in determining planning applications.
- 1.2 The purpose of this Supplementary Guidance is to provide further details on the principles set out in the Local Development Plan. The development framework forms the basis of a more detailed strategy and action plan. The action plan is to be used by the development industry, development management officers, and applicants and in preparing and assessing planning applications.

PROJECT OVERVIEW

THE PROJECT BRIEF

- 1.3 The Brief for this project is set out in two sequential tasks in preparing material to inform EAC LDP2 for Stewarton. These tasks can be summarised as;
- Part 01 – Existing and Immediate Future Needs
 - Consider how existing services and facilities serve the town’s needs
 - Assess improvements to meet existing needs and immediate future demand (taken to mean existing development allocated in LDP1).
 - Part 02 – Medium to Long Term: Future Plan
 - Set out how the town can be sustainably managed over the medium to longer term
 - Consider how best to accommodate any future growth that may be identified through the background work for LDP2, or subsequent development plans, undertaken by the EAC Planning Policy Team
- (see Stewarton Placemaking Pack 1.0 - Suggested Approach).**
- 1.4 In line with the Main Issues Report, commentary addressing the Existing and Immediate Future Needs (taken to be the delivery of additional development confirmed in LDP1 – largely constructed) requires consideration of existing physical and community infrastructure including;
- Education provision
 - Health and social care accommodation
 - Roads infrastructure, in particular options for improving The Cross and upgrading of the B778 Stewarton to Fenwick Road
 - Water and wastewater infrastructure
 - Capacity for new housing and appropriate locations for any new housing, if it is deemed possible
 - Affordable housing requirements
 - Green space and leisure provision
 - Space for business expansion and economic activity

PROJECT DELIVERABLES

- 1.5 In line with the EAC Project Brief deliverables will include;
- An illustrated Development Framework sufficient to support the preparation of LDP2 and for use by local community groups and members of the public, including a refreshed, ambitious and deliverable placemaking map (per LDP1)
 - An Action Plan confirming individual projects, who is responsible for developing and delivering the project, an indication of how the project will be funded and an indication when it should be delivered
 - A Monitoring and Evaluation Framework to be updated annually during the lifetime of LDP2 and enable an assessment of effectiveness of the frameworks and strategies and monitor delivery over time.

A WHOLE-PLACE PLANNING APPROACH (SYNTHESIS)

- 1.6 In response to the Brief the project team has sought to take a holistic, place-based approach to consider the future environmental, social and economic performance of Stewarton as a thriving place addressing the issues of our era including (but not limited to):
- The climate and biodiversity emergency
 - A post Covid pandemic recovery
 - An inclusive and thriving town and town centre
 - Promoting a 20 min neighbourhood which supports ready access to quality local facilities, services and amenities
- 1.7 To do this an evidence base upon which to develop a Development Framework and Action Plan has been gathered. This work has drawn upon:
- Initial place and townscape analysis based upon survey / fieldwork supported by map based analysis (including historic map progression)
 - Consultation and engagement with representatives of local community, key stakeholders including local and national agencies several online workshops and 1-to-1 sessions with specific consultees. This work has drawn upon the Key Agencies Group activity led by Architecture & Design Scotland (A&DS) and captured in their Green Recovery Report – April 2021 (see Appendix A for full list of Key Agencies)
 - Review of local and national policy including draft LDP2 and draft NPF4 alongside commentary regarding the climate emergency and post-Covid recovery (including A New Future for Scotland's Town Centres – published in Feb 2021 by the Town Centre Action Plan Review Group)
- 1.8 This early preparatory work needs to be built on in partnership with the local community (resident, business, civic), local stakeholders (including EAC departments), national key agencies and any party with an interest in investing in or funding projects in Stewarton.
- 1.9 The initiative taken by EAC to engage with the Scottish Government and the national Key Agencies Group (KAG) is very welcome and should be maintained during and beyond the LDP2 process to enable coordinated delivery and positive local impact in Stewarton. This approach is completely aligned with the Scottish Government's 'Place Principle' and gives Stewarton an opportunity to pilot practical planning actions with KAG and others responsible for the coordinated delivery of local services.

SUGGESTED APPROACH

- 1.10 In line with the Project Brief and Deliverables, and in response to the whole-place planning

approach, this report suggests the following approach and key deliverables:

‘Launch’ Development Framework – outlining what goes where and why? The ‘Launch’ Framework provides the basis of key strategic planning moves at a town level in response to the Place Brief and Statement of Ambition. It proposes specific projects / developments set out with greater detail in the Action Plan. In line with the Place Principle, the Development Framework should evolve through future and regular review (see below).

A Shared Action Plan – outlining who works with whom, how and when, to progress the Development Framework and promoting partnership working and coordinated delivery. Crucially the Action Plan is a shared responsibility between community (represented by existing resident, business and civic groups), EAC, key stakeholders (including local agencies / partners) and national Key Agencies. This shared responsibility could be discharged through existing partnership arrangements or via the establishment of a dedicated ‘Town Team’. Alongside the Development Framework the Action Plan requires regular review by a ‘Town Team’ or similar to establish project status and to reaffirm priority actions.

Monitoring + Evaluating Progress – to assist the regular review of the Development Framework and Action Plan clear objectives and KPIs are recommended. The assessment of progress against these criteria should be a shared responsibility of a ‘Town Team’ or similar with reviews occurring at least annually and ideally every six months.

[\(see Stewarton Placemaking Pack 1.1 - Diagram Outlining Suggested Approach\).](#)

TOWARDS COORDINATED COMMUNITY-LED REGENERATION

- 1.11 There is a clear commitment from EAC, and a shared desire from the local community, to develop a genuinely community-led approach to shaping the future of Stewarton. A combination of project scope and timescales plus the ongoing Covid pandemic have suppressed the opportunity to fully develop a ‘community-led’ approach in the preparation of this Report.
- 1.12 Nevertheless work to date confirms the desire from all parties to work together to understand and respond to local needs. This Report provides a basis upon which to make progress and explore opportunities for a mindset shift supported by the proposal for a ‘Town Team’ with responsibility for the Shared Action Plan.
- 1.13 An early opportunity is to align the preparation of a refreshed Community Action Plan with the LDP2 process so that both Plans are well coordinated and mutually supportive of each other. This approach can be bolstered by the continued commitment of the national Key Agencies Group to progress their place-based coordinated approach for Stewarton. A project workshop in Dec 2021 attended by local community group representatives, EAC departments and KAG representatives confirmed the benefit in a joint and open approach.
- 1.14 It is recommended that this joint approach (perhaps encouraged with the formation of a ‘Town Team’) can continue to refine the ideas and data gathering, project priority setting and coordinated delivery/status reporting during the LDP2 adoption and implementation phase.

02

POLICY AND PLANNING CONTEXT

- 2.1 This section considers the policy and planning context in which this development framework is being produced. This includes changes to the planning system, national priorities, the Government’s housing target and the importance of towns and town centres. The local context is also considered including previous action plans for Stewarton.

NATIONAL CONTEXT

- 2.2 In terms of the future Place Brief for Stewarton recent national policy and guidance provides strong support for the themes emerging through local consultation, engagement and analysis. This includes the draft National Planning Framework 4, Carbon Conscious Places published by Architecture & Design Scotland and A New Future for Scotland’s Town Centres – published by the Town Centre Action Plan Review Group. Relevant headline recommendations are summarised below:

DRAFT NATIONAL PLANNING FRAMEWORK 4

- 2.3 The Draft Fourth National Planning Framework (NPF 4) was laid in Parliament in Nov 2021. In summary the National Spatial Strategy emphasises the need for;

- Sustainable places – which reduce emissions and restore biodiversity
- Liveable places – where people can live better, healthier lives
- Productive places – which produce a greener, fairer and more inclusive wellbeing economy
- Distinctive places – where we recognise and work with local assets

- 2.4 The draft NPF 4 Spatial Principles also promote;

- Compact growth – promoting the use of brownfield and vacant / derelict land, reducing travel needs
- Local living – promoting 20 minute neighbourhoods
- Balanced development – so people have choices on where to live, learn and work
- Conserving and recycling assets
- Urban and rural synergy – including improving green infrastructure
- Just transition - transforming places whilst addressing climate change for a fair and better future for all

- 2.5 NPF 4 Spatial Principles provide a strong conceptual framework aligned with the emerging Development Framework for Stewarton.

DESIGNING FOR A CHANGING CLIMATE: CARBON CONSCIOUS PLACES – A&DS

- 2.6 This Architecture & Design Scotland report considers designing for a changing climate and using a whole place approach to meet the net zero carbon challenge. The 8 Principles of Carbon Conscious Places are summarised as:

1. A Place-led Approach: understanding and appreciating local assets and place identity to identify the right type of intervention in a place.
2. A Place of Small Distances: creating self-sufficient complete neighbourhoods with every day / night services and facilities within a short walk, wheel or cycle.
3. A Network of Small Distance Places: creating a network of complete neighbourhoods to support a low / net zero carbon place.
4. A Place Designed with and for Local People: promoting community-led regeneration by placing people’s needs at the centre of local decision-making, service provision and place investment.

5. A Place that Reuses, Repurposes and Considers Whole Life Costs: promoting retrofitting, considering embodied carbon, whole-life costs and adapting infrastructure to adapt and mitigate climate change.
 6. A Place with Whole and Circular Systems: embedding a whole-systems approach and integrating circular economy principles in to future planning
 7. A Place that Supports Sharing: encouraging and enabling a sharing economy and maximising the use of shared community resources.
 8. A Place that Supports Sharing: factoring in time for the planning and delivery of projects especially those requiring partnership working.
- 2.7 These 8 Principles are helpful guidance that support the overall essence of initial discussions with relevant parties in Stewarton.

HOUSING TO 2040

2.8 Published in March 2021, Housing to 2040 is the Scottish Government's first long term housing strategy, looking forward for 20 years. It sets a significant ambition to deliver 100,000 affordable homes by 2031/32, with 70% social rent. Half of that figure is to be delivered by 2026/27, with further investment in the period to 2032. Housing plays a key role in driving inclusive economic growth, and addressing child poverty and homelessness. Collaboration and collective impact between the Scottish Government, local authorities, housing providers, landlords and the construction and house building sectors is needed, together with a mix of funding, including private finance. Housing delivery will aid recovery from the pandemic, through investment in construction and job creation, while the Scottish Government support can leverage investment to increase the supply of homes across all tenures, particularly social rent, but also mid-market rent, specialist housing and other tenures and delivery models, including self-build. Housing to 2040 aims to provide:

- More new homes at the heart of great places, by making changes to the housing system so it works better to deliver affordable and good quality homes for everyone where they want to live, by attracting private investment, and by aligning with NPF4 and focusing on place-making, town centres, making use of previously developed land, and creating 20-minute neighbourhoods and net zero emissions homes;
- Affordability and choice in terms of location, tenure and size, by taking action in the housing market so it operates fairly and provides affordable housing options and choices in all communities, by improving the rented sector, and by ending homelessness;
- Affordable warmth and zero emissions homes, by delivering homes that are warm and affordable to heat, and to reduce the emissions caused by homes and housing construction to help tackle climate change by 2045, by ensuring all new homes delivered by Registered Social Landlords and local authorities will be zero emissions by 2026, by ensuring zero emissions heating systems ahead of 2024, by making greater use of offsite construction and local supply chains, and by introducing a new business models for affordable housing delivery;
- Improved quality in all homes, by introducing a Housing Standard for all homes, and by aligning the Standard with emissions reduction, digital connectivity and lifelong accessibility to ensure integration with health and social care services and independent living.

2.9 Any future housebuilding in Stewarton should take cognisance of this significant ambition to create more affordable homes across Scotland.

THE PLACE PRINCIPLE

2.10 In 2019, the Scottish Government and COSLA agreed to adopt the Place Principle to help overcome organisational and sectoral boundaries to encourage better collaboration and

community involvement, and improve the impact of combined energy, resources and investment.

2.11 The Place Principle recognises that:

- Place is where people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them
- A more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives.

2.12 The principle requests that:

- all those responsible for providing services and looking after assets in a place need to work and plan together, and with local communities, to improve the lives of people, support inclusive and sustainable economic growth and create more successful places.

2.13 The Scottish Government and COSLA therefore commit to taking:

- a collaborative, place-based approach with a shared purpose to support a clear way forward for all services, assets and investments which will maximise the impact of their combined resources.

2.14 This approach has been adopted throughout the development of this framework and in the wide consultation undertaken with stakeholders and the community.

A NEW FUTURE FOR SCOTLAND'S TOWN CENTRES

2.15 Published in February 2021, A New Future for Scotland's Town Centres is a review of the 2013 Town Centre Action Plan which was the Scottish Government's response to the National Review of Town Centres. The Town Centre Action Plan emphasised the role of town centres and the need to prioritise and support them. It promoted Town Centre First and the use of data on towns across Scotland. Six themes (town centre living, accessible public services, proactive planning, digital towns, enterprising communities and vibrant local economies) focus activities to improve town centres.

2.16 The subsequent seven years have seen changes in the national ambitions and context. The development of the National Outcomes and their linkage to the United Nations Sustainable Development Goals have positioned Scotland as focusing on wellbeing, inclusive development, climate emergency responses and health and inequalities. Place and town centres have been identified as components of solutions to some of these issues and Town Centre First, the Place Principle and other place and planning changes have promoted this approach.

2.17 Whilst progress has been made, particularly at the policy and local level inequalities amongst communities and places remain stubbornly persistent. Covid-19 has amplified existing, and produced further, inequalities.

2.18 The vision of the work is that: *"Towns and town centres are for the wellbeing of people, planet and the economy. Towns are for everyone and everyone has a role to play in making their own town and town centre successful"*. Towns and town centres are very well placed to deliver on the national ambitions. They are the heart of communities. They can provide shared and equitable access to products and services, have an ability to focus sustainable and local economic and social activity and can deliver enhanced wellbeing through a positive sense of place, history, community and environment.

- 2.19 Currently however some towns and town centres are not meeting these ideals and ambitions. They can be perceived as disappointing by many residents and visitors with a lack of sense of place or difference and little by the way of local presence or engagement. There are many town centres that do a good job, but the report states there is a need to improve overall and especially where local needs are not being met.
- 2.20 The report makes the following recommendations:
- 2.21 Recommendation 1: Strengthen the formal positioning of towns and town centres in National Planning including requirements to produce town and town centre plans, co-produced with communities and enhance data collection and use at the town and town centre level
- 2.22 Recommendation 2: Scottish Government should review the current tax, funding and development systems to ensure that wellbeing, economy and climate outcomes, fairness and equality are at their heart.
- 2.23 Recommendation 3: Expanded and Aligned Funding of Demonstration Projects in Towns and Town Centres. The Scottish Government continues to seek to expand and ensure further alignment of the funding available. Funding for town centre activities has to be substantial, multi-year and cover revenue and capital spend.
- 2.24 Towns and town centres can deliver many of the ambitions for Scotland and its people. They can only do this however if they focus around the specific needs of their local communities and ensure all community voices are engaged in developments. Town centres can be places we can be proud of and which provide social, economic, cultural, creative, environmental, entrepreneurial and local opportunities for all citizens. This can be done, but there is a need to prioritise, support and actively rethink what we want in our town centres and show how this removes inequalities of place and identity and enhances the wellbeing of all those that live in and use them.
- 2.25 The recommendations above seek to create greener, healthier and fairer town centres. This framework acknowledges the importance of Stewarton town centre and seeks to sustain and strengthen its position.

LOCAL CONTEXT

EAC LOCAL DEVELOPMENT PLAN, FEBRUARY 2017 (LDP1)

- 2.26 LDP1 (2017) planning priorities for Stewarton include:
- “Connected Town”
 - Paths Improvements
 - New Residential Development
 - Town Centre Improvements
 - Gateway Features
- 2.27 LDP1 included a housing supply target of 5,340 units for the East Ayrshire area. This is made up of 4,340 units of market housing and 1,000 units of affordable housing. This figure was based on a modest growth scenario which will help attract new residents and sustain the local economy. These are the figures that are used as a basis for calculating housing land requirements for the 10 years following adoption of the plan.
- 2.28 LDP1 also states that in the ten years following the plan period, it is likely that additional land will be required for at least 4,000 houses. It is expected that the majority of these houses will

be built at locations in Kilmarnock, Stewarton and Galston described as Future Growth Areas. The remainder would be directed to locations in settlements (not excluding other locations within the above three settlements) which have the infrastructure and landscape capacity to accommodate them and which respect the principles of the vision and spatial strategy.

2.29 Within the placemaking section of LDP1, a set of interventions aimed at creating more successful places was drawn up for the five larger towns of Kilmarnock, Cumnock, Stewarton, Galston and Dalmellington. This was based on future growth of these towns and the impact further development would have upon their service infrastructure. In addition, these towns service their surrounding area for secondary schooling, retail and other services, meaning that residents of new houses and users of new retail and commercial developments in the vicinity of these towns will put additional pressure on facilities located there.

2.30 The proposed interventions for Stewarton are cited in LDP1 as:

- New residential development
 - Cycle paths – new proposed cycle routes to aid connectivity between Stewarton and Dunlop as well as the path network within the town. A new cycle path on the western edge of the town will complete the network and further enhance Stewarton’s historic connectivity role
 - The Cross – redesign of the civic space at the Cross to bring a new focus to the town centre and its overall appearance.
 - Redevelopment – gap site adjacent to the Cross at Lainshaw Street and the former Council offices at Avenue Square
 - Lighting of historic sites at night – Corsehill Castle (Grade B listed) and the viaduct which both act as entrances to the town
 - Potential extension of Conservation Area
- (see [Stewarton Placemaking Pack 4.8 - Stewarton Mapped per LDP1 All Designations](#)).

