



NEW DWELLING, MONKTONHEAD FARM

PLAANNING PERMISSION IN PRINCIPLE



This Planning in Principle statement outlines the initial design intentions and site considerations for a proposed private residential development at Monktonhead Farm.

The development has been informed by the South Ayrshire Local Development Plan 2 (LDP2) and the accompanying Supplementary Guidance: Rural Housing. These documents support new housing in the countryside under certain conditions. The proposal seeks to sensitively extend the existing residential cluster by occupying a brownfield site in line with Local Development Plan policies and the relevant criteria outlined within the guidance:

NPF4

The broad policies support development where considerations are continuous with the relevant policies.

- National Policy 9 - Brownfield, vacant and derelict land and empty buildings;
- National Policies 14 - Design, Quality and Place;
- National Policy 16 - Quality Homes
- National Policy 17 - Rural Homes;

Policy 9 seeks to direct development to the right place, maximising the use of existing assets (such as brownfield, vacant and derelict land and empty buildings), and minimising additional land take.

Policy 14 seeks to encourage and promote the 'Place Principle' and the six qualities of successful places (i.e. healthy, pleasant, connected, distinctive, sustainable, and adaptable). NPF4 also states that Local Development plans should set out a tailored approach to rural housing, and reflect locally appropriate delivery approaches. The Council's

Policy 16

Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either: delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained;

or the proposal is consistent with policy on rural homes; or the proposal is for smaller scale opportunities within an existing settlement boundary.

g) Householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking

Policy 17 seeks to support developments for new homes where Development proposals for new homes in rural areas are suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building.

LDP2 Policy: 'Rural Housing' is supportive of the development of rural housing where the site represents an appropriate extension to an existing 'clearly defined and nucleated housing cluster', as well as 'replacement dwellings' where demonstrated as appropriate, with relocation included where applicable to the relevant site and existing situation. application of this particular policy. Guidance on rehabilitation of vacant rural buildings states that 'Within the Greenbelt, the conversion of traditional buildings will be acceptable, provided any alterations and extensions to the exterior of the building, including a repaired or replacement roof, will be limited to those demonstrated as being essential to the creation of a single dwellinghouse from the original building'

'CLUSTER' POLICY'

The Council's Rural Housing policy guidance supports proposals for new housing in the countryside, where it is an extension to an existing cluster, subject to the following criteria;

Additions to clusters will be acceptable where:

- a) the proposal is sympathetic to the character and landscape setting of the existing cluster.
- b) the development represents the sensitive in-filling of any available gap sites consolidating existing dwellings within the cluster.
- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster.
- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance.

INTRODUCTION

e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance - 2014. For the purposes of applying the above policy guidance, a 'cluster' is defined as a building group consisting of 2 or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place.

