

Introduction

The 'Draft Plans' consultation event for the development of 202 new affordable Council homes at Ayrshire Central was held in the Woodlands Centre in Irvine on Tuesday 11 October 2022. Local people were invited to comment on the plans with the consultation period commencing on Monday 26 September 2022 and concluding on Friday 28 October 2022

This report has been prepared to summarise the comments and questions received from local people and share the Council's responses to the enquiries in an open and transparent way. Individual responses will also be issued to all formal consultees.

Draft plans consultation

Letters were issued to all residents who live within 250m of the site, to a proportion of North Ayrshire Housing Register applicants and to a proportion of tenants interested in housing development.

The consultation event was advertised within local press with public notices placed in the Irvine Times and Irvine Herald. The event was also advertised on Housing Services Facebook page and on the Community Consultation website.

A total of 12 people attended the in-person consultation event and six telephone and virtual consultation appointments were hosted. Six formal comments forms, three email responses and three telephone consultation responses were received.

Further consultation

The Council is hosting a second draft plans consultation event on Tuesday 6 June 2023 to allow delegates the opportunity to review the changes implemented following the feedback received at the first event and provide feedback on the proposed elevations and material selections for the site. The event is being held at Castlepark Community Centre following feedback from delegates who requested this venue.

A final plans consultation event will also be scheduled following the conclusion of the draft plans consultation process to provide local people with the opportunity to review any final amendments made to the development plans. Prior to the construction works commencing on site, the Council will arrange for residents to 'Meet the Builder'. This event provides local people the opportunity to speak directly with the construction contractor when they have been appointed to discuss any concerns.

If you have any questions or concerns relating to the site consultation process or the development proposals, then please call the Affordable Housing Team on 01294 324031 or email developmentandstrategy@north-ayrshire.gov.uk.

Existing site and surrounding area		
1.	What will be done to help drainage issues at Kilwinning Road and Castlepark Circle?	The Council is aware of current drainage issues on the existing road network surrounding the site. A drainage impact assessment is still being carried out to determine how surface water for the new development will be drained whilst minimising the impact on existing roads. Any existing issues can be reported to the Council's Roads department by calling the Council's contact centre on 01294 310000 or online at Flooding incident report (north-ayrshire.gov.uk) .
2.	Concerns were raised about the condition of the former maternity residences and antisocial behaviour	Listed Building Consent was granted to demolish the former maternity residences building in December 2022. Demolition works have now commenced and are anticipated to be complete by late summer 2023.
3.	What will be done to reduce traffic speeding around Castlepark Circle?	Any concerns relating to speeding traffic on Castlepark Circle can be reported to Police Scotland by calling 101.
4.	Will cars still be able to park opposite the proposed entry at Rannoch Place?	The roads have been designed in partnership with the design team which includes a Transportation Officer from the Council's Regeneration team. The existing layby parking will be unaffected by the proposals.
5.	How will the Council minimise the impact of the development on the existing natural habitat?	The Council has commissioned an ecological appraisal report and Environmental Impact Assessment Screening Request and will address any recommendations made to ensure the development includes appropriate measures to conserve, restore and enhance biodiversity, where appropriate. The Council will retain a large majority of the existing woodland however some individual trees may require to be removed to facilitate the works. All trees removed will be replaced on the site as part of the redevelopment works.
Construction traffic and roads		
6.	How will additional traffic be managed during construction?	<p>During the construction phase of the works there will be added vehicle movements associated with the site. Once appointed, the main construction contractor for the development will be required to prepare a Traffic Management Plan which will be approved by the Council. This will outline all vehicle movements, frequencies, and parking provision for site staff. The Council will work closely with the contractor to minimise the effects of construction traffic on the local road network.</p> <p>The Council will also ensure that the construction contractors reach a mutually agreeable solution with residents to maintain access and egress to their properties at all times throughout and after the works.</p> <p>When a construction contractor has been appointed, we will arrange a 'Meet the Builder' event before works commence onsite to allow residents the opportunity to discuss any concerns directly with the contractor.</p>

7.	How will additional traffic be managed after construction?	Residents noted concerns that the development will cause increases in the level of traffic on Castlepark Circle and Castlepark Road. The Council is proposing to add traffic lights at the entrance to the site on Kilwinning Road. It is anticipated that residents of the new development will use this road to exit the site which will minimise the increase of traffic flow on Castlepark Road.
Community and Play Facilities		
8.	What open space / play facilities are included for children?	<p>The Council's Open Space Strategy notes the Council's approach to play park provision throughout North Ayrshire with a focus on the provision of larger, high quality play parks across the area. An equipped play space is available at Castlepark Community Centre which is approximately 500m from the site and Eglinton Country Park is located approximately one mile from the site.</p> <p>A natural play space will be provided for the site.</p> <p>The Council will make a financial contribution to be utilised to upgrade the playpark at Castlepark Community Centre as part of the development.</p>
9.	Will the current GP facilities cope with the demand from the extra homes?	<p>It is important to note that many of the residents of the new development will be local people already registered with local health services.</p> <p>Through the assessment of planning applications, the preparation of North Ayrshire's third Local Development Plan and the annual Housing Land Audit, the Council will continue to liaise with infrastructure providers to monitor the impact of new housing development on public services and infrastructure, including health care provision.</p>
10.	How will local schools cope with the demand from the extra homes?	<p>Officers from Housing, Planning and Education monitor emerging Council developments to ensure any impact upon school capacity can be addressed or mitigated.</p> <p>Ayrshire Central, Irvine was identified as having the potential to adversely affect the capacity of Castlepark Primary School. The housing mix for the site was therefore revised and includes a greater weighting of amenity properties. There is recognition from experience at other sites that new affordable housing development generally comprises families who already reside within the school catchment area.</p>