LDP1 ACTION PLAN (APRIL 2021 REVIEW)

2.31 In April 2021, EAC released a review of the LDP1 Action Plan, citing the outstanding actions still valid as part of preparation of LDP2. This listed 14 outstanding actions which included;

- Stewarton – Dunlop Cycle Route
- Stewarton Cycle Route
- Western Cycle Route

- Extension of Conservation Area
- Improvements to civic space at the Cross
- Lighting of the viaduct (gateway feature)
- Lighting of Corsehill Castle (gateway feature)

- Development of gap site, Dean Street
- Business and Industrial Site, Bridgend (193B)
- Development of future growth area to West of Stewarton (FGA4) Road (356H) plan
- Improve links to M77 Development

(see [Stewarton Placemaking Pack 4.9 - Stewarton Mapped per LDP1 2021 Action Plan](#)).

PREPARATION OF LDP2

- 2.32 EAC's preparation of LDP2 will be complete using existing LDP procedures under the 2010 Planning Act while many other local authorities await the detailed guidance for the 2019 Planning Act. A key objective of this development planning work is to reduce to a minimum the length of time that the current development plan will be out of date post April 2022 (when it will become more than 5 years old). Another is to ensure that the Council has an up to date LDP to support implementation of the Ayrshire Growth Deal (signed in November 2020) and to help coordinate and realise a range of additional development opportunities throughout its area.
- 2.33 A Main Issues Report (MIR) for LDP2 was issued (alongside monitoring and environmental reports) in the summer of 2020 and a range of engagement and consultation exercises were undertaken. Various consultancy reports have also been commissioned to provide independently produced expert evidence and to supplement the work programme of the development planning section.
- 2.34 The Proposed Plan will go to Council for approval in March 2022. This will be followed by consultation in April and May 2022 with examination proposed for October 2022. It is expected that the Plan will be adopted in mid-2023.

STEWARTON COMMUNITY ACTION PLAN

- 2.35 In addition to development planning, Stewarton has an active community and the Stewarton Community Action Plan was prepared for the period 2016-2021. This includes 5 priorities the actions for which are summarised as follows:
- Community safety – increase police presence, develop initiatives to target drug and alcohol hotspots, organise neighbourhood watch scheme
 - Improving town appearance and environment – tackle dog fouling and litter, better play parks, utilise derelict buildings and empty shops, improve the countryside environment and landscaping at rivers, upgrade the Cross and Stewarton town centre
 - Housing and infrastructure – tackle impact on public services, develop and improve shops, business and restaurants, investigate cap on housing developments, improve social housing
 - Roads, Traffic and Parking – develop and improve pedestrian and cycle paths, improve traffic management, calming and road surfaces, investigate parking and parking restrictions
 - Improve community spirit, activities and facilities – improve sport and leisure facilities, improve facilities, activities and employment opportunities for young people, develop funding opportunities for community events/projects, develop and promote heritage, increase activities for adults.
- 2.36 This plan is now due to be updated by the community.

03

STEWARTON'S GROWTH

STEWARTON AS A TOWN

3.1 Stewarton is located in the northern part of East Ayrshire approximately 7 miles north of Kilmarnock and 21 miles southwest of Glasgow. The roots of rural Stewarton go back to the 12th Century and it remains located in a rural part of Ayrshire. Stewarton is known as the 'Bonnet Toun' as the first bonnet factory in the town was established in 1820, and remained productive until 1987. Stewarton served as a crossroads between the traditional routes from Kilmarnock, Irvine and Ayr to the city of Glasgow. However, in recent times, the M77 motorway has bypassed the town.



3.2 Today, Stewarton is a market and rural service centre for neighbouring villages including Dunlop, Lugton and Burnhouse.

POPULATION

3.3 The mid-2016 population estimate (the latest available) for Stewarton is that it is home to 7,420 people which can be broken down by age as per Table 1. The figure in the mid-2012 population estimates was 7,140 showing an increase in 280 people over this 4-year period.

TABLE 1: ESTIMATED POPULATION OF STEWARTON BY AGE GROUPS, MID 2016

SETTLEMENT	ALL AGES	AGE GROUP		
		UNDER 16	16 TO 64	65 & OVER
Stewarton	7,420	1,387	4,621	1,412

Source: National Records of Scotland, mid-2016 estimate

3.4 Recent household size estimates are not available at the Stewarton level however, the average household size for the Annick ward is 2.2 people¹. As well as Stewarton, the Annick ward also contains Kilmaurs, Dunlop and Lugton however Stewarton is the main service town for the ward. The population of the Annick ward (2018) was 14,442² which means its catchment area is around double the town's population. The population of the Annick ward makes up approximately 12% (Stewarton 6%) of the overall East Ayrshire population.

3.5 Over the next few years the population of East Ayrshire is expected to decline as shown in Table 2 below however the population of its Annick ward it expected to increase by 7.6% over the 10 year period 2018-2028. This is much faster growth than that forecast for Scotland as a whole at 1.8%.

¹ East Ayrshire by Numbers March 2020 Ward 1: Annick, Area Profile

² East Ayrshire by Numbers March 2020 Ward 1: Annick, Area Profile - based on 2018 figures

TABLE 2: TOTAL PROJECTED POPULATION, EAST AYRSHIRE, 2018-2028

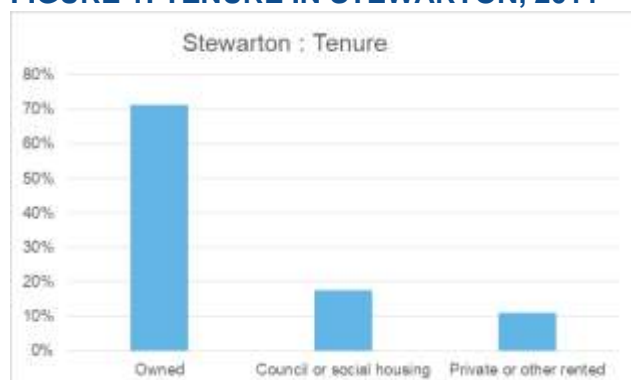
YEAR	POPULATION SCOTLAND (% CHANGE FROM 2018)	POPULATION EAST AYRSHIRE (% CHANGE FROM 2018)	POPULATION ANNICK (% CHANGE FROM 2018)
2018	5,438,100	121,840	12,670
2019	5,452,444 (0.3)	121,723 (-0.1)	12,776 (0.8)
2020	5,464,679 (0.5)	121,576 (-0.2)	12,880 (1.6)
2021	5,475,660 (0.7)	121,382 (-0.4)	12,983 (2.5)
2022	5,485,890 (0.9)	121,176 (-0.5)	13,082 (3.2)
2023	5,495,578 (1.1)	120,981 (-0.7)	13,181 (4.0)
2024	5,504,866 (1.2)	120,754 (-0.9)	13,276 (4.7)
2025	5,513,731 (1.4)	120,525 (-1.1)	13,369 (5.5)
2026	5,522,085 (1.5)	120,283 (-1.3)	13,461 (6.2)
2027	5,529,888 (1.7)	119,993 (-1.5)	13,550 (6.9)
2028	5,537,116 (1.8)	119,716 (-1.7)	13,638 (7.6)

Source: National Records for Scotland, Sub-National Population Projections (2018 based)

HOUSEHOLDS

3.6 The total number of households in Stewarton in 2011 (latest data) was 3,080 and in the Annick ward in 2020 was 6,573. The average persons per household in Annick in 2020 was 2.2 (2.1 for East Ayrshire).

3.7 In terms of tenure, 2011 statistics³ for Stewarton show that 71% owned their own property (see Figure 1). This figure is 62% in East Ayrshire and 59% in Scotland. Given most of the recent housing development in Stewarton has been private this figure is unlikely to have decreased.

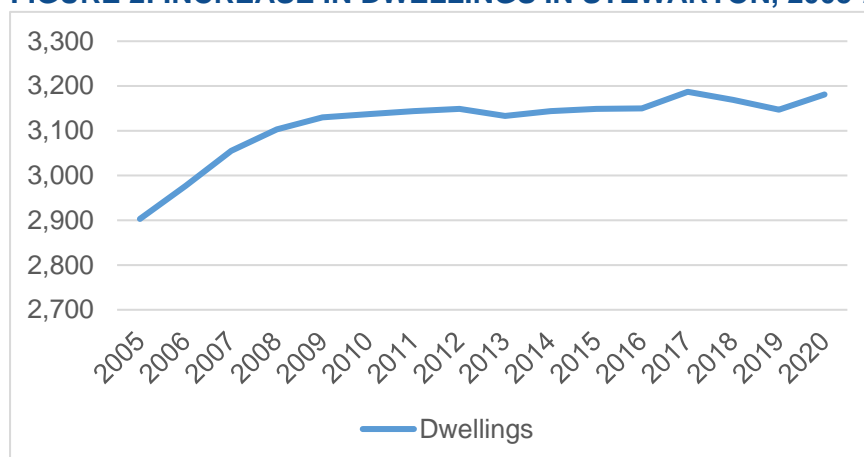
FIGURE 1: TENURE IN STEWARTON, 2011

Source: Census 2011/Ryden

3.8 Looking at the total number of dwellings in Stewarton, this has risen from 2,903 in 2005 to 3,181 in 2020, an increase of 278 units (9.6%) over the 15 year period. The increase is shown in Figure 2. Dwellings in East Ayrshire grew from 53,842 in 2005 to 58,821, an increase of 4,979 units (9.2%) which means the percentage increase has broadly been in line with the rest of the local authority area.

³ 2011 Census

FIGURE 2: INCREASE IN DWELLINGS IN STEWARTON, 2005-2020



Source: National Records of Scotland, Dwelling estimates and characteristics of dwellings, 2005-2020

ECONOMY AND SKILLS

3.9 In January 2020, the claimant count unemployment rate for the Annick ward was 2.8% which compares with 4.9% in East Ayrshire and a Scottish rate of 3.2%⁴. The rate in the Annick ward is therefore below that of both East Ayrshire and Scottish averages.

3.10 Table 3 shows employment in the Annick ward by sector and how this relates to the averages in East Ayrshire and Scotland. The largest sector of employment in Annick is manufacturing (17%) which is at a much higher level than that in East Ayrshire (both 6%). Education (12%), Business administration (12%) and retail (11%) are also larger sectors of employment in Annick than the rest of the local authority and Scotland. Meanwhile Health is a notably smaller sector in Annick (6%) compared with 24% in East Ayrshire and 15% in Scotland.

TABLE 3: EMPLOYMENT BY SECTOR, 2019

EMPLOYMENT BY SECTOR	SCOTLAND	EAST AYRSHIRE	ANNICK WARD
Agriculture, forestry & fishing	3%	5%	0%
Mining, quarrying & utilities	2%	2%	2%
Manufacturing	6%	6%	17%
Construction	5%	5%	7%
Motor trades	2%	2%	2%
Wholesale	2%	2%	1%
Retail	9%	10%	11%
Transport & storage (inc postal)	4%	4%	2%
Accommodation & food services	8%	7%	10%
Information & communication	3%	1%	2%
Financial & insurance	3%	1%	0%
Property	2%	1%	1%
Professional, scientific & technical	7%	4%	6%
Business administration & support services	8%	8%	12%
Public administration & defence	6%	7%	4%
Education	8%	6%	12%
Health	15%	24%	6%
Arts, entertainment, recreation & other services	4%	4%	4%

Source: NOMIS, 2019

⁴ Department for Work and Pensions (Nomis), Claimant Count, January 2020

COMMUTER FLOW

- 3.11 As noted, Stewarton has close access to the main road and rail transport corridors which makes it a relatively short commute from Glasgow and Kilmarnock as well as other parts of Ayrshire such as Irvine and Ayr, and Paisley and East Kilbride on the west and south of Glasgow respectively. Figure 3 shows the commuter flow map for Stewarton. Of those who commute for work from Stewarton, the majority commute to either Glasgow (41%) or Kilmarnock (28%). However, the pre-Covid status of this map should be noted. Commuter flows are likely to have changed significantly since with a greater number of people now working from home or adopting hybrid working models.

FIGURE 3: STEWARTON COMMUTER FLOW MAP

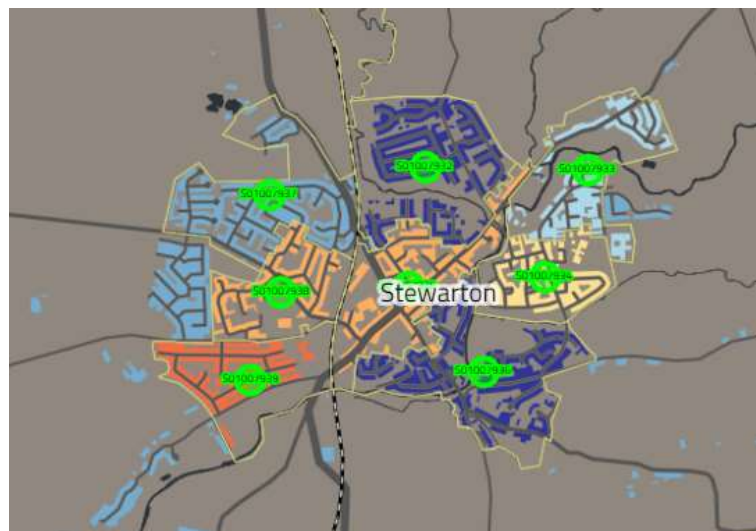


- Coloured lines/pins show the main flows that exceed 2% of town population or 2000 people.
- Grey lines/pins show smaller flows that still exceed 0.5% of town population or 500 people
- The thickness of each line is proportional to the size of the flow (both inbound and outbound).
- Flows representing less than 10 people in total are not shown.

Source: USP, Scotland's Towns Partnership (web)

SCOTTISH INDICES OF MULTIPLE DEPRIVATION

- 3.12 The Scottish Government produces the Scottish Index of Multiple Deprivation (SIMD). This groups deprivation into; income; employment; health; education; skills and training; housing; geographic access to services; and crime. These are combined to form the SIMD ranking for datazones across Scotland, from 1 being the most deprived to 6,976 as least deprived. Stewarton has 8 datazones as shown in the figure opposite. In using SIMD data there is generally a focus on those datazones below a certain rank, e.g. the 5%, 10%, 15% or 20% most deprived datazones in Scotland.



- 3.13 Table 3 shows the overall rank for each of the 9 datazones within Stewarton which ranges from 6,920 to 1,574 which is a wide spread. None of these fall into the 20% most deprived

datazones in Scotland (i.e. a rank below 1,395). This is also the case for the individual deprivation categories albeit again there is a wide range within the town.

TABLE 3: STEWARTON SIMD 2020 RESULTS

DATAZONE	SIMD 2020 overall rank	Income domain rank	Employment domain rank	Health domain rank	Education / skills domain rank	Housing domain rank	Geographic access domain rank	Crime rank
S01007932	6396	5848	5358	5010	6061	6819	5199	6842
S01007933	4655	3654	4365	3584	4008	3712	6097	5686
S01007934	2863	1916	2386	2986	4312	3476	5629	4279
S01007935	2118	1702	1634	2280	3936	1766	6548	1039
S01007936	6920	6423	6750	6094	6467	6792	4636	6354
S01007937	5494	5170	5378	4135	5326	5527	2633	6559
S01007938	2338	1880	2072	2541	2581	3788	3989	5381
S01007939	1574	1555	1150	2129	1330	2574	4338	4525

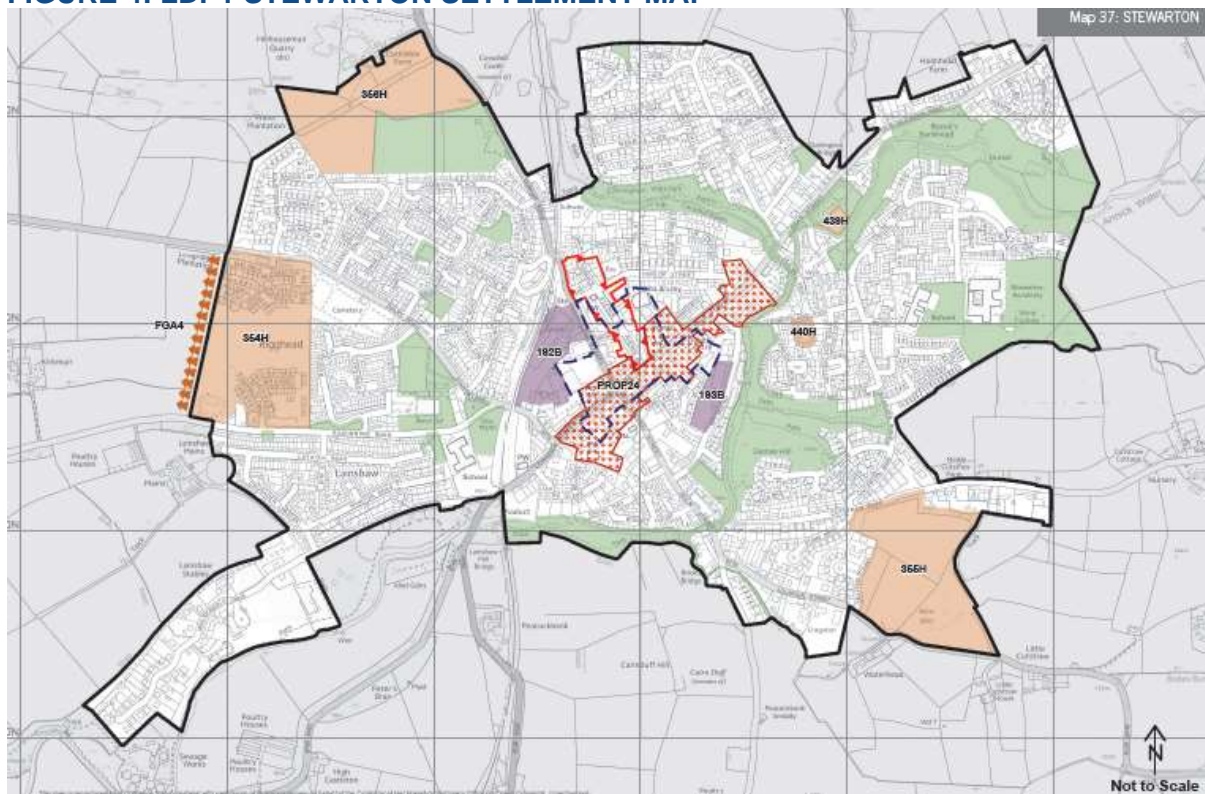
Sources: SIMD rank simd.scot

3.14 According to 2020 data from East Ayrshire Council, the average number of school pupils who receive free school meals (eligibility is based upon low household income) across East Ayrshire is 22.3% for primary schools and 19.1% for secondary. For the schools based in Stewarton; 14.4% of students receive free school meals at Lainshaw Primary, 11.8% at Nether Robertland Primary and 8.9% at Stewarton Academy. These levels are below the averages for the local authority area.