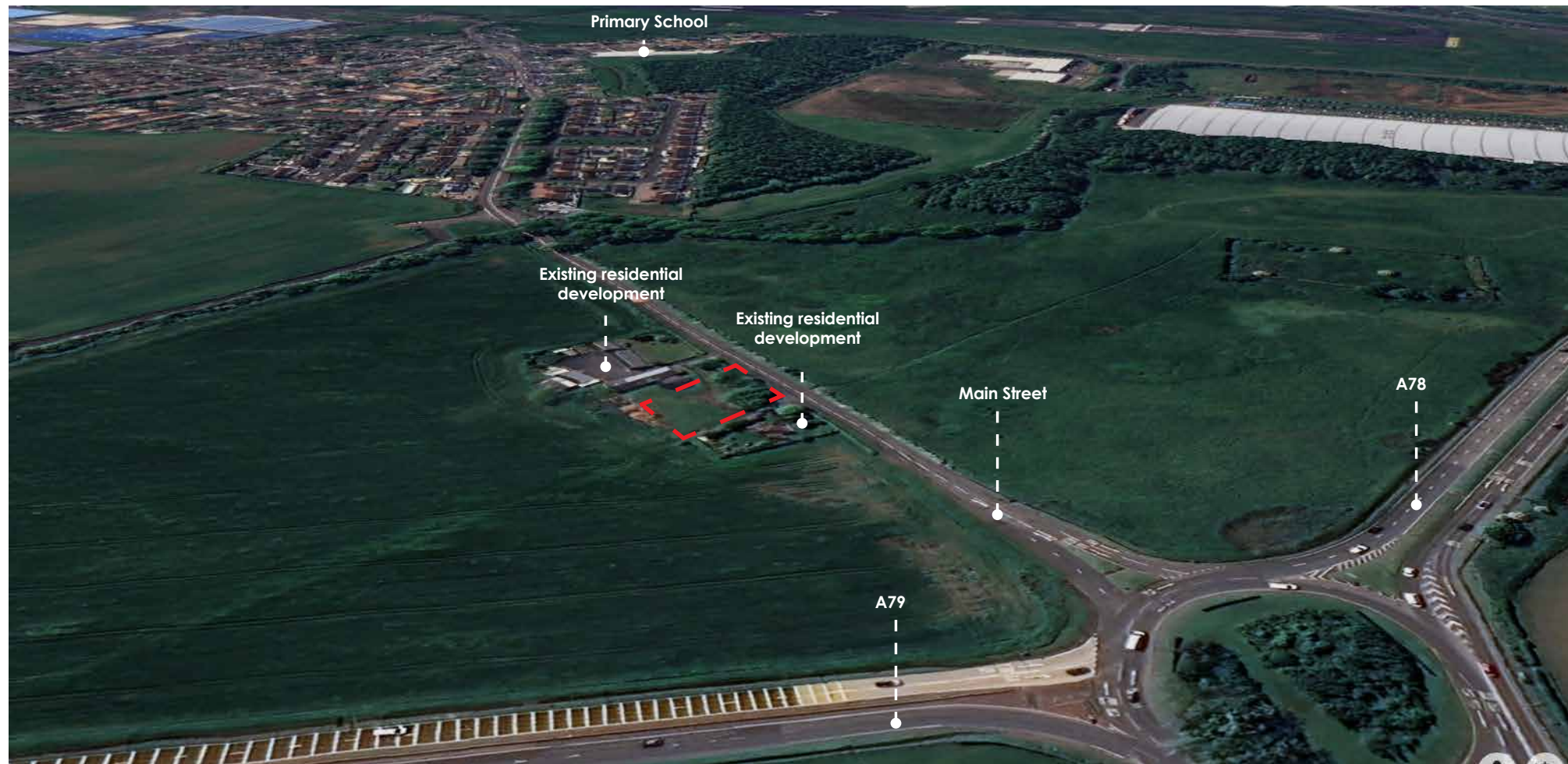
The site is located within an area where there are a number of existing residential properties and holdings with visibility and interrelationship between them, as outlined in the document.

LDP2

The proposed development comprises a single detached one-and-a-half-storey dwelling with a private rear garden, a landscaped front garden, and two dedicated parking spaces. The layout and orientation have been carefully considered to minimise visual impact on the surrounding area. The proposed dwelling has been thoughtfully designed to occupy the footprint of the existing farm building currently located on the site. Although the site is technically exempt from the cluster policy due to its greenbelt designation, it is surrounded by two existing dwellings and contains remnants of former farm structures and established paths. These characteristics support the view that the site could be regarded as brownfield land, where the principles of the cluster policy could reasonably apply.

Access to the site already exists via a private driveway that currently serves the neighbouring properties and is capable of accommodating an additional dwelling. Owing to the site's topography and location, the proposed development will not be visible from the main road, ensuring a minimal visual impact on the wider landscape.

While the architectural design is still being developed, it will be guided by the scale, character, and materiality of the surrounding area. The proposal will adhere to the design principles set out in the South Ayrshire Local Development Plan 2 (LDP2), the Supplementary Guidance: Rural Housing, and the National Planning Framework 4 (NPF4).



Aerial View of the Site

EXISTING SITE

The site is situated between established residential developments to the north and south, predominantly comprising one-and-a-half-storey detached dwellings. To the east and west, the land transitions into open agricultural fields, forming a clear rural edge to the settlement. At present, the site is not in direct agricultural use; however, it forms part of a larger agricultural holding.

The site represents a 'gap' between two existing dwellings. While it currently forms part of a larger agricultural holding owned by the applicant, a portion of this land—specifically the area associated with Monktonhead Farmhouse—is proposed to be released for the development of a single new dwelling. This would effectively infill the space between the existing properties, resulting in a more cohesive and complete residential cluster. The development would also benefit from the local living opportunities and amenities available in Monkton.

The land is currently not in active use, and the new dwelling would seize the opportunity to redevelop the existing dilapidated building. The proposal would also allow for upgrades to surface water drainage infrastructure and introduce an active use for the land, resulting in a positive impact on the character and appearance of the local area.

