

EAST AYRSHIRE COUNCIL

CABINET 18 APRIL 2018

EAST AYRSHIRE LOCAL DEVELOPMENT PLAN

PLACEMAKING SUPPLEMENTARY GUIDANCE

NEWMILNS PLACEMAKING MAP AND ACTION PROGRAMME

Report by the Depute Chief Executive and Chief Financial Officer

Economy and Skills

PURPOSE

1. To request that Cabinet approve the proposed statutory supplementary guidance for the East Ayrshire Local Development Plan 2017 (EALDP) relating to the Newmilns Placemaking map and associated action programme, and to seek authorisation from Cabinet to advertise and invite representations on the document.

BACKGROUND

2. The EALDP was formally adopted on the 3rd April 2017. The EALDP focuses on a vision, spatial strategy and key policies, while more detailed matters are contained in supplementary guidance. Supplementary guidance and non-statutory planning guidance can be prepared alongside a Local Development Plan or can be prepared and published subsequently. The Plan as approved indicates that the Council proposes to publish supplementary guidance and non-statutory guidance within the lifetime of the EALDP. An extract is reproduced for information in Annex 1. All supplementary guidance has now been adopted or is in the process of being adopted with the exception of the placemaking maps.
3. The LDP introduced a section on placemaking and when published incorporated five placemaking maps for Kilmarnock, Cumnock, Galston, Stewarton and Dalmellington with a view to preparing placemaking maps for all of East Ayrshire's settlements which would become supplementary guidance in due course. A proposed timetable for the preparation of the placemaking maps forms part of the Action Programme which was approved by Cabinet on the 28th June 2017 and is reproduced for information in Annex 2.
4. It should be noted that whilst this programme represents the desired order, the actual order is dependent on the community being willing and able to get involved at the appropriate time. As Placemaking follows on from the development of a Community Led Action Plans which, in turn, can only progress if a request is received from the community to develop one. Therefore, it is expected that some deviation from the agreed Action Programme will occur. The Action Programme requires to be updated every two years and in June

2019 when the next update is due the programme will be amended as necessary.

5. The placemaking maps are a realistic assessment of which land use based projects can make most impact in achieving the Scottish Government's six qualities of successful places that is; distinctive, safe and pleasant, easy to move around, welcoming, adaptable and sustainable. The idea is that the place making maps will guide future development and assist the Council and local communities in future funding bids. The programme for producing the maps has been tied with the programme for the production / updating of the Community Action Plans where these exist.

PLACEMAKING MAP – PROCESS

6. The procedure flowchart for developing a placemaking map is shown in Annex 3. All placemaking activities follow the same basic steps -
 - Identification of Community Priorities for improvement
 - Verification and logging of placemaking features and actions
 - Mapping and validation of placemaking features and actions
 - Informal consultation with affected properties

The main outputs from the placemaking process are a placemaking map and an action programme.

PLACEMAKING – NEWMILNS AND GREENHOLM - PROCESS

7. Newmilns placemaking maps and actions are derived from the priorities identified in the Newmilns Community Led Action Plan (CLAP). Typically CLAP's are developed by a community steering group following a request for support in forming a plan being made to Vibrant Communities. The Communities Team then facilitate an extensive community engagement process and provide support via a Community Worker to bring together all the information required to publish the Community Action Plan. The Newmilns Regeneration Association (NRA) was formed to take forward actions identified in their CLAP and since then they have developed a Masterplan for the town centre conservation area. Therefore, the Association's plans were already well established; which simplified the identification of placemaking priorities.
8. The placemaking process which followed involved 4 engagement meetings starting with a walkabout with a small number of community representative's to identify the location of the main priorities. This was followed by a "Talking Pictures" exercise with a wider group of community representative's. This activity involved the recording of the group's comments when viewing over 70 slides highlighting pictures of the main priority areas. Feedback relating to the

comments recorded was sought from internal Council stakeholders, East Ayrshire Leisure Trust and Ayrshire Roads Alliance. This was fed into the mapping and validation desktop exercise. Draft maps and actions were then produced and, at subsequent meetings, adjusted by members of the group until an agreed plan was established to go out for informal consultation.

PLACEMAKING MAP - CONTENT

9. The Newmilns map and action programme (Annex 4) has a significant focus on buildings in Loudoun Rd, Kilnholm St, Main St and Bridgend. There is also a focus on improvements to walking routes both within the settlement and on the River Irvine Way. The Viaduct is a significant feature of the settlement. The Morton Hall and The Town House at 50 Main Street are important heritage features identified and there are four potential development sites identified for improvement.

PRE-CABINET CONSULTATION

10. Informal consultation has taken place with over 330 individuals. NRA Trustees created a Placemaking Notification Letter and circulated this by hand on the 8th and 9th of February 2018. Private Landlords were contacted with the assistance of East Ayrshire Council Housing Officers including 14 vacant properties. Public Sector landowners were also hand delivered information on the placemaking proposals. A log has been kept of all communication deliveries. A drop-in event took place on the 21st of February 2018 in the Morton Hall. A list of comments received on the proposed placemaking map (as detailed in annex 4) at the close of the informal consultation on the 2nd of March 2018 is provided in Annex 5. These comments and any further comments generated from the formal consultation process will be fully considered by both the Council and the community in the finalisation of the placemaking map and associated actions for its delivery and will be brought to a future Cabinet for consideration.