RESIDENTIAL GROWTH







- 3.15 Residential development in Stewarton has accelerated in recent years. Stewarton ranked highly in the Homes for Scotland marketability review which was undertaken in 2018. Some of the factors which feed into this marketability include its accessibility to the motorway network, train line to Glasgow and Ayr as well as a good range of local amenities such as schools and shops. Mainstream housebuilders have targeted well-connected towns within city regions for new development during the most recent market cycle, and Stewarton has been susceptible to that market trend.
- 3.16 In the 2017 LDP the sites shown in orange on the figure below were put forward as opportunity areas for residential development. Now, 4 years later all 5 of these sites, as detailed in Table 4, have either been developed or are under construction. The development of these sites will bring over 500 new homes to Stewarton.

FIGURE 4: LDP1 STEWARTON SETTLEMENT MAP



Source: East Ayrshire Council LDP 2017

TABLE 4: RESIDENTIAL DEVELOPMENT IN STEWARTON IN THE LDP1 PERIOD

DEVELOPEMNT	DEVELOPER	DETAILS	LDP / MIR REF	PHOTOGRAPH
The Pastures, Dunlop Road	Persimmon Homes	228 homes in a mix of 2 to 5-bedroom homes. 5 phase development. Sold out.	LDP 2017 and HLA as site 356H	
Laird's Gate, Kilwinning Road	Stewart Milne	124 home development comprises 3 to 5-bedroom homes. Developed	LDP 2017 as site 354H	
Draffen Park, Loudoun Street	Avant Homes	150 2 to 4-bedroom homes, currently priced from £209,995 to £359,995 for 3 and 4-bedroom houses. Under construction.	LDP and HLA as site 355H	
Robertland Square	East Ayrshire Council / McTaggart Construction	8 semi-detached bungalows for affordable rent. Developed.	LDP 2017 as site 439H	
Robertland Gardens, Wylie Place	SIPS Homes	Six 3 and 4-bedroom environmentally friendly homes. Built 2020/2021.	LDP and HLA as site 439A	
David Dale Avenue	East Ayrshire Council / CCG (Construction)	34 council homes for rent in 2019. 2, 3 and 4-bedroom homes. Replaced flatted accommodation which was on the site previously.	-	

Source: House developer websites, East Ayrshire Council

3.17 In addition, Table 5 shows development in the social rented sector and development prior to LDP1. This shows that while development was occurring in Stewarton it was on a relatively small scale until the Taylor Wimpey development in c. 2014. Development since then has accelerated both in terms of the number of sites developed and the number of units developed.

TABLE 5: RESIDENTIAL DEVELOPMENT IN STEWARTON PRIOR TO THE LDP1 PERIOD

DEVELOPMENT	DEVELOPER	DETAILS	PHOTOGRAPH
Fishers Grove	Hemingsley Homes	Built from c 2015. 12 executive 4 and 5 bedroom homes by Hemingsley Homes.	
Annick Gardens	Taylor Wimpey	89 3 and 4-bedroom homes. Built c. 2014.	
Cutburn Road	JLS Developments	South east of the town. Development of five 5-bedroom executive homes c. 2009.	
Lainshaw Estate	Travis Homes	Redevelopment of mansion house into apartments and development of c. 37 executive homes in the grounds. c 2008.	
Old Glasgow Road	John Dickie Homes	Development of 32 homes on the north west of the town. Built c 2005	

Source: House developer websites, East Ayrshire Council

- 3.18 Latest population estimates for Stewarton are from 2016 and therefore there are no official statistics pertaining to Stewarton’s population in 2021 making it difficult to understand the exact net additional population created by new housing.
- 3.19 However, as noted above, the average household size in Annick ward is 2.2 people and therefore it can be assumed at a rudimentary level that residential developments over the last LDP period (5 years) have added c. 1,200 residents to the town. The actual number of new residents is potentially higher than this when it is considered that the majority of homes being built are larger homes which appear to have attracted a number of families to the area. For a town with a population of c. 7,400 this has come as a significant increase.
- 3.20 As mentioned, Stewarton is also service centre for surrounding villages and whilst there has been some residential development activity in these areas this has typically been quite small scale (see Table B1 in Appendix B).
- 3.21 Appendix B contains further data in relation to residential transactions.
- 3.22 The Council’s Main Issues Report, produced in preparation of LDP2, recognises that Stewarton has experienced significant housing growth in recent years and it recognises service and infrastructure constraints as part of this. The report will look into these constraints in more detail in Section 4.

OTHER PROPERTY TYPES

HEALTHCARE AND EDUCATION

- 3.23 The town has a health centre and two dentists. There are two primary schools which also have Early Childhood Centre (nursery) provision; Lainshaw and Nether Robertland. In addition, there is one high school, Stewarton Academy. These are discussed later when community infrastructure is considered in more detail.

RETAIL AND LEISURE

- 3.24 Stewarton has a compact town centre with a mix of commercial uses appropriate to its catchment. A lot of the activity in the town is churn rather than growth as indicated by the transactions in Appendix C.
- 3.25 Retail and leisure uses are primarily on Lainshaw Street, Main Street, High Street, Brown Street, and Avenue Street and Square.
- 3.26 The town has a selection of both national and local multiple retailers and chains. These are Aldi, Sainsbury's, Boots, Ladbroke's, The Original Factory Shop, Brownings the Bakers, Jan De Vries (health food) and Co-op. There are also the convenience stores Co-op, Lifestyle Express, Day Today Express and Keystore.
- 3.27 Stewarton also has a good selection of local independent stores including Woolfsons of James Street (antiques), The Book Nook (book store), Bell Book & Candle (home interiors and gifts), Limetree Lifestyle (gifts), Fastrider Cycles, Allison's Craft Emporium, Wm. Allan & Son Butchers, Update Boutique and Armoire.
- 3.28 A Sainsbury's supermarket is located on Rigg Street (off Main Street) which opened in 2009. The site was previously occupied by Somerfield but was purchased by Sainsburys and renovated. This created 30 additional jobs in the town. Adjacent is an Aldi store which opened in November 2020 bringing 14 new jobs to the town.
- 3.29 As at September 2021, the Scottish Assessors Association notes 76 retail uses (this includes take-aways, cafes and restaurants), and 4 public houses in Stewarton. They record only 1 vacant unit in the town centre. No properties are currently being marketed for lease or sale.
- 3.30 Stewarton is served by café's take-aways, restaurants and public houses including The Mill House, Barn Bar & restaurant, Meena's Fine Indian, Oriental Palace, Gilmartins Café & bakery, Stewarton Dessert Parlour and Village Balti House, Smugglers Inn and Stewarton Arms.
- 3.31 The former Bank of Scotland at 2 High Street was converted into Gilmartin's Café & Bakery in 2020. However, Firewood Restaurants at 8 Vennel Street (Oven Diner) went into liquidation in August 2021, and Stewarton Arms on Avenue Square is for sale.
- 3.32 The town also has a sports centre (Rose Reilly), bowling green, private gymnasiums, library, youth and community centre, clubs (Masonic and Sports & Social), and a local history museum.

EMPLOYMENT USES

- 3.33 There is a limited office market in Stewarton. Offices are situated above shops, in older buildings, and in Class 2 (shop front) units. Occupiers tend to be typical of smaller towns and include solicitors, accountants, mortgage & financial advice and IT services.
- 3.34 The Scottish Assessors Association notes 19 offices uses (again at September 2021), including banks and records one vacant office. However, no offices are currently being marketed for lease or sale.

- 3.35 Buildings on Standalane and on Avenue Street are a mix of office and industrial and uses. With other industrial uses on Main Street, Lainshaw Street, Dunlop Street and other individual buildings around the town. A major industrial occupier is Hyspec Engineering Services on Rigg Street.
- 3.36 Magbiehill Park to the north of the town is a new popular industrial location with modern well occupied units. Occupiers include The Cobble Shop, Blackwood Plant, The Timber Shop, LumieScents, e-bike and self-storage units. Units are available on flexible lease terms. An application for the erection of three, Class 4 business units at Cocklebie Farm, Dunlop Road was approved in February 2021 (20/0553/PP). These will total 36,000 sq.ft.
- 3.37 The only modern units are those noted at Magbiehill Park, the rest are of older construction.
- 3.38 The Scottish Assessors Association notes 73 industrial uses (as at September 2021) in Stewarton. This comprises store, workshop, warehouse, studio, factory uses. Of these, 9 are noted as vacant.
- 3.39 Industrial development land is for sale on the former Bridgend Mills textile facility site, the site totals 0.33 hectares and will require clearance and infrastructure investment. The Bridgend area was noted as an opportunity site in the LDP (2017).

CONCLUSIONS

- 3.40 Stewarton's popularity has grown in recent years and continues through sites being promoted and housing requirements for East Ayrshire generally.
- 3.41 Stewarton has many positive features including its accessibility to the motorway network, its train line and good range of local amenities such as schools and shops. In the SIMD, Stewarton performs favourably and unemployment and free school meal levels are below East Ayrshire averages.
- 3.42 We are aware that the increase in population has put a strain on some elements of local infrastructure and this is examined in the following chapter.

04

EXISTING SERVICES & FACILITIES IN STEWARTON

- 4.1 This section examines available evidence in relation to capacity levels or pressures for existing services and facilities in Stewarton. Evidence has been obtained from the Council and its stakeholders and consultation with these organisations has also been undertaken. It is not a full settlement capacity study but the review does highlight where existing services and facilities may need to be improved to meet existing need or immediate future need.

HEALTH & SOCIAL CARE

GP SURGERY

- 4.2 NHS Ayrshire and Arran and East Ayrshire Council work together through the East Ayrshire Health and Social Care Partnership (H&SCP) which brings together health and social care services in the area. The demand for health and care services in the region is rapidly rising during a time of increasing financial austerity. Funding for public services, including Health and Social Care, is under extreme pressure. It is also expected that demand for health and care services will continue to grow as medical advances are made and a range of interventions and medications become available. The poorer levels of health in some areas of Ayrshire and Arran, as well as the increased care needs of an ageing population will mean that health and care services will continue to face increasingly complex care needs. Funding will also continue to pose a challenge as the money available will always be a finite resource. The combined effect of these challenges means that NHS Ayrshire and Arran must make radical changes to continue to improve and sustain health and care services across the region.
- 4.3 The way in which health and care services will be delivered in the future is being guided by Caring for Ayrshire, a whole system transformation programme which seeks to ensure that *“care will be delivered as close to home as possible, supported by a network of community services with safe, effective and timely access to high quality specialist services for those whose needs cannot be met in the community”*. As a result, opportunities to deliver health and care services locally are becoming increasingly important.
- 4.4 H&SCP officers confirm that there are capacity issues in health and social care provision in Stewarton. The Stewarton Medical Practice, formed in 1965, is based at 45 High Street in Stewarton and is supported by 9 GPs, some of whom are part-time. All rooms within the Health Centre are fully utilised and occupied at all times, by Community Staff and multidisciplinary teams who offer services such as podiatry, physiotherapy, social care and home visits as well as the GP practice itself. A recent reconfiguration freed up some space within the main administration room to allow for 4 additional desk spaces however the existing building is at capacity. The building is owned by the NHS.
- 4.5 The Main Issues Report representation from the H&SCP confirms that there is limited capacity on the existing site to cater for long-term expansion of the surgery and in some cases GPs and staff are having to find other space to see patients due to the lack of available rooms.



- 4.6 Accessibility issues are noted with the practice's specific site at the bottom of a steep hill as well as limited car parking for both staff and patients. This leads to issues for patients who have mobility issues as there is a lack of disabled spaces within the main car park. Access is also constrained by parked cars, which cannot be accommodated in the car park, up High Street.
- 4.7 With regards to public transport, the nearest bus stop is located on Main Street (c. 150m) and the local bus service through Stewarton (219) runs hourly. The surgery is therefore central and walkable for the able-bodied with bus services in close proximity.
- 4.8 The practice boundary covers Stewarton, Dunlop, Lugton and parts of Burnhouse as shown in Figure 5. Due to the location of Stewarton, there is no alternative for patients to register at another practice and the practice list is open and therefore any patient within the boundary who wishes to register has the right to do so. This means that further residential development which brings additional population to Stewarton and the neighbouring villages would increase demand and thus future practice numbers.

FIGURE 5: STEWARTON MEDICAL PRACTICE, PRACTICE BOUNDARY

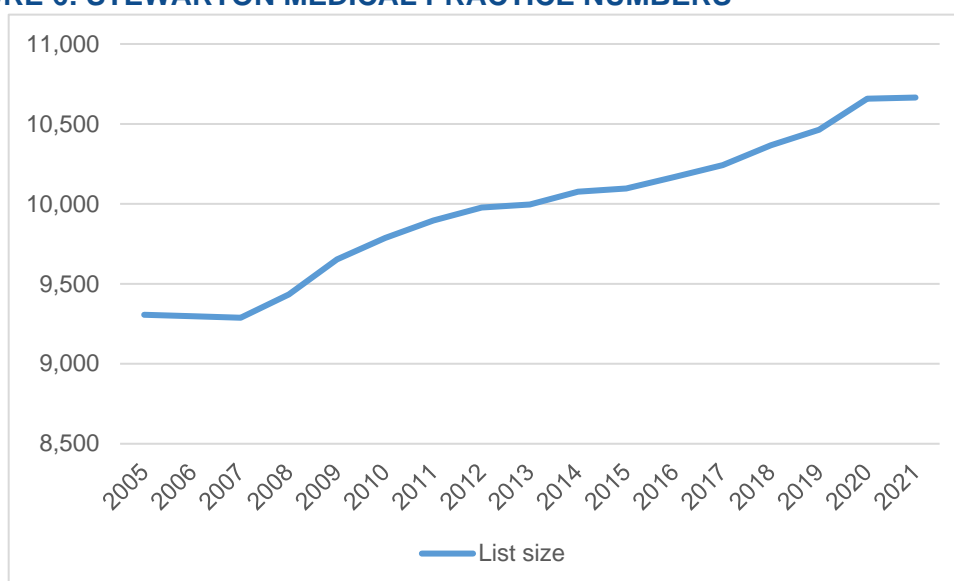


Source: Stewarton Medical Practice website

- 4.9 According to Public Health Scotland data (July 2021)⁵ Stewarton Medical Practice has 10,665 patients registered (again this is compared to a resident Stewarton population of 7,440). This is 1,185 patients per GP at the practice. This compares to an average of 1,276 patients per GP across East Ayrshire and 1,115 patients per GP across Scotland. It is important to note that the Public Health Scotland data shows the number of GPs registered at each practice rather than the number of Full Time Equivalent GPs.
- 4.10 The growth in numbers at Stewarton Medical Practice since 2005 is shown in Figure 6. The graph shows that patient numbers have risen by c. 15% (1,358 patients) since 2005.

⁵ Public Health Scotland, GP Workforce and Practice Populations, 29 July 2021

FIGURE 6: STEWARTON MEDICAL PRACTICE NUMBERS



Source: Public Health Scotland, July 2021

4.11 Patient numbers can also be broken down by age group as per Table 6 below which shows that 20% of registered patients at the practice are aged 65 or over. In Scotland, people aged 65 and over make up 19%⁶ of the population and therefore the proportion of over 65s at Stewarton Medical Practice is comparable with wider population trends however it is still important to acknowledge that as people live longer they are often now living with multiple long-term conditions, reduced independence and increasingly complex needs. A great deal of the practices time will be spent dealing with this age group of patients.

TABLE 6: STEWARTON MEDICAL PRACTICE AGE PROFILE OF PATIENTS

	ALL AGES	0-4	05-14	15-24	25-44	45-64	65-74	75-84	85+
Stewarton Medical Practice	10,665	503	1,324	1,067	2,568	3,053	1,226	717	207

Source: Public Health Scotland, July 2021

4.12 In terms of patient numbers per GP and the age profile of patients, Stewarton Medical Practice appears comparable to other surgeries in East Ayrshire and Scotland. However, it appears that the current surgery's accommodation is where the capacity issues arise. The H&SCP notes that the number of new residential dwellings has added to the capacity issues for the medical practice and that a solution is required. They state the existing practice cannot accommodate all services that are needed in the area.

4.13 The process has been delayed by Covid but solutions are being explored and in February 2020 the H&SCP held a health and wellbeing stakeholder engagement workshop for Stewarton and its surrounding villages. This helped to capture views on how best to support the future health and wellbeing of residents in Stewarton and the surrounding villages by finding out what currently works well, what needs improved and what services residents think they will need in the future. The range of stakeholders included members of the public, third and independent sector colleagues, healthcare professionals and social work and care professionals.

4.14 It is understood that the Practice is currently using additional space within the sports centre for referrals for exercise related matters . However, a longer-term solution is required to cope with increasing demands and the way healthcare is changing.

⁶ NRS Scotland, Mid-Year Population Estimates Scotland, Mid-2018

- 4.15 There is a move generally across all health boards to co-locate with other services, often services which go beyond healthcare. Indeed, in Dalmellington, Ayr, NHS Ayrshire & Arran and East Ayrshire Council are involved in the plans for the new Doon Valley Community Campus which will incorporate shared facilities that support education, health and wellbeing, sports excellence, the arts, culture and events, community integration and lifelong learning. Construction is expected to commence in 2023. In East Ayrshire, discussions are ongoing regarding a health and wellbeing facility in Kilmarnock. .
- 4.16 The creation of a similar type facility in Stewarton, incorporating GP services and potentially other local facilities would appear to be a route worth pursuing further. Indeed, discussions are ongoing regarding a potential rebuild of Lainshaw Primary School and whether this could also facilitate improved healthcare provision.
- 4.17 At the present time, the GP surgery building within Stewarton has insufficient capacity for the current existing population and certainly therefore for any future growth of the town. The building has been reconfigured several times and any further reconfiguration is unlikely to be a long-term solution. Therefore the options going forward would be to:
- Keep existing surgery and provide services across multiple buildings in the town
 - Relocate the surgery to an alternative/larger site
- 4.18 Both of these options could also be considered in conjunction with a co-location with other local facilities/services. A full options appraisal is required. This should include a review of other public service provision within the town to understand where the scope may be to create a shared facility.
- 4.19 Part of the solution to future constraints may involve a change to the developer contribution policy. Developer contributions for healthcare have not been collected to date within Stewarton. The Council is currently discussing a methodology to be included in LDP2, which will require developer contributions to be paid towards healthcare. In order to obtain developer contributions in the future new housing sites will require to be identified.