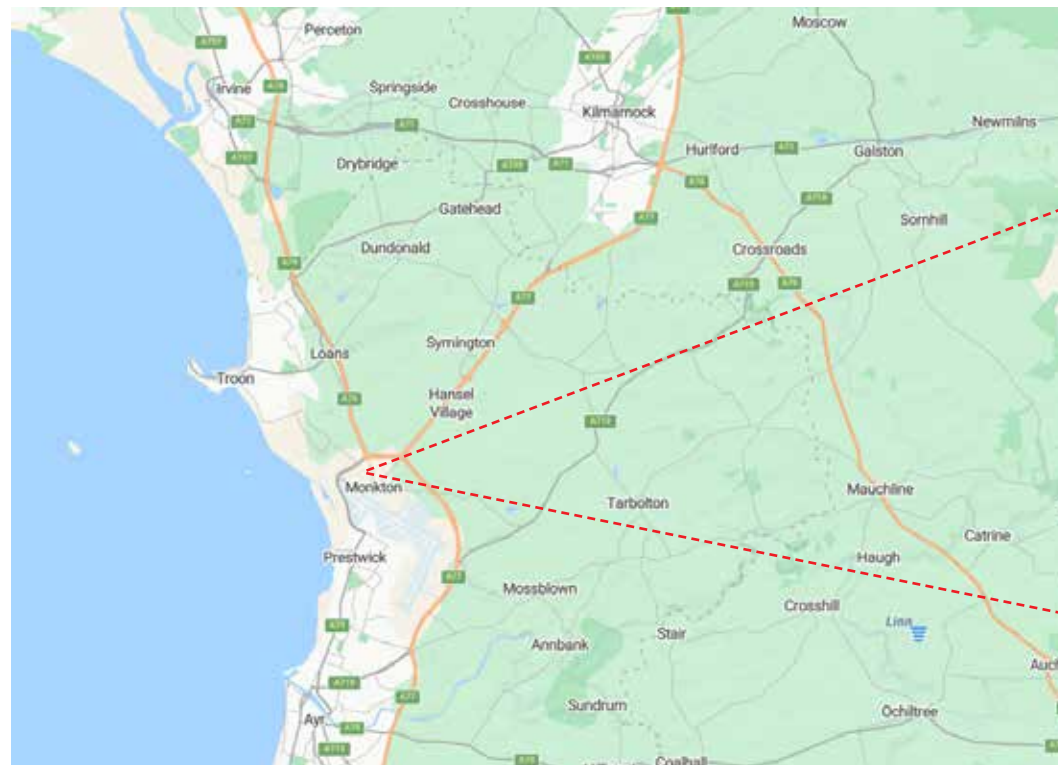
The site benefits from strong connectivity, with convenient access to both the A78 and A79. The surrounding area comprises a mix of open fields and residential properties extending southwards towards the village of Monkton. The site is also well served by local amenities within walking distance, including Monkton Primary School, a post office, a café, a convenience store, and Prestwick Cemetery...



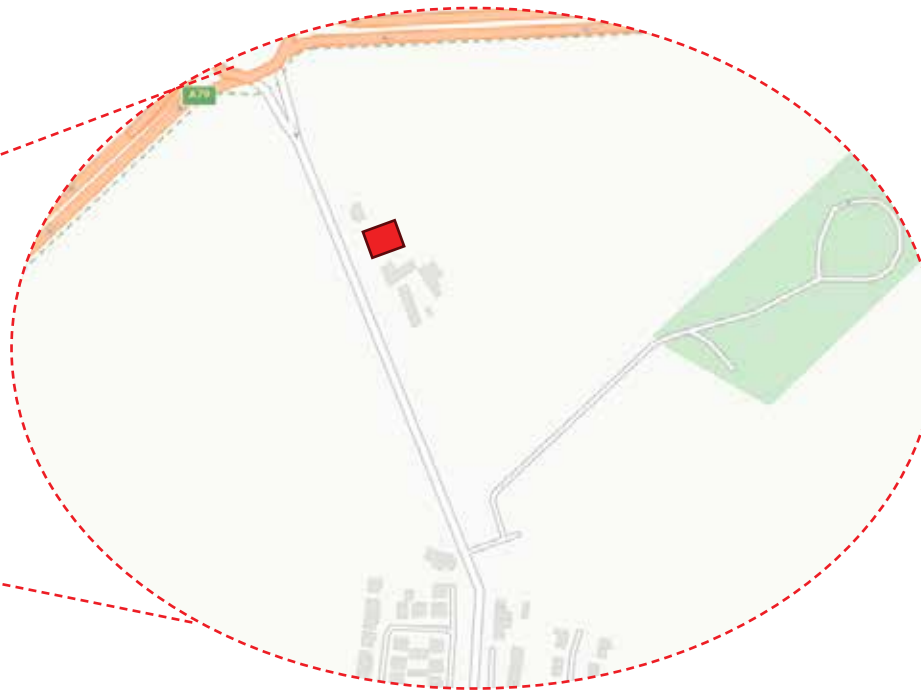
View from Main Street into the existing dwelling to the North of cluster



View of the existing farm building to the south of cluster



Area location



Site location in broader context

LOCATION

The site is situated to the north of Monkton, between Prestwick and Troon in Ayrshire, with convenient access from Main Street, the A78, and the A79. Notably, the site is not located within a designated historic conservation area. It lies between two established residential dwellings and is positioned within a green belt area, as identified in the Local Development Plan (LDP).

