

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 21 NOVEMBER 2000

MOORFIELD / MOUNT HOUSE ACTION PLAN

Report by the Director of Development Services

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Committee approval of the Moorfield / Mount House Action Plan which consists of an Action Plan statement (appended) and two development briefs which are indicated as background papers to this report. The Action Plan promotes integrated housing and industrial development at sites to the north east and north west of Moorfield roundabout, Kilmarnock.

2. BACKGROUND

- 2.1 Moorfield North and Mount House/Springhill Farm are identified as opportunities for industrial and housing development respectively in the East Ayrshire Local Plan as finalised . Proposals 2 and 30 of the finalised local plan state that the Council will prepare a promotional Action Plan / Design Brief for Moorfield North industrial site and Mount House housing site. The purpose of producing such an Action Plan is to promote major development sites and augment local plan policy by providing all necessary information required to guide and direct development within each of the areas concerned.
- 2.2 An outline planning application for residential development within the Mount House / Springhill Farm area was received in 1998. This has not been determined due to an objection to the local plan regarding the designation of the site for housing. The objection proposes Treesbank estate at south Kilmarnock as an alternative residential site. The Council will require to decide which of these sites is the preferred greenfield release when all the responses to the local plan objections are considered at a future Development Services Committee. This report is therefore presented without prejudice to the proper determination of an application or the proper determination of a view on any site selected as part of the consideration of relevant objections to the local plan.

3. SECTION 75 AGREEMENT

- 3.1 Without prejudice, should the Council approve the application for housing at Mount House / Springhill Farm, it is recommended that a Section 75 Agreement will be requested as part of the planning consent. Full details of this are contained within the Mount House / Springhill Farm development brief appended as background papers to this report. The Section 75 agreement will contain usual requirements such as house types, roads and footpaths,

landscaping and servicing. In addition to this however, it is suggested that the developer should be required to contribute to elements outwith the housing site related to industrial development at Moorfield North on the opposite side of the B7064. Road access to the Moorfield North industrial site, upsizing of foul and surface water drains to serve Moorfield North as well as Mount House / Springhill Farm and landscaping of Moorfield roundabout will be included as part of the Section 75 agreement. This is fully explained in the Action Plan statement appended to this report.

- 3.2 As the value of the housing land forming part of the greenfield release through the Local Plan is likely to realise more immediate returns than the industrial land, the Council could, by requiring a Section 75 agreement, ensure that financial benefits from housing are used to assist in opening up the Moorfield North site for industrial development. This major strategic general industrial site will complement land for business development at Rowallan Business Park, will create additional jobs and will assist in making Kilmarnock a more competitive business and industrial location.

4. DELIVERY OF THE SITES

- 4.1 Unlike Mount House/Springhill Farm, there is no planning application for the development of Moorfield North at present although Scottish Enterprise Ayrshire have considered the site for a number of industrial enquiries. In addition to the requirements of the Section 75 Agreement, further funding for remediation works to the colliery waste and concrete hardstanding, landscaping, earthworks and preparation of the site itself in terms of servicing and internal roads is required.
- 4.2 To ensure delivery of Moorfield North, it is proposed that a legal partnership agreement be explored with the land owners and Scottish Enterprise Ayrshire to establish a joint agreement to develop the land for industrial purposes.

5. FINANCIAL IMPLICATIONS

- 5.1 The additional investment required for works outwith the housing site as part of the Section 75 agreement will have financial implications for developers of the housing sites, which may include the Council. Costs have been estimated as part of a study carried out by McDonald Associates, consultants, on behalf of the Council and Scottish Enterprise Ayrshire for the infrastructure works to serve the industrial site as well as the housing site however costs are not yet available for the landscaping of Moorfield roundabout. It is expected that the costs will be within reasonable expectation of the developers.

6. LEGAL IMPLICATIONS

- 6.1 As noted in para 2.2 above the Council has yet to consider and approve the responses to objections received to the Finalised East Ayrshire Local Plan. Until the responses have been approved, discussed at the Public Local Inquiry into the Local Plan and the conclusions of the Reporter appointed to hear the objections, and considered by the Council it would not be appropriate for the Council to enter into any formal agreements relating to the Moorfield North project.