DENTAL

- 4.20 There are 2 general dental practices located within Stewarton which are operated as independent contractors who offer services on behalf of the NHS. These are:
- Blair and Burnett – 15A High Street
 - Corsehill Dental Care – 17 Gilmour Street
- 4.21 Both practices have 3 dental surgeries each and as at July 2020 there were over 11,000 patients registered between the 2 practices. At the time of writing, neither practice is accepting new NHS patients. This is not a situation unique to Stewarton, and is similar to many settlements across Ayrshire. Despite the different set ups as below, the total patient numbers for the dental surgeries are similar to the medical practice.
- 4.22 Unlike GP surgeries, the general public can choose whichever dental practice they wish to be registered at, i.e. this can be the local practice or it can be where they work for example. Dental practices do not have specific catchment areas. Beyond Stewarton the closest dental practices are in Kilmarnock (5 miles) where there are 6 registered practices or Irvine (9 miles) where there are 3 registered practices.
- 4.23 Like other healthcare providers, dentists across Scotland are currently dealing with a backlog of patients who were unable to get treatment during Covid lockdowns whilst also trying to return to a programme of routine check-ups/appointments and deal with daily emergencies. In addition, there are still restrictions on daily patient numbers which limits their ability to catch-up. This will affect patients' ability to get an appointment over the medium term.

4.24 Based on the information received, there is a dental practice in Stewarton currently accepting NHS patients and therefore the ability to be registered with a local practice is available to the residents of Stewarton. Covid recovery is causing an issue for those seeking to access dental care however this is not a situation unique to Stewarton.

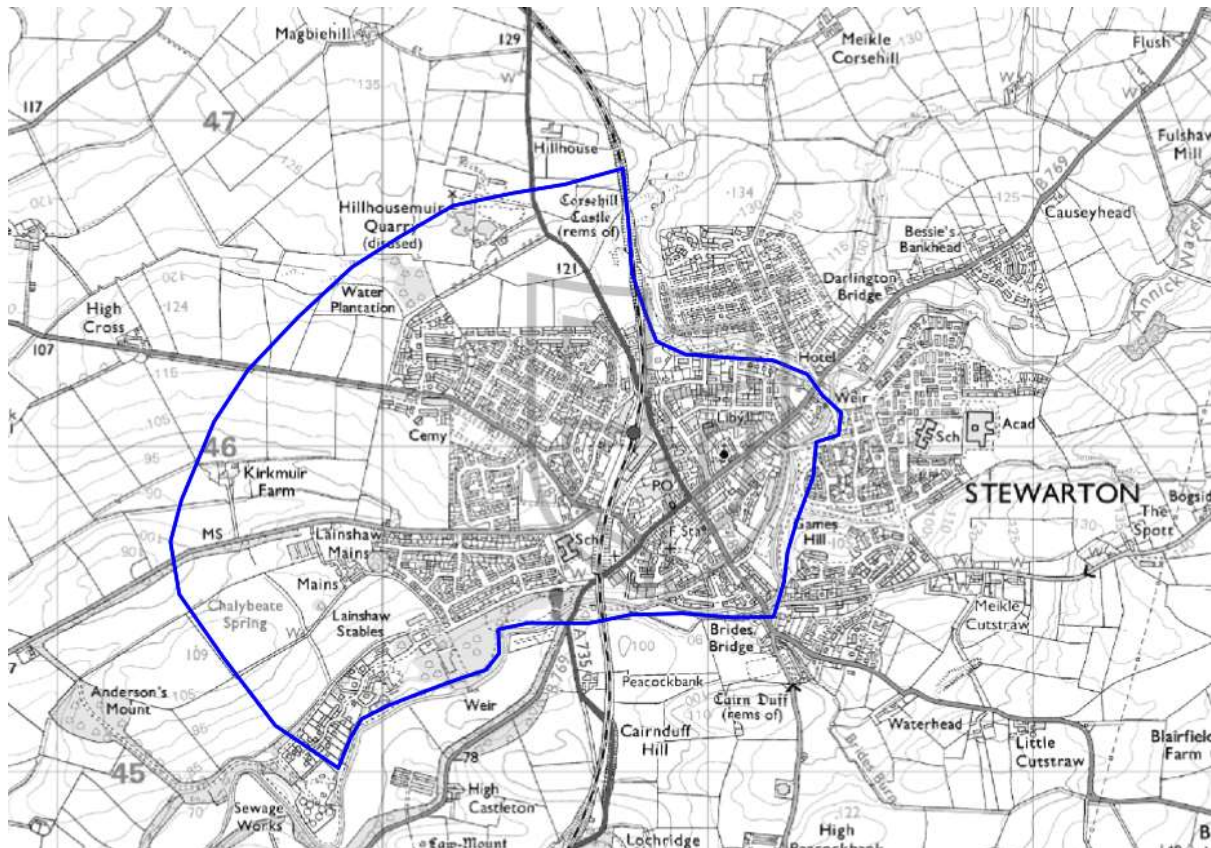
EDUCATION

4.25 There are three schools located in Stewarton:

- Stewarton Academy – Cairnduff Place
- Nether Robertland Primary School – Pokelly Place
- Lainshaw Primary School – Kilwinning Road

4.26 A catchment area map for the primary schools is shown below. The area inside the blue circle is the catchment area for Lainshaw Primary. The wider area outwith the blue circle shows the catchment area for Nether Roberland Primary. For Stewarton Academy the catchment area includes Stewarton as well as Kilmaurs, Dunlop, Lugton and the Altonhill part of Kilmarnock.

FIGURE 7: STEWARTON CATCHMENT AREAS



Source: East Ayrshire Council Online Mapping Services

4.27 Most representations received to the LDP2 Main Issues Report highlighted that schools are at capacity within Stewarton. There are a number of factors that impact on pupil numbers. Identifying and understanding the potential impact of these factors is an important part of producing useful and accurate forecasts which are undertaken by the Council as education authority. The influencing factors for the East Ayrshire's forecasts include:

- Historical pupil roll data, by class/stage is extracted from SEEMiS (Education Management System) in October of each year, aligned to the Pupil Census data gathering process.
- Catchment zoning, where the Unique Property Reference Number (UPRN) file, containing details of every address and post code within East Ayrshire Council is linked to a denominational and non-denominational school. This file is updated on an annual basis.
- New Housing – pupil roll projections only take account of approved planning applications, or those applications that may be approved within the next 12 months. Information provided by colleagues in Planning, details the number of new builds approved for each school catchment area, including the phased build plan which encompasses the number of homes completed each year and the size of each property.

4.28 A pupil yield factor is used to understand the number of children likely to arise from housing developments and the associated need for school places. Following benchmarking with other local authorities and based on historical data collected for a selection of new build sites within East Ayrshire the agreed methodology for calculating pupil yields is used as follows:

- Primary Schools - 0.33 per unit
- Secondary Schools - 0.11 per unit

4.29 Whilst housing land audits estimate completions with a sense of scale and pace there is no certainty in who will actually buy the properties. Hence, the need for a regular review to ensure that the yield figure takes account of different property types and remains fit for purpose. The default yield figure can also be overridden where local knowledge exists.

4.30 Placing requests can be made to any school that is not the identified catchment school for a child. However, we understand placing requests for schools in Stewarton is not a particular issue for the area's schools.

4.31 Where necessary there is a function within the system to manually adjust projected school rolls by capping numbers. This has not been enacted in Stewarton but has been in other parts of East Ayrshire. Altering school catchments may be a further option.

4.32 The following data, obtained from the Council, shows overall actual and projected pupil numbers from 2015-2025 for the schools in Stewarton. In 2015, all schools were operating at below capacity levels. In 2020, Stewarton Academy and Nether Robertland Primary were growing but still within capacity levels whereas Lainshaw Primary had gone above capacity. Without intervention by 2025, both Lainshaw Primary (115%) and Stewarton Academy (106%) will be above capacity levels.

TABLE 7: ACTUAL AND PROJECTED SCHOOL ROLL FOR STEWARTON ACADEMY BY YEAR GROUP

STAGE		S1	S2	S3	S4	S5	S6	TOTAL
CAPACITY								835
Actual	2015	147	136	134	125	123	89	754
	2016	134	147	135	134	116	83	749
	2017	131	133	147	136	114	70	731
	2018	162	133	131	142	127	85	780
	2019	125	162	130	131	129	67	744
	2020	157	124	163	130	115	83	772
Projected	2021	161	157	124	163	117	73	796
	2022	167	161	157	124	147	75	831
	2023	145	167	161	157	112	94	836

	2024	163	145	167	161	141	71	849
	2025	174	163	145	167	145	90	885

TABLE 8: ACTUAL AND PROJECTED SCHOOL ROLL FOR LAINSHAW PRIMARY SCHOOL BY YEAR GROUP

STAGE		P1	P2	P3	P4	P5	P6	P7	TOTAL
CAPACITY									350
Actual	2015	46	47	43	35	37	29	21	258
	2016	50	47	50	40	37	38	32	294
	2017	59	52	48	52	44	35	39	329
	2018	58	60	51	49	54	46	35	353
	2019	64	59	60	49	48	55	45	380
	2020	47	62	58	59	50	49	57	382
Projected	2021	87	47	62	58	59	50	49	412
	2022	56	87	47	62	58	59	50	419
	2023	51	56	87	47	62	58	59	420
	2024	38	51	56	87	47	62	58	399
	2025	62	38	51	56	87	47	62	403

TABLE 9: ACTUAL AND PROJECTED SCHOOL ROLL FOR NETHER ROBERTLAND PRIMARY SCHOOL BY YEAR GROUP

STAGE		P1	P2	P3	P4	P5	P6	P7	TOTAL
CAPACITY									434
Actual	2015	64	51	47	48	56	50	52	368
	2016	40	66	50	46	47	56	48	353
	2017	49	41	61	52	51	48	56	358
	2018	50	49	42	60	50	51	51	353
	2019	38	52	48	42	62	51	51	344
	2020	36	36	50	47	44	66	51	330
Projected	2021	25	36	36	50	47	44	66	304
	2022	49	25	36	36	50	47	44	287
	2023	45	49	25	36	36	50	47	288
	2024	38	45	49	25	36	36	50	279
	2025	38	38	45	49	25	36	36	267

4.33 Based on the number of children currently in the associated primary schools, it is anticipated that the school roll at Stewarton Academy will increase by approximately 20% over the next 5-6 years which will take it beyond its existing capacity. This does not take into account any further housing developments in the town beyond those sites currently under construction/in receipt of planning permission.



- 4.34 A sum of £13.175m has been allocated in the council's capital programme to address condition, suitability and provide additional accommodation. Proposals are currently at the concept design stage. Initial proposals, whilst still to be costed, could increase the number of classrooms by approximately 20%, increase space for dining and may also include a multi-purpose space for larger gatherings. It is anticipated that an extension to Stewarton Academy could be completed by 2023.
- 4.35 It is clear that Stewarton Academy is now close to capacity with projections showing it will exceed this level over the next 5-6 years. Whilst there are improvements planned these do not take into consideration potential future housing development sites and therefore could again reach capacity over the medium to long term. The majority of housing sites proposed in LDP1 2017 have now all either been developed or are under construction and housing sites for LDP2 have not yet been agreed. This adds a complexity to future school roll projections. We understand the capacity of the Stewarton Academy site to accommodate any future expansion may be severely constrained.
- 4.36 Lainshaw Primary School, located to the west of the town and adjacent to Stewarton Academy, has seen an increase in the number of students as a result of its location near to the largest recent housing development in the town. As a former junior secondary school, the Council's Education department describes it as a large, sprawling building with a lot of areas unsuitable for learning and teaching. Part of the building was also incorporated into a new early learning (nursery) extension in 2017. Taking account of the number of suitable classroom spaces against the increasing school roll has meant reporting capacity at over 100% since 2018 (see table above). In order to cope with pupil numbers, a supplementary area (library) has been converted into a classroom and in 2021, 2 new modular classrooms will be completed. This will give a capacity of around 91%.
- 4.37 Again with Lainshaw Primary, despite capital works, the school will still be close to capacity. Future residential development in Lainshaw's catchment would require a solution to the capacity constraint. The Council has agreed that a bid for funding to the Learning Estate Investment Programme will be made for a new Lainshaw Primary School. The site and size of this new primary school has not yet been determined and we are aware initial discussions have been undertaken about a potential shared site between the primary school and future healthcare provision in the town.
- 4.38 Capacity at Nether Robertland Primary School to the east of the town centre is currently at approximately 79%. Approximately £1.85m has been allocated with the Council's Capital Programme to upgrade the school. However, it is noted that the majority of sites put forward by developers for possible inclusion in LDP2 fall within this catchment area.
- 4.39 Capacity and roll figures have not been received for Early Childhood Centre (nursery) provision which is available in both primary schools. As of August 2021, all 3 and 4 year olds, and some 2 year olds (those with experience of care, children of care-experienced parents and lower income families) in Scotland are entitled to 1,140 hours of funded early learning and childcare per annum. This is an increase from 600 hours per annum. The direction of travel for the Scottish Government is to further expand this provision to 1 and 2 year olds starting with children from low income households. This will add to the number of children eligible to attend this provision in Stewarton.
- 4.40 As far as the re-development of existing school sites is concerned we understand there are access issues currently with the schools and Education colleagues state that tandem builds would also be unlikely due to the site sizes. We understand the Council does not currently own any alternative sites large enough within Stewarton to accommodate new schools.
- 4.41 One of the Scottish Government's guiding principles of its Learning Estate Investment Programme is for learning environments to *"serve the wider community and where appropriate be integrated with the delivery of other public services in line with the place principle"*. This requires joint working between key agencies in order for new facilities to be created.

- 4.42 Whilst the short-term capacity issues in the Stewarton schools do appear to have plans in place to address them future significant housing development would lead to future capacity issues.
- 4.43 In light of the existing and potential constraints of the town's education estate, a review of schooling in Stewarton as a whole may be an appropriate consideration as opposed to considering individual school sites. The adjacent sites of Stewarton Academy and Nether Robertland Primary may provide further scope for future development. If new schools or further improvements are required in the medium to long term Government funding will be required.
- 4.44 Part of the solution to future constraints may involve a change to the developer contribution policy. Developer contributions for schooling have not been collected to date within Stewarton as overall for East Ayrshire there is capacity in the school estate. The Council's Planning and Education teams are currently discussing a methodology to be included in LDP2, which will require developer contributions to be paid where the development will take catchment schools beyond 85% capacity. In order to obtain developer contributions in the future new housing sites will require to be identified. Conversations with developers about the provision of land for schooling will also likely be necessary and take place in the context of a wider housing-led allocation of which the school would form a part.

TRANSPORT INFRASTRUCTURE

- 4.45 Ayrshire Roads Alliance delivers shared Council roads and transportation services to communities across East and South Ayrshire.
- 4.46 Representations to the Council's Main Issues Report state that as residential development has increased in Stewarton so has traffic and congestion in the area. Stewarton is approximately 3 miles from the M77 and the road connecting the two is the B778 Stewarton to Fenwick road, a B class road which is very winding and narrow at points. Ayrshire Roads Alliance also considers there to be a safety issue at the junction on the B778 where Loudon Street meets Holm Street. A study was recently undertaken on the B778 road which considers the existing traffic and accident situation on the road, horizontal and vertical alignment compared with current standards, and identified preliminary improvement options. The draft report is currently being considered and once finalised, Ayrshire Roads Alliance will commence Phase 2 for the design stage for identified route improvement options.
- 4.47 In October 2021, the Council announced its plans to install a toucan crossing on Holm Street as part of the developers off-site contributions to improving pedestrian and cyclist connectivity arising from the Draffen housing development which is currently under construction in the east of Stewarton. It is hoped that the provision of a Toucan Crossing at this location will also support future development of off-road cycle routes in the area.
- 4.48 Improvements to the B778 form one of a number of developer contributions project which span the local authority area. The project was included in the EALP 2010 and the LDP1 2017. We understand that to date c. £175,000 has been raised towards improvements to the road. According to Ayrshire Roads Alliance additional external funding from other sources such as SPT are likely to be required to complete any upgrade.
- 4.49 Within the town itself, the Stewarton Cross is reported in representations to be a further focal point for traffic congestion. All traffic moving through the town requires to go through the Cross, which is controlled by traffic lights. Attempts have been made to improve the junction, creating extra space however there is now no further scope to extract capacity at the Cross without demolition. Again, the Transport Appraisal for LDP2 will consider traffic data and consider if more needs to be done or can be done at this location.
- 4.50 Included in the LDP1 was a further developer contributions project for improvements to civic space at the Cross. However, funds generated have been very low (c. £200) as the majority of large housing planning approvals took place in the previous plan period.