NPF4 is generally supportive of development on brownfield sites in rural locations. It is recognised that cluster infill development is not typically supported within the green belt in isolation; however, this proposal seeks to re-use a brownfield parcel of land that is well suited to a small-scale infill development.



Site Location in local context

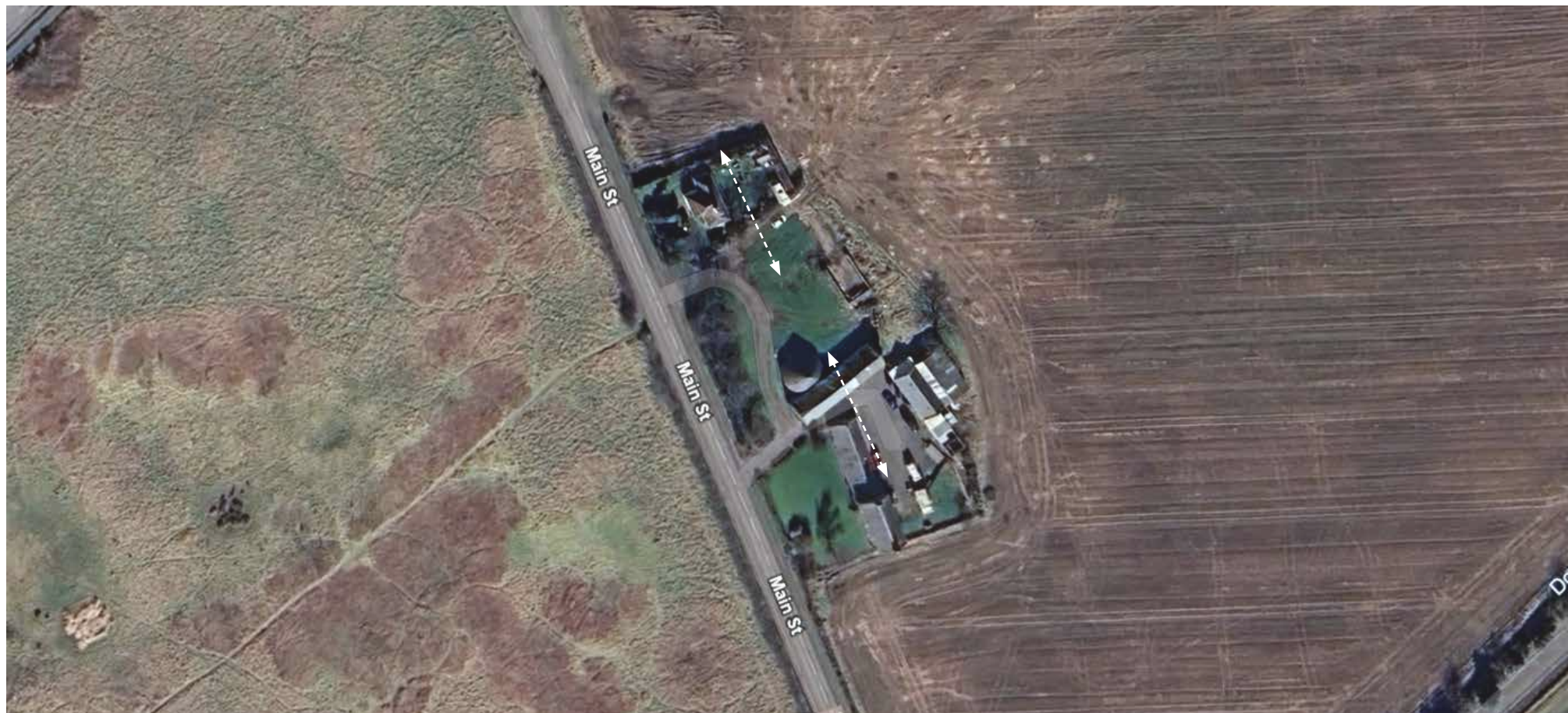


- Approved LDP2 Town Policies
- Open Space
 - Community Facility
 - Predominantly Residential Area
 - SALDP Housing Allocation Site
 - General Industry Area
 - Transport
 - General Retail
 - Significant leisure/recreation/tourism
 - Retail Periphery
 - Retail Core
 - Proposed Housing Release Sites
 - Light Industry

South Ayrshire Local Development Plan



Location of surrounding clusters in the area



Cluster of existing houses that the site is a part of

LOCAL CHARACTER

The broader area includes several visible clusters of three or more houses grouped together.