6.2 The Council would be required to notify the Scottish Executive of development proposals for the Moorfield North site on the basis of its ownership of land within the identified local plan site.

6.3 The property issues will be required to be considered separately by the Policy and Resources Committee of the Council .

7. PERSONNEL IMPLICATIONS

7.1 There are no personnel implications for the Council arising directly from this report.

8. RECOMMENDATION

8.1 It is recommended that Committee:

- Agree the content and format of the Moorfield / Mount House Action Plan and adopt its approach to integrated housing and industrial development.
- Authorise the Director of Development Services to investigate with potential partners, a legal partnership agreement to develop the Moorfield North industrial site.
- Note that future reports will be presented to Committee to provide updates as appropriate.

8.2 It is recommended that Committee note that this report is presented subject to and without prejudice to the proper determination of any planning application and consideration of relevant objections to the local plan.

Stephen Chorley
Director of Development Services

6 November 2000 (ED/SA)

BACKGROUND PAPERS

- 1. Moorfield and Mount House/Springhill Farm Action Plan – McDonald Associates (March 2000)**
- 2. Mount House/Springhill Farm Housing Site – Development Brief**
- 3. Moorfield North Development Brief**

For further information on the contents of this report, please contact Emma Daly (01563 576756 or Karl Doroszenko, (01563 576751) Policy and Projects Section.

Implementation Officer : Alan Neish

Moorfield / Mount House Action Plan

Action Plan Statement

1. Purpose of Action Plan

1.1 The purpose of the Moorfield / Mount House Action Plan is:

A To implement principles of the East Ayrshire Local Plan (as finalised):

- delivery of industrial site at Moorfield North
- greenfield housing development at Mount House/Springhill Farm

B To achieve integrated development of housing and industrial sites by:

- requesting a Section 75 agreement from the developer of housing which benefits industrial development
- providing information and guidance for development of both sites

2. Introduction

2.1 The Moorfield / Mount House Action Plan consists of the Action Plan statement and two development briefs. This Action Plan statement outlines the land use strategy for the Moorfield and Mount House/Springhill Farm area and suggests a way forward to realise successful integrated development of both sites. The development briefs have been prepared to:

- facilitate and promote integrated development of both sites
- provide a wide range of information including planning policy, servicing, and ground conditions
- offer design guidance

3. Land Use Strategy

3.1 The Mount House and Moorfield North sites are identified in the East Ayrshire Local Plan (as finalised) for housing and industrial development respectively. A consultant's study was commissioned to investigate costs for development of each site individually and jointly. It concluded that stand-alone industrial development at Moorfield North is not likely to be financially viable due, in part, to high servicing costs. However by sharing some services with the housing development, industrial development becomes possible. The value of the housing land is likely to realise more immediate returns than the industrial land. A Section 75 agreement will utilise this value in the best interests of the community. The Council, in requesting a Section 75 agreement relating in part to industrial development, expects a degree of cross subsidy between the two sites.

3.2 Moorfield North is a high quality general industrial site close to the strategic road network. The A71 passes to the south of the site and connects with the A77 Glasgow to Ayr road at the Bellfield Interchange. Kilmarnock is identified as a priority regeneration area in the Ayrshire Structure Plan under policy ADS 4. This policy encourages public and private sector agencies to target Kilmarnock as a priority integrated action area in order to overcome the economic, physical, social and environmental problems from which Kilmarnock suffers. Unemployment is high in Kilmarnock due partly to a declining economic base and failure to attract new

investment. Using the proposed housing development at Mount House as an opportunity to open up Moorfield North for industrial development will assist in attracting jobs to the town.

3.3 Moorfield North meets a shortfall of general industrial land in Kilmarnock and complements land to the north of Kilmarnock at Rowallan Business Park which accommodates business uses. Moorfield North will be the next major industrial site to become available for general industrial development. Although situated on the settlement edge of Kilmarnock, some land at Moorfield North is brownfield. Industrial development would result in the reuse of unsightly brownfield land and joint development with the housing site at Mount House/Springhill Farm represents a sustainable approach to lessening journey to work distances.