- 4.51 In addition, it is reported by the Ayrshire Roads Alliance that there is congestion around several schools around drop-off/pick-up times. The Alliance has previously considered exclusion zones however is conscious this often leads to displacement of traffic to other streets.
- 4.52 In terms of car parks the following information is available:
- Stewarton Railway Station - 68 spaces west, 44 spaces east – customers only
 - Sainsburys – 86 spaces – customers only
 - Avenue Square – 27 spaces
 - Hamilton Gardens – 18 spaces
 - Aldi – 81 spaces – customers only
- 4.53 Representations were received to the LDP2 Main Issues Report which noted that the railway station car park is often at capacity and has gotten busier as a result of further residential development. This is currently difficult to measure as many railway station car parks are currently much quieter than they previously were as a result of Covid work from home regulations. Although many people are starting to return to offices across the country, many employers are considering various models of hybrid working and it is uncertain where this will settle in the short term. The issue of the railway car park in Stewarton should be kept under review.
- 4.54 Disabled parking is available in a number of areas and there are two electric charging points in the town.
- 4.55 The topography of Stewarton makes active travel difficult in some parts (e.g. to Stewarton Academy) however the Alliance is working to create a longer active travel corridor in and around Stewarton. Consultants SWECO are currently working on an Active Travel Strategy for East Ayrshire which will set out an action plan for future measures to help enable more journeys to be made by active modes of travel such as walking, wheeling or cycling. Design work was undertaken by Sustrans for a new proposed cycle route from Kirk Glebe to Kirkford in Stewarton however this project has stalled following reluctance from the landowner. Anecdotally it was also mentioned that many new residential developments in Stewarton often include a high number of cul de sacs which creates severance not conducive to active travel. It is noted there are no cycle lanes on the Stewarton roads. There are cycle parking loops present at Sainsburys and the railway station.
- 4.56 With regards to public transport, Stewarton is currently served by the following bus routes:
- Stewarton Local Service 219/319 (SPT supported): operates hourly between 9am and 5pm Monday – Saturday. No Sunday service.
 - Stewarton – Kilmarnock Service 9: every half hour between 6am – 7pm, then hourly to 10pm Monday - Saturday. Hourly service between 10am and 8pm on a Sunday.
 - Stewarton – Irvine Service 113 (SPT supported): hourly service between 7am – 6pm Monday - Saturday. No Sunday service.
 - Kilmarnock-Stewarton-Beith Service 337 (SPT supported): hourly service between 7am – 10pm Monday – Saturday. Hourly service between 11am – 9pm on a Sunday.
- 4.57 We have no data on performance/capacities for bus services but they do appear to be frequent. There is no bus station in the town.
- 4.58 Stewarton railway station sits on the Glasgow-Barrhead, Kilmarnock and Carlisle line. Trains to Glasgow are at least every half hour (sometimes more often) during peak times and hourly services operate to Carlisle. Network Rail has provided performance data to the Council to show that delays and cancellations are not an issue on this line for Network Rail. Indeed, it is consistently meeting or out-performing ScotRail's overall performance targets. Network Rail's long term plans are considering wider measures across the network which will further improve performance at Stewarton.
- 4.59 The frequency of all public transport across Scotland has been affected by the pandemic as a result of reduced numbers of people travelling. As the country continues to open up and people

begin to travel more frequently, whether for work or leisure, the frequency of services should be monitored to ensure it continues to meet local requirements.

WATER, WASTEWATER AND SEWERAGE

- 4.60 From consultation, it is reported that there are issues associated with surface water and sewerage capacity in Stewarton. In accordance with Scottish Water policy, developers are responsible for their own surface water storage requirements with Scottish Water handling foul water connections to the sewer system.
- 4.61 Scottish Water notes the sewer capacity in Stewarton is insufficient for the current number of houses in the town. In 2016, development proposals triggered a Scottish Water Growth Project for Stewarton Waste Water Treatment Works (WWTW) which will provide additional capacity as well as addressing some performance issues. This project has been designed to accommodate all sites identified in the LDP 2017 for the catchment, as well as some additional smaller windfall sites that have progressed through planning.
- 4.62 However, the level of growth experienced in Stewarton has led to a situation whereby majority of sites included in Scottish Water's Growth Project have already come forward before the project has been delivered. In order to accommodate development meantime, Scottish Water has worked with developers to find temporary solutions to enable development to proceed, e.g. Persimmon Homes at Dunlop Road where temporary tanking was provided.
- 4.63 The current acceptance (completion) date for the Growth Project is the end of May 2022. Although the Growth Project has been designed to accommodate the capacity required as per the above, until the project is complete, all connections added and tested, the exact capacity cannot be confirmed. A desktop review of the capacity by Scottish Water considers that following the Growth Project there may potentially be scope for a further 80 units within the sewer system.
- 4.64 Scottish Water encourages developers to contact them as early as possible so they can understand their site's requirements, make them aware of the current situation at the WWTW and discuss possible options. However, in some situations the only option may be to initiate a new Growth Project, which will take a number of years to deliver. Upgrading the same asset in two consecutive investment periods is also a situation Scottish Water is keen to avoid.
- 4.65 Any new development must provide evidence that they meet the 5 growth criteria in order to ensure investment is not made in stranded assets. The 5 Growth Criteria are:
1. The development is supported by the Local Development Plan and has full planning permission. If the capacity in the Scottish Water system is the only reason preventing a development gaining full planning consent then outline planning would be accepted.
 2. The developer can confirm land ownership or control through a solicitor's letter.
 3. The developer can confirm plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with us or alternatively a letter showing commitment to mitigate network impact through Part 3 investment.
 4. The developer confirms any time remaining on current planning permissions with the local council.
 5. The developer can demonstrate reasonable proposals in terms of the development's annual build rate.
- 4.66 Once one development meets these criteria and a new Growth Project is triggered. Scottish Water are keen to avoid this happening before LDP2 is in place.
- 4.67 From the above it is clear that the current capacity at the Stewarton WWTW is insufficient for the current number of residential units in the town. A Growth Project will complete in 2022 which will improve this capacity and accommodate the current level of development in the town

with potential capacity for an additional 80 units. This provides a small buffer for any short term development following which adoption of LDP2 will trigger a further growth project.

AFFORDABLE HOUSING

4.68 According to the Council's Housing Need and Demand Assessment (HNDA), housing pressure varies significantly across East Ayrshire. There is generally highest pressure in the Kilmarnock and Loudon area, of which Stewarton is part, and much lower pressure elsewhere in the local authority area.

4.69 Planning Advice Note 2/2010 sets out the range of tenure types that can contribute to affordable housing. In summary these are:

- Social rented – provided at an affordable rent and usually managed by the Council or an RSL
- Subsidised low cost housing for sale – subsidised low cost sale, shared ownership, low cost initiative for first time buyers (LIFT)
- Unsubsidised low cost housing for sale – i.e. entry level housing for sale, mid-market/intermediate rent, shared equity

4.70 The Council and its RSL partner in the area, Atrium Homes, offers social rented housing in Stewarton. There is no (and has been no) subsidised or unsubsidised low cost housing for sale. The stock profile for social rented housing in Stewarton is detailed in Table 10 below. This shows a social rented housing stock in Stewarton of 537 units, more than half of which are 2 bedroom properties across a range of accommodation types.

TABLE 10: STEWARTON AFFORDABLE HOUSING STOCK PROFILE

	1 BED	2 BED	3 BED	4 BED	TOTAL
4 in a block ground	12	46	3		61
4 in a block upper	24	46	3		73
Bedsit ground	1				1
Bungalow detached	0	29	1		30
Bungalow end terrace	2	3			5
Bungalow mid terrace	2	3			5
Bungalow semi	0	6			6
End terrace		38	39	8	85
Mid terrace		52	52	1	105
Semi-detached		19	81		100
Supported accom	20		1		21
Tenement 1		8	2		10
Tenement 2		11	1		12
Tenement 3		8			8
Tenement ground	5	7	3		15
TOTAL	66	276	186	9	537

Source: East Ayrshire Council

4.71 The East Ayrshire Common Housing Register (CHR) has a waiting list for Stewarton as at September 2021 as shown below. In terms of general needs housing there are currently 307 people on the waiting list the majority of whom require 1 or 2 bedroom properties. In terms of specialist properties, e.g. adapted/wheelchair demand, there are currently 64 people on the list. Again predominately demand is for 1 or 2 bedroom properties.

TABLE 11: COMMON HOUSING REGISTER FOR STEWARTON – GENERAL NEED

AGE BAND	1	2	3	4	5	6	TOTAL
16 to 54	83	61	28	18	7	2	199

55 to 59	14	6	1	1			22
60+	75	8	3				86
Total	172	75	32	19	7	2	307

TABLE 12: COMMON HOUSING REGISTER FOR STEWARTON – SPECIALIST NEED

AGE BAND	1	2	3	4	5	6	TOTAL
16 to 54	5	12	7	4	2	1	31
55 to 59	2	3					5
60+	22	4	2				28
Total	29	19	9	4	2	1	64

- 4.72 Comparison can be drawn between Stewarton and Mauchline, a similar sized town in East Ayrshire. In Mauchline, the total housing waiting list is 188, which evidences the above average demand in Stewarton.
- 4.73 Priority for affordable housing is given to the applicants who are on the East Ayrshire CHR however demand can also come from existing Council/RSL tenants, local first time buyers and people on low incomes dependant on the product available.
- 4.74 In terms of future development, the Council's Strategic Housing Investment Programme has made an allowance for:
- Site in Stewarton – 2022/23 – 14 units – Council – c. £2.58m and to include grant funding of £826,000
 - Site in Stewarton – 2023/24 – 16 units – RSL
- 4.75 It is our understanding that the council and its RSL partners have a desire to build further affordable housing in Stewarton however the Council does not have suitable land in Stewarton and therefore specific sites have still to be determined. Attempts have been made to make off the shelf acquisitions (i.e. units within existing sites and new units in new developments) however to date these have been unsuccessful.
- 4.76 The LDP 2017 does sets out a policy which requires the provision of affordable housing within new housing developments. Policy RES3 requires affordable housing provision on all sites of 30 units or more houses proposed in the Kilmarnock and Loudon sub housing market area. Other local authorities often set this bar lower at between 5-12. Within such developments, 25% of the total amount of houses will require to be affordable in nature. However, the dates of planning consent for the major housing developments in Stewarton pre-date this policy and therefore no affordable housing contribution could be sought within the new developments.
- 4.77 The Council's Supplementary Planning Guidance on Affordable Housing (for 2017 LDP) states that where affordable housing contributions can be obtained the Council's first preference is for the provision of social rented accommodation provided on site by the Council or an RSL. However, if this is not possible within the necessary development timescales or if public subsidy is not available then off site provision or a commuted sum payment will be considered.
- 4.78 As previously mentioned, all of the large scale planning permissions in Stewarton pre-date LDP1 and therefore this policy. There have not been affordable housing contributions within Stewarton and therefore demand remains high and unmet. Again, there are issues with the lack of land the Council owns in Stewarton to be able to procure its own fully affordable site. Future

allocations would include the provision of affordable housing where sites would be above the threshold level in terms of number of units.

LEISURE

- 4.79 In 2019, East Ayrshire Leisure Trust (EALT) carried out an audit of all leisure facilities throughout East Ayrshire that were operated by EALT, community groups, third sector and private organisations. In 2020, this audit formed the basis of a community consultation exercise. The audit and subsequent consultation highlighted that the facilities within the investment corridor no longer met the demands of the growing community. Over 22% of the comments made on the Facility Audit were from individuals within the Annick Valley who were concerned about under provision, particularly for outdoor sports. There was also a recognition that the facilities should support an early intervention programme in partnership with the Ayrshire Health and Social Care Partnership, primary care providers and local GPs. 39% of respondents also stated that a well signed path network was important to a local area.
- 4.80 In 2019, EALT also carried out an audit of the core path network and prepared a revised Recreation Plan which included the Core Path Plan. The draft Recreation Plan including the review of the Core Path Plan was subject to a 12-week statutory consultation period between February and April 2021. 61 representations were made from community groups and individuals. It should be noted that over 30% of the comments come from individuals or groups within the Annick Valley. There is a strong feeling in the Annick Valley that traditional paths are being lost to development and the only options available to these communities are on quiet or rural roads.
- 4.81 Whilst a number of routes that have been suggested will be reviewed and will be included if appropriate in the Recreation Plan, EALT, Ayrshire Roads Alliance and East Ayrshire Vibrant communities will support the local groups in the area to develop active travel and recreation plans which meet the demands within the area. However, signage is also mentioned in many representations from communities and individuals. Signage, interpretation and wayfinding is an important part of the path network.
- 4.82 Over the last 10 years the demand for outdoor sports has significantly increased. This is aligned to increased house building and more families in the area. It is our understanding that the pitches at the Rose Reilly Sports Centre can no longer meet the demand for outdoor sport. In late Summer 2021, the surface of Synthetic Grass Pitch at the Rose Reilly Centre was replaced. However, EALT notes it would be hugely beneficial to realign and restructure the surface and create 5 aside pitches for younger age groups. This would then allow them to offer 5, 7 and 11 aside football on the pitches, maximising the use and responding to the demands. In 2021, developer contributions totalling £15,000 were allocated to this project.
- 4.83 EALT has also seen a rise in demand for the indoor space and would like to reconfigure the staff and meeting rooms to provide additional space for the community, fitness classes and its new lifestyle referral scheme. The lifestyle referral programme aims to work with GPs to create rehabilitation pathways. In 2021, £147,000 of developer contributions were allocated to this project.
- 4.84 Due to the issues raised as part of the consultation around the Draft Recreation Plan, an allocation of £50,000 of developer contributions was made to improve the signage of the path network throughout the Annick Valley. EALT and Ayrshire Roads Alliance will work with the Annick Active Travel group which includes representatives from all communities in the investment corridor to agree and implement a signage strategy for the area.
- 4.85 New housing in the area has increased demand for both outdoor and indoor sports. Developer contribution projects are underway to help address this need. There are concerns over the path network and the impact of new development and a Recreation Plan is being produced by EALT. Improved signage is also required. Future development will likely put further strain on these provisions however it can also bring investment for improvements.

GREEN INFRASTRUCTURE AND NETWORKS

- 4.86 The Scottish Government defines green infrastructure as including greenspaces such as parks and open spaces. Green Networks are connected areas of green infrastructure and open space that together form an integrated and multi-functional network and which can help to define landscape or townscape structure, provide links with the countryside, promote walking and cycling, and enhance connectivity for species and habitats.
- 4.87 In 2015 and 2021 a Green Network and Green Infrastructure Strategy Open Space Audit was undertaken for East Ayrshire. As part of this, open space requirements based on national standards (PAN 65) are applied on a per capita basis for each settlement to provide a recommended quantum against which a qualitative/ quantitative audit is carried out with the resultant poor, average and good quality scores being attributed against the availability of open space within each settlement. It should be noted that this audit only surveys publically owned open space and therefore spatial contributions to open space through new build development are not included.
- 4.88 The results of both audits are shown in the Table 13 below. Table 14 provides the qualitative score for each site for 2021.

TABLE 13: STEWARTON GREEN AUDIT 2015 & 2021

Year	Quantity Surplus (+) / Deficit (-)				Quality % of total area of open space which falls into one of the 3 assessment score brackets			Accessibility Meets 150m accessibility standard (Y/N)
	Total Area of Greenspace	Recommended Greenspace Area	Quality Greenspace	(+) or (-)	Area of open space which is below the 50 % quality score based on the open space audit	Area of open space which has a quality score between 50% - 80% based on the open space audit	Area of open space which has a quality score of over 80% based on the open space audit	
2015	37.5	34	36	(+)	4%	69%	27%	N
2021	37.5	n/a	24	(-)	36%	64%	0%	N

Source: East Ayrshire Council, it should be noted this table has been provided in draft form and is not yet finalised. It is currently with the community to fact check. Table refers to publically owned open space only.

TABLE 14: STEWARTON GREEN AUDIT 2021 – QUALITATIVE AUDIT

Stewarton Qualitative Audit		
	Site	Score
16	The Hound	49
17	Cutsburn Park	65
18	The Vennel	45
19	Pokelly Place	62
20	Mill Gardens	36
21	Merrygreen	32
22	Cunningham Watt Park	62
23	St Columba's	61
24	the Centre	30

25	Kilwinning Road (part of Lainshaw Woods)	N/A
26	Rose Reilly Sport Centre	51
27	Amenity openspace	43
28	Stewarton Cemetery	62
29	Amenity openspace	55
30	Amenity openspace	36
31	Amenity openspace	34
32	Amenity openspace	34
33	Lainshaw Woods	73
34	Amenity openspace	33
35	Cockliebie	41

4.89 Table 13 shows that between 2015-2021, the quantity of quality publically owned greenspace in Stewarton has decreased.

4.90 Table 14 shows that the scores for individual sites are very low and only those scores above 50% are included in the qualitative standard. The desire is to have as many scores above 80% as possible. Stewarton has no publically owned sites scoring 80% or above and 9 of the 19 sites audited fall below 50%. In 2015, we understand 9 sites scored above 80% and only 4 scored below the 50% mark. Some of the scoring criteria relates to distance and accessibility. New housing developments are further away from publically owned open space (additional public space may have been created which is not publically owned) so the overall accessibility standard to resident's decreases, reducing their ranking. However, this shows a huge shift in quality and intervention is required.

4.91 Open space is required through the current plan for new developments in line with policy INF4 and Schedule 8.

4.92 The Stewarton Woodland Action Trust is currently in discussion with the Council with regards to a tree planting project in Stewarton. The proposals "seek to enhance biodiversity conservation to replant the 'poor' green spaces and other sites (possibly owned by interested organisations) in Stewarton with many trees in order to help the environment". Proposals are at an early stage but given the above would be a positive move for the town and help improve the quality of its green spaces. It is unclear how this project will be funded.

DIGITAL NETWORK

4.93 Within the representations, there are reported to be capacity issues associated with the digital network in Stewarton. Positively however, in 2020 Openreach confirmed Stewarton would be added to its Fibre Cities Programme where it will be building new Fibre-to-the-Premises (FTTP) broadband technology.

4.94 Full fibre technology provides more reliable, resilient and future-proof connectivity; meaning fewer faults; more predictable, consistent speeds and greater capacity to meet the growing data demands of future technologies. The new technology is now live in locations across Kilmarnock and local communities including Kilmaurs, Crosshouse and Knockentiber.

4.95 The upgrade in Stewarton is scheduled to be undertaken between April 2021 – April 2024. Further information is required to understand if this provides for future capacity in the town.

ELECTRICITY/GAS

4.96 Electricity and gas supplies in Stewarton have not been raised as existing constraints however if new development is proposed then capacity studies and, if appropriate, investment actions would be indicated.