A new dwelling positioned broadly in the middle of these groupings would strengthen the cluster and reinforce the visual association between the existing buildings.

The proposed site is also situated on the edge of the larger settlement of Monkton, which provides good local living amenities.

The dwelling would not only visually enhance the existing grouping but also create a more residential character for the two neighbouring houses on either side.

Policy 17 of NPF4 seeks to encourage, promote, and facilitate the delivery of more high-quality, affordable, and sustainable homes. The proposed building, by virtue of its size and nature, is likely to be at a price point comparable with affordable housing. This policy supports developments that reuse brownfield land and help sustain fragile communities. This proposal would support the existing community by strengthening the connection between the two existing houses and contributing to a stronger sense of place.



View from the existing path



The existing structure



View of the north of the site



View to the East

EXISTING SITE

The proposal seeks to utilise the existing pathway as a guide for the creation of a new driveway and parking area serving the proposed dwelling. The design aims to be sympathetic to the surrounding context, drawing inspiration from the existing colours, textures, and materials present on site to ensure a cohesive visual relationship with the local environment. This approach responds to NPF4 Policy 14 – Design, Quality and Place, which expects development to deliver high-quality design that responds to local character.

Site photographs indicate that the ground would benefit from enhanced surface water drainage even though the area is not indicated by SEPA as known to have a risk of flooding, which will be incorporated into the overall design of the new dwelling. These measures support NPF4 Policy 22 – Flood Risk and Water Management, which prioritises avoidance of flood risk and the use of appropriate drainage and water-management solutions.

Access from the adjacent fields is restricted by a mature hedgerow and a noticeable change in ground level, ensuring the site remains visually and physically separated from neighbouring farmland. Retaining existing landscape features is consistent with the spatial principles in NPF4 that seek to protect distinctive local character.

As shown in the site photographs, there is currently very limited biodiversity on the site. The proposal would therefore introduce appropriate native planting and landscaping, including a mix of trees, shrubs and flowers, to enhance biodiversity and contribute positively to local ecological networks. This directly implements NPF4 Policy 3 – Biodiversity, which requires development to secure positive effects for nature and, where applicable, to demonstrate that biodiversity will be in a “demonstrably better state.”

Finally, the new dwelling will be designed to achieve the principles in NPF4 Policy 16 – Quality Homes, ensuring the proposal contributes to the delivery of high-quality, sustainable housing appropriate to its location.

PROPOSAL

The proposal comprises a single detached, storey-and-a-half dwelling featuring a rear garden, a landscaped front garden, and two dedicated parking spaces located to the front of the property. To the north and east, landscaped areas will overlook the surrounding fields.

The size and orientation of the dwelling have been carefully designed to align closely with the footprint of the former farm building that previously occupied the site.

Vehicular access is proposed directly from Main Street via a private driveway. The site layout has been carefully considered to respond to the surrounding context, making effective use of the existing footprint in the design of the new dwelling.

Importantly, the new dwelling is positioned away from the main road frontage, helping to preserve the existing streetscape and reduce visual impact.

The proposal takes advantage of a natural gap in the landscape between Monktonhead Lodge and Monktonhead Farm, creating a more continuous and cohesive residential cluster.

The architectural design, currently under development, will be sympathetic to the scale, form, and character of the local area. It will also adhere to South Ayrshire Council's design guidance to ensure the development integrates seamlessly with the existing settlement pattern and enhances the overall sense of place.



Proposed site layout



Proposed site layout in context

SUMMARY

This Planning in Principle statement supports a proposed residential development at Monktonhead Farm, South Ayrshire. The proposal has been designed to ensure it is of an appropriate scale, massing, and external appearance, and uses materials that minimise visual impact on the green belt as far as possible. There will be no significant long-term impacts on the environmental quality of the green belt.

The site benefits from strong transport links and local amenities, which will contribute to local living. The layout has been carefully considered to integrate with the rural surroundings, with the new dwelling positioned away from the main road to minimise visual impact.

We hope that the Council supports the application and understands the non-linear approach we have taken to realise the full potential of the site.

The architectural design is still in progress but will reflect the local vernacular and adhere to design guidance on rural housing to ensure a high-quality, contextually appropriate outcome. The development will enhance the character of the area and contribute positively to the existing community.