3.4 To facilitate development a joint approach to residential and industrial development is being promoted by the Council. The Planning and Building Control Division are playing an important part in this by requesting that a Section 75 agreement be drawn up as part of a consent for housing. Should consent for housing development be granted, significant benefits for industrial development and job creation can be gained.

4. Section 75 Agreement

4.1 Part of the Mount House / Springhill Farm site is the subject of a planning application for housing. The East Ayrshire Local Plan (as finalised) states that a Section 75 agreement under the Town and Country Planning (Scotland) Act 1997 will be requested for this site. The Council recognises that there are linked elements in the development of the Mount House site and Moorfield North. Those common elements will be included within a Section 75 agreement to ensure that proposals outwith the planning application boundary are implemented. (See also para 5.3 below).

4.2 Parts of both Mount House/Springhill Farm and Moorfield North share a common private land owner. The land owner, through the Section 75 agreement, will be required to provide access and sewerage to the edge of the site if planning permission for housing is granted. It is in their interest to do so as the value of the industrial site will increase significantly when these services are in place.

4.3 The Mount House housing development brief of the Action Plan gives full details of requirements of the proposed Section 75 agreement including open space requirements, footpaths and cycle paths however those elements relevant to joint development of the sites are outlined below:

4.4 **Access** – The developer will be required to construct a roundabout on the B7064 to a standard and design approved by the Roads Authority. The roundabout should be designed to be capable of providing suitable and effective access to both the Mount House housing area as identified in the East Ayrshire Local Plan (as finalised) and the entire Moorfield North Industrial development area. This roundabout is most likely to be constructed at the existing access to the Beefeater Inn on the B7064.

4.5 **Internal Access** – A road connection, built to an adoptable standard, will be required from Mount House/Springhill Farm housing development area to the Mount

House listed building and any ancillary residential development. All land-owners within both sites will provide unrestricted access for the construction of internal access roads. The construction of the internal roads will require to be brought to land ownership boundaries only.

4.6 Sewerage – The developer will be required to bring foul and surface water drains to the housing site which shall be of sufficient size to adequately serve the entire proposed Moorfield North industrial area. Sewerage tails will require to be provided at the edge of or within Moorfield North industrial area to enable ease of connection of industrial development to the sewer. The drains will be designed and implemented to the required standards of West of Scotland Water and the developer shall arrange for their adoption by that authority thereafter.

4.7 Landscaping – The developer will be required to carry out a landscaping scheme at Moorfield roundabout on the A71. The roundabout is a key visual point not only on the approach to Kilmarnock but more specifically Moorfield North and south of the Mount House area. Its improvement will provide a focus for the area which it is lacking at present.

5. Industrial Development of Moorfield North – The Way Forward

5.1 Once the above infrastructure has been provided, the Moorfield North site will be available for industrial development. It is important, however, that momentum is sustained and that the site does not remain undeveloped for any period of time. Before Phase 1 industrial units, as shown in the Moorfield North Development Brief, can be developed the following works, as set out in full in the McDonald Associates report published in March 2000, require to be carried out by the developer:-

- Remediation of bing area
- Removal of concrete hardstanding
- Earthworks and Landscaping
- Building of spine road with servicing for first phase of industrial development

5.2 Once Phase 1 internal infrastructure is in place, Phase 2 industrial development can proceed. To achieve Phase 1 a partnership approach to industrial development involving the landowners and Scottish Enterprise Ayrshire is required.

5.3 A legal partnership agreement between the landowners and Scottish Enterprise Ayrshire is required to ensure effective co-operation and agree a development timetable for the Moorfield North site. Agreement to enter into the partnership arrangement will be a requirement of the Section 75 Agreement relating to the Mount House/Springhill Farm housing site.

5.4 Partners could then contribute finance of their own under the legal agreement and submit joint grant applications to external bodies for additional development funding.

AGENDA