BUSINESS SPACE

4.97 With regard to retail and other commercial uses in the town, the majority of activity is churn and therefore it is not anticipated that there is a need for any additional space for these uses.

4.98 The LDP2, Main Issues Report notes two sites (192B Rigg Street and 193B Bridgend shown in Figure 8) currently safeguarded for industrial and business development located in close proximity to the town centre. The MIR states *“the take up of these sites for such uses has been slow, or other land uses, such as retail has begun to encroach these sites. There is therefore a need to identify whether other areas of land should be safeguarded for industrial and business development in Stewarton or whether the existing sites are the most suitable locations for these uses”*.

FIGURE 8: INDUSTRIAL AND BUSINESS DEVELOPMENT OPPORTUNITY SITES



Source: East Ayrshire Local Development Plan 2, Main Issues

4.99 In February 2021, a Review of Business & Industrial Land Supply was undertaken by Avison Young to inform the evidence base for LDP2. In relation to the Rigg Street site (192B), it was commented that *“a supermarket development has recently completed at Rigg Street and there is also a large single occupier and a number of local occupiers on the rest of the site”*. Whilst there is no further land to develop, the remaining site (excluding the supermarket) requires safeguarding in LDP2 to ensure it remains in employment use.

4.100 In relation to Bridgend (193B), it was commented that the site is partially occupied by one occupier and is adjacent to a residential area and therefore could face limitations on its future development or residential/community pressures in the future. However, it could be viable for local business/trade counter type use. The consultants concluded that *“Bridgend does present some opportunity for further development so should remain allocated within the LDP”*. As such, this site should also be allocated for employment use in LDP2.

4.101 The above noted sites are relatively constrained and offer little opportunity for business growth in the area. The increasing popularity of Magbiehill Park has been noted and this area in the North of Stewarton presents opportunities for future development on the outskirts where there is space available and less pressure on existing infrastructure. Demand is likely to be from local area occupiers as the site lacks the transport connectivity for larger, logistics operators. There has been residential development in this area which should be noted in case the area is subject to further residential pressure. It is recommended additional employment land is allocated in the North of Stewarton as part of LDP2.

SUMMARY & RECOMMENDATIONS

4.102 Table 15 provides a summary of the capacity findings included in this section. It shows the current need, medium-long term need, any planned investment and any gaps.

TABLE 15: SUMMARY CAPACITY FINDINGS

	CURRENT NEED	MEDIUM-LONG TERM NEED	PLANNED INVESTMENT	GAPS
Health care	New/additional accommodation for healthcare services. GPs operate as independent contractors out of NHS owned buildings. Therefore there is limited public sector control over how the services choose to operate.	New or additional accommodation potentially incorporating other public/complementary services	Commitment to invest in options to address immediate need; no confirmed investment to address longer-term issues.	Option appraisal of future accommodation options including further consideration of co-location with other local services/facilities
Dental care	There is NHS dental provision in the town albeit as is the case in other areas the service is being exacerbated by Covid recovery. Dentists operate as independent contractors and therefore there is limited public sector control over how the services choose to operate.	N/A	N/A	N/A
Education	Stewarton Academy close to capacity, particular pressures around classrooms and dining area with plans in place to address by 2023	Anticipated school roll at Stewarton Academy will increase by 20% over next 5-6 years. Current planned improvements don't take into consideration potential future housing development. Likely to be a further requirement.	Stewarton Academy £13.75m from Council's capital programme to address condition, suitability and provide additional accommodation	Council does not own alternative land in Stewarton suitable for schooling therefore conversations with developers will likely be required
	Lainshaw Primary is currently over capacity and contained within an older building. A supplementary area has been converted into a classroom and in 2021 two new modular classrooms will be completed	Lainshaw Primary planned improvements will take it to 91% capacity but again this doesn't account for potential future housing development	Lainshaw Primary – potential bid to the Learning Estate Investment Programme	Don't yet know which sites will be included for housing in the final LDP2
	Nether Robertland Primary – currently at 79% capacity so no current need at that site	Nether Robertland Primary – the majority of sites put forward for inclusion in LDP2 for housing development are within the catchment area and therefore this school may also reach capacity	Nether Robertland Primary - £1.85m for upgrade	If new schools are required in the medium-long term there will be a funding requirement
Roads	B778 – safety issue at junction where Loudon St meets Holm St which requires a solution	B778 – further improvements to cope with increased congestion along a winding and narrow road	B778 – c. £175k raised through developer contributions which will require match funding from elsewhere, e.g. SPT. Work is underway to consider possible improvements.	B778 Route Improvement Study now in draft. Consultants are now moving to the next stage and preliminary design of improvements options such as bend realignments

	Stewarton Cross – traffic data required to determine current need. Understand no further scope currently to extract capacity without demolition.	Improved active travel routes	Stewarton Cross – low amount generated from developer contributions to date (c. £200) for civic space only. No road scheme currently agreed.	Consultants considering traffic data at the Cross to consider if more can be done at this location
Active Travel	Proposed cycle route from Kirk Glebe to Kirkford	Improved active travel corridor in and around Stewarton. Active Travel Strategy and Action Plan for future measures to enable more journeys to be undertaken by walking, wheeling or cycling. Ever increasing emphasis on 20 min neighbourhoods and active travel in NPF4.	Unknown at this stage	Active Travel Strategy (currently underway by SWECO)
Public Transport	No current need found	Issue of the capacity of the train station car park to be kept under review Post Covid frequency of bus services to be kept under review to ensure they continue to meet local requirements		Data on capacities and performance for bus services
Water, Wastewater and Sewerage	Temporary solutions until Growth Project completes	The current Growth Project will complete in May 2022 and satisfy existing need and deliver some limited additional capacity (expected to be c. 80 units). A further Growth Project will be triggered by LDP2.	Growth Project in progress to address existing capacity issues. This takes account of all sites in LDP1 and other windfall sites at the time (2017). Scottish Water would be responsible for any further Growth Projects	
Affordable housing	High demand area with need for further affordable housing	Likely Stewarton will continue to be a high demand area with an increasing need for different types of affordable housing, i.e. social rented, subsidised low cost sale, shared ownership, LIFT, entry level housing for sale, mid-market/intermediate rent, shared equity etc.	Monies set aside in SHIP for 14 units in 2022/23 (Council) and 16 units in 2023/24 (RSL) however sites still to be identified as Council has no sufficient landholding Future allocations will require affordable housing provision provided they are above affordable housing threshold on number of units.	Council does not own land in Stewarton to build its own additional affordable housing
Leisure	Lack of provision, particularly for outdoor sports	Likely demand will continue to grow for outdoor leisure pursuits	£15,000 for realigning and resurfacing football pitches to cater for younger age groups	Council does not own suitable land in Stewarton for additional leisure provision, reliant on existing facilities

	Increased demand for indoor space for community, fitness and lifestyle referral scheme	Likely demand will continue to grow for indoor leisure pursuits	£147,000 to reconfigure indoor space	Private sporting groups have been keen to do more but tend to want to restrict access to their members
	Improved path network including appropriate signage	Additional development could have further impact on traditional path networks	£50,000 to improve signage throughout Annick Valley	
Greenspace	The quality of publically owned open space in Stewarton scores poorly and intervention is required.	New developments are required to provide open space	Planting proposals from the Stewarton Woodland Action Trust but at an early stage and funding unclear	Green Audit underway by EALT, requires finalisation Remediation strategy/action plan for publically owned open space Funding
Digital Network	Reported capacity issues but no evidence obtained	Additional development may create further capacity issues. Unknown at this point.	Fibre upgrade due to take place between 2021-2024 via Openreach	Need to understand if planned upgrade allows for future capacity in the town
Electricity/gas		Capacity studies if new development proposed		
Business Space	No additional requirement for retail Continued allocation of Rigg St site and Bridgend for employment use (inc safeguarding)	Increasing demand for local employment space in the north of Stewarton. A future allocation in this area would be prudent and allow for growth.	Magbiehill is a private development which has proved popular therefore public sector investment is not anticipated	

- 4.103 In terms of the evidence above it is difficult to assess the exact level of housing allocation which could or should be made in LDP2 for Stewarton. However, the Draft NPF4 sets out a Minimum All-Tenure Housing Land Requirement of 4,050 for East Ayrshire. Stewarton as an attractive town for householders and housebuilders would reasonably expect to deliver a share of that minimum plus an element of aspiration. As a straight share calculation (i.e. Stewarton's population is 6% of East Ayrshire's) Stewarton could reasonably be expected to provide an allocation of c. 250 units assuming it has the capacity and suitable sites to do so. However, this calculation does not take account of the fact that new development will be directed to settlements and the rural population needs to be deducted from any straight share calculation, meaning a straight share calculation for Stewarton is potentially a bit higher.
- 4.104 This section has identified that there are a number of infrastructure constraints within Stewarton which require to be planned for before additional residential development should take place. The Council has an opportunity through the LDP review process to identify solutions for existing infrastructure capacity constraints. Two of the most pressing matters are health and social care provision and school provision.
- 4.105 It has been identified that the existing Stewarton Medical Practice is struggling to cope with increasing patient numbers and this is being exacerbated by the limited space within the existing Practice building. In the short term, the additional provision within the Sports Centre as well temporary modular accommodation will likely be required. Although the Practice will continue to provide services for new patients within its catchment area a new suitably sized building should be procured going forward. This requires to be led by NHS Ayrshire and Arran and the Health and Social Care Partnership and conversations around co-location with other public services should be pursued.
- 4.106 In terms of school provision, there are plans in place to address current capacity issues, e.g. Lainshaw Primary is currently over capacity but planned improvements will bring it back to 91% and Stewarton Academy issues will be addressed by 2023. However, in order for Stewarton to grow sustainably, plans will be required to go further and future solutions will be required. This will likely include the need for a new Lainshaw Primary with a bid to the Learning Estate Investment Programme and an expansion of Stewarton Academy. Lainshaw Primary cannot be replaced on its current site and with the Council's lack of landholdings in the area it seems likely that negotiation will be required with a developer with an option over land or with a land owner. The majority of land surrounding Stewarton is thought to be under option to developer(s) by private landowners; it is not under public ownership. A phased release of land for new housing would assist in the delivery of those requirements by way of S75 contributions. This phased approach to new housing development should correlate with the release of education capacity.
- 4.107 Additional infrastructure issues in the town are summarised below.
- 4.108 In terms of roads there is a current safety issue with the junction where Loudon St meets Holm St which requires to be addressed. In the medium-long term further improvements to cope with increased congestion will be required. Current work is underway, as part of the preparation for LDP2, to look at solutions for this road with funding used from previous developer contributions as well as other sources, e.g. SPT. In terms of Stewarton Cross, there is a need to understand current constraints in light of changing commuter patterns as a result of the pandemic and work from home mandates. Again, the Atkins study should assist in this understanding. Improved active travel routes are also likely to be part of the solution. An Active Travel Strategy is underway by SWECO.
- 4.109 With regard to water, wastewater and sewerage there are temporary solutions in place until the Scottish Water Growth Project completes in May 2022. Thereafter there is estimated to be capacity for a further 80 units before a further Growth Project would be required and triggered in the event of future development. Although a new Growth Project could take a number of years to start on site, it would also take time for an LDP2 planning permission to be assessed and there is capacity in the current system to allow for 80 completions, i.e. 40 a year for 2 years. Water, wastewater and sewerage infrastructure should not be a reason which prevents a future housing allocation.

- 4.110 There is high demand for affordable housing in the area and the Council has put aside monies for this purpose. There is an issue with finding appropriate sites in Stewarton as the Council does not have a large land holding in the area and therefore conversations should continue with developers in terms of procuring off the shelf units and going forward the affordable housing contribution policy will be applicable. All opportunities to re-use/convert existing buildings or infill gap sites etc. should also be fully explored.
- 4.111 There is pressure on existing indoor and outdoor leisure provision however developer contribution monies have been allocated to improve facilities. A further increase in population will likely increase demand for these services however additional development may also bring additional developer contributions to help address this demand.
- 4.112 The quality of publically owned greenspace in Stewarton has decreased between 2014-2021 and this requires to be addressed as a current need, working in conjunction with local groups.
- 4.113 In terms of business space, there is currently no further demand for additional retail space. However, the existing supply of employment space has decreased and what is left is becoming constrained. In the north of Stewarton, Magbiehill is becoming increasingly popular amongst local businesses and it would be prudent to allocate additional employment land in this area.

05

PLACEMAKING

*This Chapter should be reviewed with [Stewarton Placemaking Pack](#) with particular reference to sections 2.0 - 6.0.

STATEMENT OF AMBITION

“LIVE WELL LOCALLY”

- 5.1 “Live Well Locally” succinctly encapsulates the future ambition for Stewarton. The town already enjoys a good quality of life and strives to be even better. It can, and should, be one of the most attractive places to live in west central Scotland.
- 5.2 Situated between, and well connected to, nearby Kilmarnock (to the south) and the Glasgow city region (to the north) Stewarton benefits from an attractive rural landscape setting, on the River Annick, with an historic town centre. Stewarton’s distinctive and positive identity needs to be nurtured and enhanced, in support of a cohesive, welcoming and inclusive community.
- 5.3 Stewarton is at the hub of the wider Strathannick area and serves adjacent communities in neighbouring small towns and villages including Dunlop, Fenwick and Kilmaurs [\(see Stewarton Placemaking Pack 4.1 - Aerial Map of Stewarton and contextual surrounding area\)](#).
- 5.4 Stewarton has the potential **to lead the way as a climate neutral, compact and thriving “20 min Town” which is inclusive, accessible and distinctive and supports health, wellbeing and high quality of life for all** within the town and the wider Strathannick area.
- 5.5 Stewarton has grown steadily in recent decades. To meet current expectations for a “20 min Town” requires enhanced access to high quality local services, amenities and shared assets. Future growth must be managed to ensure a sustainable, climate neutral town that supports and enhances the ambition to enable communities across Stewarton and Strathannick to “Live Well, Locally”.
- 5.6 In summary there are five interconnected key themes towards this ambition:
 - **Great Quality of Life for All**
Every project and decision should seek to enhance everyday quality of life for all in Stewarton and the Strathannick area. Key attributes include good quality and affordable housing, a vibrant town centre, strong sense of community, quality local schools + services, positive health + wellbeing encouraged by an active and attractive town. Getting the basics right and improving the look, feel and vitality of the town through proactive community-led planning and design quality is vital.
 - **20 Min Town**
Stewarton already has many attributes of a “20 min Town” and “a place of small distances”. The town can greatly benefit from seeking to embrace and pioneer the Scottish Government’s concept of 20 min neighbourhoods benefitting from the compact geography of the existing town. Ensuring the local services and amenities are accessible by walking, wheeling and cycling will reduce the need to travel and support a decarbonised place. This, in tandem with service improvements and enhanced amenities can deliver a genuinely “20 min Town” where everyday needs are within a 10 min walk; there and back.

- Sustainable Stewarton**

To future-proof Stewarton the town needs to adopt sustainable best practice and adapt for a changing climate. As a compact place Stewarton has the potential to pioneer the “20 min Town” concept alongside integrating sustainable infrastructure planning and investment. Starting from the premise of “working with what you have” there is the opportunity to promote green infrastructure and active travel networks in and beyond Stewarton to enhance existing assets. In addition scope to consider productive landscapes (community growing / gardens), micro-renewables (community hydro) and district heating and energy networks can all play a part in an holistic approach to a more sustainable and net zero Stewarton.
- Distinctive Stewarton**

There is a strong sense of pride in place evident in Stewarton. There is an appreciation of the built and natural heritage in the town and local area. This sense of place and distinctiveness needs to be nurtured and enhanced by careful stewardship of what makes Stewarton special, including historic buildings and places. Furthermore the relationship of the town to its rural hinterland and the surrounding small towns and villages is part of the local identity of Strathannick. Good and convenient access to the surrounding countryside and green and open spaces within the town contributes to the local character and sense of place.
- Thriving Place**

To help deliver the ambition to “Live Well, Locally” it is vital that Stewarton has a thriving economy and community spirit. The town already sustains local and independent businesses, including on the local “High Street”. To maintain this distinctive, local identity and support community cohesion it is important that Stewarton sustains local jobs and opportunity for private and social enterprise to thrive. Alongside enabling a just transition to a low and zero carbon economy is the need to support digital networks to ensure Stewarton can support future business growth and respond to changing patterns of work in the economy. Stewarton has an active civic, community and business community and working in partnership will be increasingly important to sustain and deliver and sustain the ambition set out in this report.

PLACE BRIEF

5.7 Based upon the Project Brief the following questions and responses have provided the basis for initial consultation to date.

- What kind of place is Stewarton?
- What kind of place should Stewarton be?
- What needs to change?
- Why does it need to change, and how?

STEWARTON NOW

5.8 Stewarton is a medium-sized town with attributes compatible with it being a successful, compact and “complete” town. It is an historic place which has grown steadily in recent decades. This transition, with an increased residential population, a reduction in local industry and the proximity and relationship with nearby Kilmarnock and the Glasgow city region has resulted in what some conveyed has become a ‘commuter town’ with an apparently eroded sense of identity and community. In addition, this steady growth has placed increasing pressure on local amenities, community facilities, social and utility infrastructure which many feel has not adapted to meet demand.

PLACE ANALYSIS

- 5.9 Central Stewarton is clearly defined by the Railway to the west, Annick Water to the south and east and Clerkland Burn to the north. This is largely the extent of the historic town with the Cross at the centre. It encompasses the LDP Town Centre designation and the Conservation Area. Central Stewarton provides focus to the town and wider area, is synonymous with local identity and accommodates many shared, community amenities.
- 5.10 Beyond Central Stewarton, along or between the historic radial routes to satellite settlements, are areas of housing; principally located to the west, east and north. The areas to the west and east each have community hubs centred around school campuses (Lainshaw Primary and the Sport Centre in the west, Nether Robertland Primary and Stewarton Academy in the east).
- 5.11 Between Central Stewarton and the housing areas beyond are the water courses of Annick Water, Clerkland Burn, Cuts Burns and East Burn with the principal green spaces of Stewarton alongside. Given most of these water courses and associated green spaces are east of the railway this results in a shortfall of accessible quality open spaces to the west and north west of Stewarton.

(see [Stewarton Placemaking Pack 4.2 4.18](#) for further spatial place analysis).

20 MINUTE NEIGHBOURHOOD

- 5.12 The 20 min neighbourhood concept promoted by the Scottish Government succinctly conveys the basis of sustainable urbanism. National Planning Framework 4 defines the concept as, “a method of achieving connected and often compact neighbourhoods designed in such a way that people can meet the majority of their daily needs within a reasonable walk, wheel or cycle (within approx. 800m) of their home.” Sustrans define 20 min neighbourhoods, “ensur(ing) that it is easy for people to meet most of their everyday needs by a short, convenient and pleasant 20-minute return walk. 10 minutes there, and 10 minutes back.”
- 5.13 When assessing Stewarton’s principal community destinations (town centre / the Cross, railway station, health centre, primary and secondary schools, leisure centre etc.) it is apparent that much of Stewarton is within close enough proximity to comply with the basis of the 20 min neighbourhood concept. However this analysis does not take in to account the quality or convenience of this accessibility and proximity.
- (see [Stewarton Placemaking Pack 5.0 - 20 Minute Neighbourhood Analysis](#)).
- 5.14 Moreover, whilst primary school locations to the east and west of Stewarton are well located for their immediate catchment within the 10 min / 800m accessibility Stewarton Academy, located on the eastern edge of the settlement does not comply with this measure. However, it is accessible within 1,600m / 20 min from the full extent of Stewarton – albeit the catchment extends well beyond Stewarton to include much of Strathannick.
- 5.15 Beyond improving footpaths and cycle paths within Stewarton to support the 20 min Town principle there is a need to extend this active travel network beyond Stewarton to connect to the satellite small towns and villages including Dunlop, Kilmaurs and Fenwick.

LDP2 THEMES

- 5.16 The Action Plan considers projects against the LDP2 themes of;
- Place + Environment
 - Communities + Housing
 - Economy + Employment

- Infrastructure, Resources + Resilience
- 5.17 In addition, there is an additional section covering Delivery, Funding + Governance and it is intended that a “Town Team” for Stewarton be established to be the custodians of the Shared Action Plan and ensure its alignment with the Community Action Plan.

KEY MOVES

DEVELOPMENT FRAMEWORK - PLACE STRATEGY

- 5.18 The Development Framework and Shared Action Plan outline a more detailed list of projects and interventions. Key moves include;
- Identifying and addressing any known shortfall in community or utility infrastructure to meet current and near future demand,
 - Locating Community Infrastructure and Shared Assets in Central Stewarton Area where possible: Town Centre and Central Area First
 - Support new ways of working and living within Central Stewarton, including co-working, life-work units and affordable housing
 - Maintain and improve existing Community Facility Clusters in East and West Stewarton
 - Enhance, extend and integrate Green / Blue Infrastructure, Core Paths and Active Travel networks across the Town and connecting to satellite settlement across Strathannick to improve access to principal destinations (Town Centre, schools, healthcare, train station) and reduce traffic in Central Stewarton
 - Conserve built heritage, extend Active Travel networks and enhance principal streets and Open Spaces in the historic Central Area including The Cross, Avenue Square and the High Street
 - Announce arrival in Central Stewarton with improvements to principal Gateways
 - Co-locate new Community Services, provide quality Open Space and integrate Core Path and Active Travel networks on Future Growth Development Sites to meet the needs of existing and future residents.
- [\(see Stewarton Placemaking Pack 3.0 -Key Moves\).](#)

- 5.19 The Development Framework and Shared Action Plan outline a more detailed list of projects and interventions. Key moves include:

- **Central Stewarton Enhancements (Key Move 01)**
[\(see Stewarton Placemaking Pack 3.1 Key Move 01\)](#)

The Central Stewarton Area encompasses the Town Centre and Conservation Area and is defined by the railway and principal watercourses in the town. It has a distinctive identity and provides many shared assets for the local community.

The Development Framework proposes public realm and active travel enhancements along the principal streets culminating at The Cross, with a priority for High Street, Main Street, Lainshaw Street as well as Rigg Street and Vennel Street. Key junctions on these principal streets and entry points in to Central Stewarton should be enhanced to create Gateways announcing arrival in to the heart of the Town, including rail bridges and the viaduct which are amongst several landmarks that should feature in a local lighting strategy.

Avenue Square, and potentially The Cross, should be transformed to provide high quality public space in the heart of the historic Town Centre with pedestrian priority. The Conservation Area should be reassessed and extended where deemed appropriate.

Perceived traffic management issues at The Cross should be addressed by seeking to reduce shorter, local trips by car where (and if) they can be undertaken by walking, wheeling and cycling. Given the historic building and street layout at the Cross there is no obvious road engineering solution to increase traffic through the town without detriment to

the quality of place and its built heritage. Pressure on Town Centre traffic should be alleviated by encouraging local trips within Stewarton (and Strathannick) to be on foot or bike where practical by creating safer, continuous and convenient routes promoting active travel as a sustainable alternative mode.

The Train Station and existing access to and from it should be enhanced to encourage public transport patronage.

To encourage footfall, and given the Central Stewarton is accessible from all parts of the existing settlement prioritising existing or future community and public facilities in Central Stewarton should be encouraged, where practical. This extends the 'Town Centre First' principle to encapsulate the area described as 'Central Stewarton'. Key development sites and vacant / under-occupied buildings in Central Stewarton should be considered appropriate for community and public facilities, and/or new types of employment and residential uses compatible with the Town Centre.

- **Community / Public Service Hubs + Clusters**
(see [Stewarton Placemaking Pack 3.2 Key Move 02 / 3.3 Key Move 03](#))

The interplay between existing, planned and projected education, healthcare and other community / public service provision in Stewarton – and the different levels of business case maturity – means that it is not possible to fully anticipate and plan for the spatial / physical requirements to meet longer term need. Whilst there are declared plans for schools investment in the short to medium term, and anticipated investment and service re-provision for social and primary healthcare in Stewarton in the medium to longer term, intentions have not yet been finalised by the relevant public service providers.

Notwithstanding this there is scope to establish a working Development Framework with some initial guiding principles to guide future planning and business case preparation. It suggests a sequential approach to planning preference, requiring the location of future public and community facilities / amenities / service provision to be assessed against the spatial requirements of a 20 Min Town to avoid displacing / reducing service access. It also recognises that including public / community facilities and open space amenities in Future Growth Areas can play a vital role in serving the existing / whole settlement as well as those who will ultimately reside in these areas.

Future Community / Public Service Facilities should:

- meet current and near future demand / requirements with enhanced / extended provision on existing sites, or by relocation where necessary. Investment plans for education have been declared and leisure, health and social care provision plans to follow;
- be located to maintain or enhance accessibility of services to align with the 20 min Town concept to serve the needs of existing town and any Future Growth Area. There should be no detrimental or reduced level of service provision relative to current provision;
- be located in the Town Centre or the wider 'Central Stewarton Area' where practical, supporting the 'Town Centre First' principle;
- continue to be provided on the existing West and East Stewarton Community Campus / Hubs, albeit the services available at these Hubs is liable to evolve as described below;
- form a key part of any Future Growth Development Area proposals to meet existing and additional future community demand and serve the whole town / locality, where necessary;

As noted above it is important to maintain and enhance the service provision / facilities already present in the Town Centre and the West Stewarton and East Stewarton campuses / clusters. The potential of Future Growth Areas to contribute to enhancing the whole-town / area service access and provision is also critical.

Based on this context the following scenario emerges as a preferred approach within the Development Framework which can unlock space (and improve provision), namely;

- The West Stewarton Community Campus / Hub (currently comprising Lainshaw Primary School, Stewarton Sports Club) adjacent to Stranhead Park is allocated for a new and extended Primary Health and Social Care Facility adjacent to a retained / enhanced Sports / Leisure Facility providing combined health and wellbeing services required to accommodate local area population needs
- Stranhead Park is retained / enhanced securing quality open space in West Stewarton which exhibits current shortfall of amenity;
- Lainshaw Primary School is relocated to the Future Growth Area (West) alongside community parkland / sports fields to meet future education, community and open space demands and improve open space accessibility in West Stewarton;
- The East Stewarton Community Campus / Hub (comprising Nether Robertland Primary School and Stewarton Academy) retained and enhanced as a Primary and Secondary School Campus served by improved active travel connections from across Stewarton;
- Town Centre sites currently occupied by the Heath Centre provides brownfield site for Town Centre Living / Work space.

- **Enhanced Open Space + Active Travel Networks and Access**
(see [Stewarton Placemaking Pack 3.4 Key Move 04](#))

As noted above Stewarton has insufficient quality open space, notably to the west of the settlement. Access to enhanced Open Space provision within the settlement boundary, coupled with enhanced active travel connections, should be the basis of many priority actions in the Stewarton Placemaking Plan and Development Framework. Much of this activity requires improvements to existing assets, green infrastructure and path networks. These improvements should be progressed in tandem with improved walking, wheeling and cycling access to the surrounding countryside, woodland and landscape assets as well as improved active travel connections to satellite small towns and villages in Strathannick.

As noted above, there also exists the opportunity, beyond retrofitting existing open spaces, to allocate new public open space as an integral part of Future Growth Area allocations to contribute to restoring adequate access and provision of quality open space in Stewarton, especially to the West of the Town.

- **Future Growth Areas**
(see [Stewarton Placemaking Pack Section 6.0 for Diagrammatic Study / Analysis.1 of LDP2 Candidate Housing Sites - Future Residential Sites](#))

Commentary on the criteria and assessment of potential future development sites beyond the current settlement boundary is provided elsewhere in this Report. Candidate sites should be assessed in terms of how they are compatible with the existing settlement layout and the 20 min Town concept and the extent to which they can contribute to the Open Space / Green Infrastructure and Active Travel Networks, public service provision as well as housing needs for Stewarton.

Based on this analysis, and on the proviso that current and near future demands on local infrastructure are met (as required by current LDP1 housing allocation), then there exists an opportunity to allocate Future Growth Areas to the West and South of Stewarton. These locations must be masterplanned to integrate with the existing settlement, positively contribute to the provision of a 20 Min Town (including integrating with a continuous active travel path network) and to accommodate the necessary open space and public service provision to serve the whole town. As outlined above this is expected to include a new Primary School and public park / open space in Future Growth Area (West) and new public

open space / public park in the Future Growth Area (South). In planning these locations the integration of renewable energy / district heating must be promoted as part of a town-wide approach to decarbonising energy infrastructure.

- **Wider Strategic Considerations**

- Energy and Resilience – in support of a climate neutral, carbon conscious town concept the Development Framework highlights the need for a whole town energy masterplan to assess and develop micro or community renewables projects in and around Stewarton. Dovetailing this with a move towards a district heating network compatible with non-fossil fuel energy transmission would provide the basis to decarbonise the town's energy infrastructure.
- Strathannick – to enable Stewarton to fulfil its role as the hub for the wider Strathannick area it is vital that road and active travel connections are improved to provide a sustainable synergy of urban and rural communities across the locality.

(see [Stewarton Placemaking Pack 4.1 - Aerial Map of Stewarton and contextual surrounding area](#)).

- Routes to M77 – notwithstanding the need to promote public transport and active travel options to encourage modal shift away from the private car there continues to be a need to improve road connections to the nearby M77 to link Stewarton more effectively and safely with the national motorway network to enhance bus and service / logistics connection to Glasgow city region and beyond.

TWO STEP APPROACH

- 5.20 The two-step approach cited by EAC to, firstly, assess and meet current and near future need and then, secondly, consider longer term sustainable future growth is a clear and logical framework to identify short and longer term action.

CONSULTATION

- 5.21 The LDP2 / Development Framework project was preceded and overlapped with the parallel activity considering a Stewarton 'Green Recovery' led by Architecture & Design Scotland on behalf of the national Key Agencies Group with EAC.
- 5.22 The Key Agencies (led by A&DS) facilitated two workshops (again see Appendix A for list of agencies); one in April 2021 (Green Recovery) and one in Jan 2022 (Place Standard Climate Lens). The findings of both workshops are recorded in associated reports and include a Living Locally Survey conducted in Jan / Feb 2022 with members of the local community.

21ST APRIL 2021 – KEY AGENCIES GROUP WORKSHOP

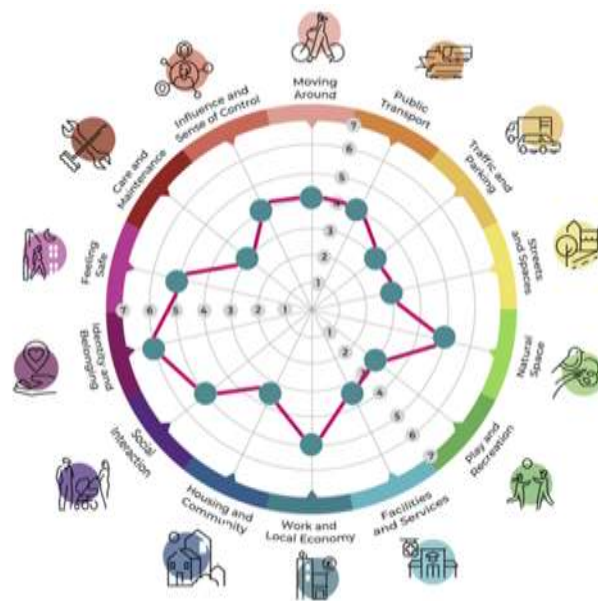
- 5.23 This workshop brought together the key agencies and local authority departments in order to understand the impact of their decisions on each other, and with this understanding achieved, to allow all respective parties to plan appropriately to meet the current and future needs of Stewarton. The workshop was independently facilitated by Kevin Murray Associates and over 30 people attended.
- 5.24 The workshop took a SWOT (strengths, weaknesses, opportunities and threats) analysis approach to Stewarton using the Scottish Government's Place Standard tool. A&DS, on behalf of the KAG and East Ayrshire Council, prepared a report on the findings of the workshop and made the following recommendations to be embedded in future work. These are:

1. To build on the existing community action plan and community engagement;

2. To scenario test all the development sites put forwards by developers for housing around Stewarton to determine if they will create 20-minute neighbourhoods or not (in line with NPF4 proposals);
3. To identify with the community a wide variety of place-based projects that can help the town and residents' lifestyles to become more carbon conscious;
4. To explore opportunities around Health and Learning Estates with Scottish Future Trust; and
5. To explore how to bridge the social, environmental and technological needs of the community.

24TH JANUARY 2022 – PLACE STANDARD CLIMATE LENS WORKSHOP

5.25 Led by A&DS, this session looked to use the Place Standard Climate Lens to structure a conversation with the community identifying Stewarton's strengths and where improvements may be needed. The community was asked to vote on each of the 14 themes to distinguish how well Stewarton is performing against each of the physical and social aspects of place. The community was also asked to share their ideas. The initial findings, shown in the image opposite highlighted Stewarton's strengths as its identity and belonging, natural space and work and economy/social interaction. Its areas for development were identified as traffic and parking, streets and spaces and care and maintenance. This session also saw the launch of the Living Local Survey.



JANUARY / FEBRUARY 2022 - LIVING LOCALLY SURVEY

5.26 The Living Locally Survey was undertaken to understand how resident's experiences of living in Stewarton relate to the ideals of the 20 minute neighbourhood. It considered resident's experiences of existing facilities and services, the ease at which people are able to access them and what future facilities may be appropriate. The survey also asked how walking and wheeling could be made a more attractive, safe and appealing option for those living in Stewarton. The findings of the Survey are published in the accompanying report.

LDP2 / DEVELOPMENT FRAMEWORK ENGAGEMENT

19TH AUGUST 2021 – INTRODUCTION TO LDP2 AND VISIONING EXERCISE

- 5.27 This workshop introduced representatives of Stewarton community groups and key stakeholder organisations to the LDP2 / Development Framework project. Led by Austin Smith Lord and Ryden the workshop explored key issues and themes affecting Stewarton today. Attendees were updated on the work to prepare the LDP2 and discussion was undertaken to begin to gain an insight into the issues and opportunities shaping Stewarton in the future. There was also discussion around the community's priorities, their requirements and how best to have these discussions with the people of Stewarton.
- 5.28 Key issues arising included:
- the low quality and inaccessibility of open space generally
 - Concern about the maintenance and future of heritage assets in the town centre
 - Longstanding issues regarding the capacity of existing public services (notably healthcare) to meet the needs of existing residents
 - Anxiety about the impact of continued increase of housing on the town's identity, sense of community and local services
 - Opportunity for the forthcoming (and delayed) Community Action Plan process to complement the LDP2 Action Plan / community engagement,
 - Continued desire for a quality public space in the heart of the Town,
 - Perception of traffic at the Cross and hope that improved road connection to M77.

16TH DECEMBER 2021 – UPDATE AND FURTHER FEEDBACK SESSION

- 5.29 This further community workshop, led by Austin Smith Lord and Ryden, reviewed work in progress by reporting to the community on the analysis undertaken to date and the emerging issues. It sought to obtain guidance and feedback on these findings. The session also introduced the Key Agencies Group to the local community and began to pave the way for the next steps once the Ryden/Austin Smith Lord work is complete.
- 5.30 Key issues discussed included:
- Positive response to the 20 Min Town approach and the idea of a Shared Action Plan bringing together community, council and other key stakeholder actions to promote collaboration
 - Keen interest in how to resolve / provide future capacity for schools and healthcare and issues around the desirability / viability of more housing until infrastructure issues are fully resolved
 - Detailed discussion about the engineering solutions required to address drainage issues in Stewarton
 - Reminder that Stewarton serves Strathannick and that future plans need to tie in to wider and improved connections to 'satellite' towns / villages
 - Desire to develop a clear commitment and methodology for community-led regeneration to deliver on the Development Framework,
 - Integration of energy / renewables in to the future Plans to lock-in net zero ambitions.
- 5.31 Recommendations from each of these engagement exercises have been fed into the Development Framework. The Draft Development Framework will be reviewed by the Key Agencies Group and Council to help support and scope implementation of the actions identified. There will be a further community feedback session as well as public consultation of the draft development framework before it is finalised and adopted.

06

FUTURE RESIDENTIAL SITES

BACKGROUND

- 6.1 The emerging LDP2 must allocate sufficient land in appropriate locations to meet housing needs over the Plan period. As part of the evidence base for LDP2, potential development sites have been assessed using the (Draft) Site Appraisal Methodology which provides a framework for considering which sites are appropriate for allocation in the plan.
- 6.2 The Council has undertaken three separate call for sites consultations within the current LDP review. The responses received as part of each consultation event have been utilised in determining the site allocations for the emerging Plan.
- 6.3 The process of reviewing these representations has highlighted issues which residents in some locations are most concerned about, notably the loss of green and other open space and the impact that development might have on local infrastructure capacity. The council's preferred approach to site allocation reflects these considerations.
- 6.4 The approach taken in reviewing site's proposed through the LDP review process focuses on an assessment methodology. It seeks to deliver increased densities in and close to town centres and with good accessibility to transport facilities, promoting active travel, making efficient use of existing infrastructure and avoiding areas most at risk of flooding.
- 6.5 The assessment is the first stage in a more detailed examination and consideration of each site and forms the primary evidence base from which to inform a wider conversation as to which sites are considered preferable.

SUMMARY OF THE METHODOLOGY

- 6.6 As stated above, the Council is required to allocate sufficient land in appropriate locations to ensure that there is adequate supply for the period of the Plan and the draft NPF4 includes a Minimum All-Tenure Housing Land Requirement of 4,050 units for East Ayrshire. Scottish Planning Policy (SPP) 2014 states that the planning system should:
 - identify a generous supply of land for each housing market area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times;
 - enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and
 - have a focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.
- 6.7 The Council's site selection methodology was developed against this background and contains three distinct stages and proposes a shortlist to be included within the Proposed LDP.
- 6.8 In essence, **Stages 1 and 2** rank the number of submitted and allocated sites to provide a basis from which a further refinement of sites at **Stage 3** can be made.

- 6.9 The assessment is the first part of a more detailed examination and consideration of each site and forms the primary evidence base from which to inform a wider conversation as to which sites are considered preferable. Thereafter, sites may be recommended for inclusion within the Proposed Plan.

STAGE 1

- 6.10 Stage 1 involves consideration against a number of absolute constraints, i.e. those constraints that would preclude the development of a site because they would be of such a nature as to not allow for mitigation or would result in development in an inappropriate location or on such a small scale as to not warrant allocation in the LDP. These factors are as follows:
- **Proximity to settlement** - sites which do not fall within or are located immediately adjacent to a settlement boundary will be assessed. This criterion seeks to address the requirement for development to be located within a reasonable distance to a settlement and within an acceptable walking distance of day-to-day services.
 - **Flood Risk** - the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Development of land that is wholly located within areas at risk of and/or is at significant risk of fluvial flooding will not be taken forward. This assessment is informed by SEPA data and site visits.
 - **Location of SPA/SAC/SSSI** – seeks to address the protection required for designated sites nature conservation sites. As such, sites will be excluded if they are wholly located within an internationally or nationally designated site for nature conservation.
 - **Ancient/Native Woodland** - the planning system should protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value. Sites wholly located within areas of native or ancient woodland will be excluded.
 - **Site capacity** - sites that are capable of accommodating fewer than 4 dwellings will not be progressed.
- 6.11 Sites which progress beyond the assessment above will be subject to a sustainability appraisal which is informed by way of consultation with key statutory agencies including; Historic Environment Scotland (HES), Scottish Environmental Protection Agency (SEPA), Scottish Water, Transport Scotland and NatureScot.

STAGE 2

- 6.12 Stage 2 involves an assessment of non-absolute constraints, i.e. those constraints that are not considered insurmountable and could be mitigated or would not preclude development, subject to careful examination. The extent to which a site scores more highly and is therefore preferential in terms of development will determine its eventual ranking. Factors included within this stage of the assessment are as follows:
- Contribution to the delivery of the spatial strategy.
 - Site viability and marketability.
 - Non-absolute constraints (flood risk, biodiversity, land capability for agriculture, contamination, heritage assets, landscape character and townscape, mining risk).

- Sustainability of location – proximity and accessibility to schools, health services, town centre, public transport. Also nature of the land (brownfield or greenfield), classification of settlements, visual amenity, landscape impact, soils classification.

STAGE 3

6.13 After the findings of Stages 1 and 2 have been collated, a shortlist of sites can be created. This shortlist will form the basis for further review. Details of each part can be seen below:

- 3A – contribution to housing land supply in relevant Sub Housing Market Area.
- 3B – overall scoring reviewed from Stages 1 and 2 as well as the Sustainability Assessment.
- 3C – confirm if site is deliverable and developable and how development might be phased with a view on impact of delivery. Also a general round up of all available evidence relating to a site.
- 3D – Capacity assessment to consider how many homes a site can deliver including unit type and mix, density assumptions and developable area.

6.14 As previously mentioned, this assessment process is not a standalone exercise but is instead intended to inform a wider discussion within the Council (officers and elected members) as to which sites are considered preferable.

ASSESSMENT OF SITE APPRAISAL METHODOLOGY

6.15 As a general observation, the council's assessment methodology is detailed and comprehensive. The staged approach is clear and follows a logical process. It highlights compliance with relevant requirements from SPP (2014) and those aspects are clearly addressed within the methodology and assessment process. From experience and observations from other similar processes across Scottish local authorities, this methodology is thorough and in that respect the basis upon which the site assessments are undertaken is robust.

6.16 Addressing absolute constraints at Stage 1 is a sensible first step to eliminating those sites which would be unlikely to ever deliver housing. It is critical that the assessment process is focused on enabling the delivery of housing sites as opposed to identifying those which will remain as land allocations for years to come without ever being realised. The constraints applied at Stage 1 are reasonable and appropriate.

6.17 Stage 2 of the assessment process considers the non-absolute constraints in detail with scoring reflecting a site's characteristics. This includes (as per SPP) a site's relationship to the overarching spatial strategy of the emerging LDP.

6.18 Interestingly, it also addresses a site's viability and marketability which are not necessarily criteria afforded prominence within a site assessment process however, they are clearly relevant to the prospect of a site delivering housing within the plan period.

HOUSING SITES REVIEW

6.19 The LDP 2 review process has involved a number of consultation exercises to provide an evidence base from which an assessment of the suitability of sites can be made. These were as follows:

- **Call for Priorities Issues and Proposals (2017/2018)**
- **Main Issues Report consultation (Summer 2020)**
- **Call for Site Information (Winter 2020)**

- 6.20 The findings of an Environmental Assessment of sites submitted through the Call for Priorities Issues and Proposals was included in the Main Issues Report. Additional sites have been submitted through the Main Issues Report consultation. A final exercise (Call for Site Information) was undertaken using a framework of questions devised by the Scottish Government. Following these consultation exercises, the Council has subsequently undertaken an assessment of the site submissions using the methodology set out above. That process has culminated in a ranking of sites and ultimately identified those which are considered suitable for allocation within the Proposed Plan.
- 6.21 A total of 16 sites in Stewarton were promoted across the 3 consultation events identified above and of those sites, 12 were new 'opportunities' and not current allocations within the adopted LDP.
- 6.22 All of the sites passed Stage 1 of the process which assessed the sites against a list of absolute constraints and moved on to the Stage 2 ranking process. That process used a ranking score of 1-5 with the former being the lowest possible score and 5 being the highest. The ranking process does not incorporate any weighting in favour of any particular criteria with all afforded equal weighting.
- 6.23 Following the Stage 1 and 2 ranking process the sites were considered under the provisions of Stage 3. This provides a benchmarking of all sites to inform further consideration.
- 6.24 Land at Draffen East (Ref 355H) has been taken forward on the basis that it benefits from planning permission and is currently being developed. A number of other sites were noted as being 'reserved'. Those have not been discounted and remain available for further consideration based on the scoring exercise described above.
- Future Growth Area (FGA4)
 - Land North of Blackwood Plant Hire
 - Land East of Dunlop Road
 - Land at Lainshaw Estate
 - Land South of Old Glasgow Road
 - Land at Holmhead Farm

ASSESSMENT OF RANKING PROCESS

- 6.25 The single site proposed for allocation (Draffen East) is an allocation carried forward from LDP1 and is now being developed out. It has a capacity of 240 units. As the site is not expected to be fully built out before the adoption of LDP2 its allocation should continue.
- 6.26 Sites at Dunlop Road and Wylie Place were also allocations within LDP 1 and expect to be built out across 2021/2022. Therefore there is no need to identify those sites again in LDP2.
- 6.27 The area identified for future growth (FGA4) scored well in the constraints exercise. It physically fits well with, and is a natural extension to, the site immediately adjoining to the east which has now been built out. That land also ranks well overall (no.4).
- 6.28 Another key outcome of the assessment process has been the identification of a number of sites which were reserved i.e. no decision taken about their future subject to further consideration.

NPF4 – RELEVANCE AND IMPACT

- 6.29 The Draft NPF4 was laid before Parliament and concurrently published for consultation on 10th November 2021. This document has limited weight as a material consideration but going forward it will be a key statutory policy document which will set the direction of travel for LDP activity and in particular, where new housing growth and development is concerned.
- 6.30 There are a number of themes and topics within the document which will undoubtedly have a bearing on the future of housing delivery once approved and whilst that is very much subject to change at this time, the direction of travel is clear.
- 6.31 Considering the assessment of proposed sites in Stewarton against the key messaging from NPF4 it is noted that there are currently no brownfield opportunity sites within Stewarton or indeed, promoted through the call for sites exercises associated with LDP2.
- 6.32 Stewarton currently relates well to the promotion of a 20 minute neighbourhood concept. It will be important that future land allocations continue this theme through effective cycle and pedestrian links to key services and amenities. This might be most realistically achieved through the relocation of development of key public infrastructure (like a new primary school) within future potential housing allocations.
- 6.33 The Council is prioritising an infrastructure first approach to the consideration of future growth potential through LDP 2. The process of assessing the merits of potential residential sites sits alongside a wider consideration of the infrastructural needs of, and demands on Stewarton.

RECOMMENDATIONS

- 6.34 The following recommendations are proposed against the background of our review of the council's proposed housing sites assessment:
- Land at Draffen East should retain its allocation from LDP1 on the basis that it is now being developed out but is not expected to be fully built out before the adoption of LDP2. The site has an indicative capacity of 240 units.
 - Sites at Dunlop Road and Wylie Place were also allocations within LDP 1 and are expected to be completed within the 2021/2022 period. On this basis these sites do not need to be re-allocated through the LDP2 review.
 - The area identified for future growth (FGA4) was identified within LDP1. That allocation should be retained through LDP2. It scored well in the constraints exercise, physically fits well with, and is a natural extension to, the site immediately adjoining to the east which has now been built out. This site also has the potential to provide a solution to the education constraint within Lainshaw Primary and could be promoted as a mixed-use opportunity to include land for a new school.
 - In line with key provisions of emerging NPF4, the council should continue to consider future windfall brownfield opportunities as they emerge.

APPENDIX A

LIST OF KEY AGENCIES

PLANNING REGULATIONS DEFINE THE KEY AGENCIES AS:

- Scottish Natural Heritage
- Historic Environment Scotland
- The Scottish Environment Protection Agency
- Scottish Water
- Scottish Enterprise
- Regional Transport Partnerships (only in its area of jurisdiction)
- Health Boards

APPENDIX B

RESIDENTIAL

TRANSACTIONAL DATA

TABLE B1: HOUSING DEVELOPMENT OUTWITH STEWARTON BUT WITHIN CATCHMENT

Development	Details
Land at Dunlop House and Estate, Dunlop (A735, near Dunlop)	Residential development site of 23.5 acres, has planning consent for the development of 23 detached dwellings with a range of 5 to 8 apartment executive bungalows and villas (15/0989/PP). The planning is live following the conversion of Dunlop Manor in 2016. 9.9 ha site identified in the Housing Land Audit (2020) as a greenfield windfall site with the capacity for 23 houses. No development programmed.
Land at Kingsford	Development of 4 executive houses by Auberne Homes. Built 2020/21. Located in the rural area of Kingsford to the north west of Stewarton.
Old Station Yard, Dunlop Road, Lugton	Erection of 5 dwelling houses, approved July 2020. (19/1001/PP). Site identified in the Housing Land Audit (2020) as a 0.4 ha brownfield windfall site, under development. With 5 houses programmed for 2020/2021. (only site in Lugton on the Audit)
Land at Midton of Fullwood	Erection of 2 dwellinghouses, application registered (21/0462/PP)
35 Stewarton Road, Dunlop	Erection of 2 new dwellings. Application approved (20/0526/PP) Notice of initiation of development 11/08/2021
Stewarton and District Community Council area	Since January 2020 there have been fifteen planning applications for individual dwelling houses
Lugton and Dunlop District Community Council area	Since January 2020 there have been eight planning applications for individual dwelling houses

RESIDENTIAL TRANSACTIONAL DATA

EAST AYRSHIRE

TABLE B2: VOLUME OF HOUSE SALES: COUNCIL AREA

Council area	2016	2017	2018	2019	2020	Total
East Ayrshire	2051	2254	2091	2151	1735	10,282

Source: Statistcs.gov.uk / Registers of Scotland

TABLE B3: MEAN VALUE OF HOUSE SALES: INTERMEDIATE ZONES

Council area	2016	2017	2018	2019	2020
East Ayrshire	£116,687	£122,117	£123,746	£119,529	£127,557

Source: Statistcs.gov.uk / Registers of Scotland

STEWARTON

TABLE B4: VOLUME OF HOUSE SALES: INTERMEDIATE ZONES

Intermediate Zone	2016	2017	2018	2019	2020	Total
Stewarton East	71	98	103	89	61	422
Stewarton West	44	78	37	64	60	283
Total	115	176	140	153	121	705

Source: Statistcs.gov.uk / Registers of Scotland

TABLE B5: MEAN PRICE OF HOUSE SALES: INTERMEDIATE ZONES

Intermediate Zone	2016	2017	2018	2019	2020
Stewarton East	£148,160	£138,362	£121,662	£131,245	£135,006
Stewarton West	£114,795	£140,015	£122,955	£129,092	£126,109

Source : Statistcs.gov.uk / Registers of Scotland

TABLE B6: VOLUME OF HOUSE SALES: DATA ZONES

Datazone	2016	2017	2018	2019	2020	Total
S01007932	12	17	15	25	14	83
S01007933	13	21	22	10	12	78
S01007934	6	17	11	8	6	48
S01007935	19	22	30	26	16	113
S01007936	21	21	25	20	13	100
S01007937	23	57	24	36	32	172
S01007938	15	11	7	18	19	70
S01007939	6	10	6	10	9	41
Total	115	176	140	153	121	705

Source: Statistcs.gov.uk / Registers of Scotland

TABLE B7: MEAN PRICE OF HOUSE SALES: DATA ZONES

Datazone	2016	2017	2018	2019	2020
S01007932	£182,751	£169,662	£121,267	£160,264	£150,373
S01007933	£168,471	£123,016	£127,449	£131,400	£130,551
S01007934	£120,058	£106,153	£115,131	£99,125	£126,583
S01007935	£80,433	£101,407	£71,548	£84,750	£74,563
S01007936	£185,126	£193,158	£179,819	£168,188	£200,848
S01007937	£140,937	£167,564	£153,337	£161,652	£169,776
S01007938	£100,166	£78,909	£60,143	£93,435	£74,776
S01007939	£51,158	£50,200	£74,709	£76,060	£79,217

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TABLE B8: MARKET ACTIVITY IN STEWARTON – ZOOPLA

Type	Last 12 months		Last 5 years		
	Number of sales	Average Price	Number of sales	Average Price	Value Change
All	171	£171,013	831	£160,744	+14%
Detached	15	£323,807	93	£249,124	+20%
Semi-detached	5	£147,711	50	£150,918	+17%
Terraced	14	£96,368	64	£113,161	+14%
Flats	13	87,584	53	£76,631	+10%

Source: Zoopla

Note: numbers don't total.

Private Rental - Stewarton

Current asking rents (sources : Rightmove, Mitula, Zoopla, Gumtree)

- studio, ground floor flat £395 pcm
- 1-bedroom, ground floor flat £375 pcm
- 1-bedroom, ground floor flat £385 pcm
- 1-bedroom, first floor flat £325 pcm
- 1-bedroom, flat £395 pcm
- 2-bedroom, first floor flat £525 pcm
- 2-bedroom, third floor flat £450 pcm
- 2-bedroom, flat £485 pcm

TABLE B9: EAST AYRSHIRE COUNCIL (AS LANDLORD) AVERAGE WEEKLY RENTS

SIZE OF HOME	NO. OF HOMES OWNED	EAST AYRSHIRE COUNCIL	SCOTTISH AVERAGE	DIFFERENCE FROM SCOTTISH AVERAGE
1 apartment	179	£68.64	£73.61	-6.8%
2 apartment	2049	£71.32	£79.48	-10.3%
3 apartment	6140	£73.85	£82.60	-10.6%
4 apartment	3465	£76.82	£89.81	-14.5%
5 apartment	273	£79.00	£99.97	-21.0%

Source: Scottish Housing Regulator 2020/21

APPENDIX C

COMMERCIAL TRANSACTIONAL DATA

- The investment for the Original Factory Shop (5,501 sq.m.) a 8 High Street sold at auction in May 2018 for £165,000 (10.7%), it was available at offers in excess of £510,000, with a net initial yield of 9.56%, the lease expires in October 2024. The passing rent is £50,913 pa.

TABLE C1: RECENT RETAIL TRANSACTIONS

Address	Size (sq.ft.)	Details
13 Lainshaw Street	576	Let in October 2020 on a 1-year lease at £7,250 pa
2 High Street	1279	Sold in March 2018. Former bank. Asking price £120,000
22 Lainshaw Street	1429	Sold at auction in November 2017 for £106,000. Former bank
11 Avenue Street	398	Let in March 2017
42 Lainshaw Street	460	Let in October 2016 to Baz Barbershop on a 9-year lease at £5,400 pa

Source: Ryden/CoStar