NEXT STEPS

11. Subject to approval of the recommendations, the aforementioned supplementary guidance shall be prepared so as to be published for a six week consultation period commencing on 4th May 2018 and ending on 15th June 2018. Thereafter, the documents will be reviewed and amended taking into account all relevant representations received and the final copies will be submitted to a future Cabinet for approval and adoption.
12. Subject to future Cabinet approval, it is intended that the supplementary guidance will be submitted to Scottish Ministers. Scottish Ministers will consider the supplementary guidance and representations received. After 28 days have elapsed, the Council may adopt the supplementary guidance unless Ministers direct otherwise.

13. It should be noted that the content of the aforementioned supplementary guidance does not need to be scrutinised at Examination given that the principle of the policy or proposal has been examined and subsequently included in the East Ayrshire Local Development Plan. The supplementary guidance is limited to providing further detail based on the parameters set out in the LDP. On adoption, the aforementioned supplementary guidance will have the same weight as the Local Development Plan as it forms part of the plan.
14. Newmilns, as the first community to take forwards the placemaking map since adoption of the Local Development Plan, has been a pilot project, allowing the Council to consider the best process to develop the maps in partnership with their respective communities. It is intended that future maps will be brought to Cabinet in batches rather than on an individual basis.
15. This is a significant first for East Ayrshire. Specific community based planning policy with the same status (on adoption) as other parts of the LDP has been prepared by the community. This is in line with the proposed Planning Bill but in terms of status, the placemaking maps go much further than proposed in the Bill and may well be a first in Scotland.

FINANCIAL IMPLICATIONS

16. There are no financial implications directly arising from this report that cannot be met by existing departmental balances.

LEGAL/POLICY IMPLICATIONS

17. Once adopted, the supplementary guidance will formally be part of the Plan and be used to support the content of the Local Development Plan and can be used in the determination of planning applications.

COMMUNITY PLAN IMPLICATIONS

18. Placemaking in conjunction with Community Action Plans are complementary to the emerging community empowerment measures proposed within the future Planning Bill (see comments at paragraph 15 above)

RISK MANAGEMENT IMPLICATIONS

19. There are no risk management implications directly arising from this report.

PERSONNEL IMPLICATIONS

20. There are no personnel implications directly arising from this report.

EQUALITIES IMPLICATIONS

21. There are no equalities implications directly arising from this report.

RECOMMENDATIONS

22. It is recommended that Cabinet agrees:
- (i) To approve the statutory supplementary guidance on Newmilns placemaking for consultation purposes;
 - (ii) To note that the final draft of the guidance incorporating any amendments arising from the consultation will be submitted to a future Cabinet for approval; and
 - (iii) To otherwise note the contents of this report.

Alex McPhee

**Depute Chief Executive and Chief Financial Officer
Economy and Skills**

9 March 2018 (KP/KD)

Senior officers wishing further information should contact Karl Doroszenko, Development Planning and Regeneration Manager, on 01563 576751.

Implementation Officer: Michael Keane Head of Planning and Economic Development (01563) 576767.

Supplementary Guidance documents are available on the Member's portal.

LIST OF APPENDICES

Annex 1 – LDP Extract – Supplementary and Non-Statutory Guidance

Annex 2 – Action Programme – Timetable for Placemaking maps

Annex 3 – Placemaking procedure flowchart

Annex 4 – Newmilns placemaking map and action programme

Annex 5 - Comments received

LIST OF BACKGROUND PAPERS

Report to Council of the 19th February 2015 entitled 'Proposed plan, draft action programme, environmental report, draft supplementary guidance and summary responses to the main issues report'

Report to Cabinet of the 28th June 2017 entitled 'East Ayrshire local development plan - Action programme'

Annex 1: Supplementary Guidance and Planning Guidance

Statutory Supplementary Guidance	Non-statutory planning guidance
Developer Contributions (2017)	Community benefits from wind energy development (2017)
Affordable Housing (2017)	Ayrshire and Arran Forestry and Woodland Strategy (2014)
Financial Guarantees (2017)	Knockroon Design code (2010)
Planning for Wind Energy (2017)	Ayrshire Landscape Wind Capacity Study (2013)
Heat Generation (2017)	Bank Street / John Finnie Street Conservation Area Management Plan (2007)
Dark Sky Park Lighting (2017)	Catrine Conservation Area appraisals (2005)
Public and private green infrastructure / open space standards (2017)	Galston Conservation Area appraisal (2014)
Shop front design guidance (2017)	Cumnock Conservation Area appraisal (2009)
Display of Advertisements design guidance (2017)	Dalmellington Conservation Area appraisal (2017)
Production of Masterplans (2017)	Green infrastructure strategy (2015)
Housing Market Areas (send to Scottish Govt for approval, March 2018)	Waterside (Doon Valley) Conservation Area appraisal (underway)
Listed Buildings and Conservation Areas (send to Scottish Govt for approval, March 2018)	
Housing in the Countryside (send to Scottish Govt for approval, March 2018)	
Householder design guidance (send to Scottish Govt for approval, March 2018)	

2.6 The LDP contains placemaking maps for Kilmarnock, Cumnock, Galston, Stewarton and Dalmellington, which set out the projects and proposals to make the settlements as successful as they can be. Within the LDP, the Council makes a commitment to prepare placemaking maps for the rest of East Ayrshire's settlements and sets out a timetable for this in the Action Programme. The placemaking maps will be adopted as supplementary guidance and will become part of the LDP. The production of the placemaking maps remains the only outstanding work that remains in relation to the LDP.

2.7 Table 2 below shows the indicative timetable for the production of placemaking maps. The timetable is subject to change; it is dependent on both the willingness of communities to get involved and the work of the Council's Vibrant Communities team, which is working with communities to prepare Community-led Action Plans. The Action Plans will be used to inform the more spatially focussed placemaking maps.

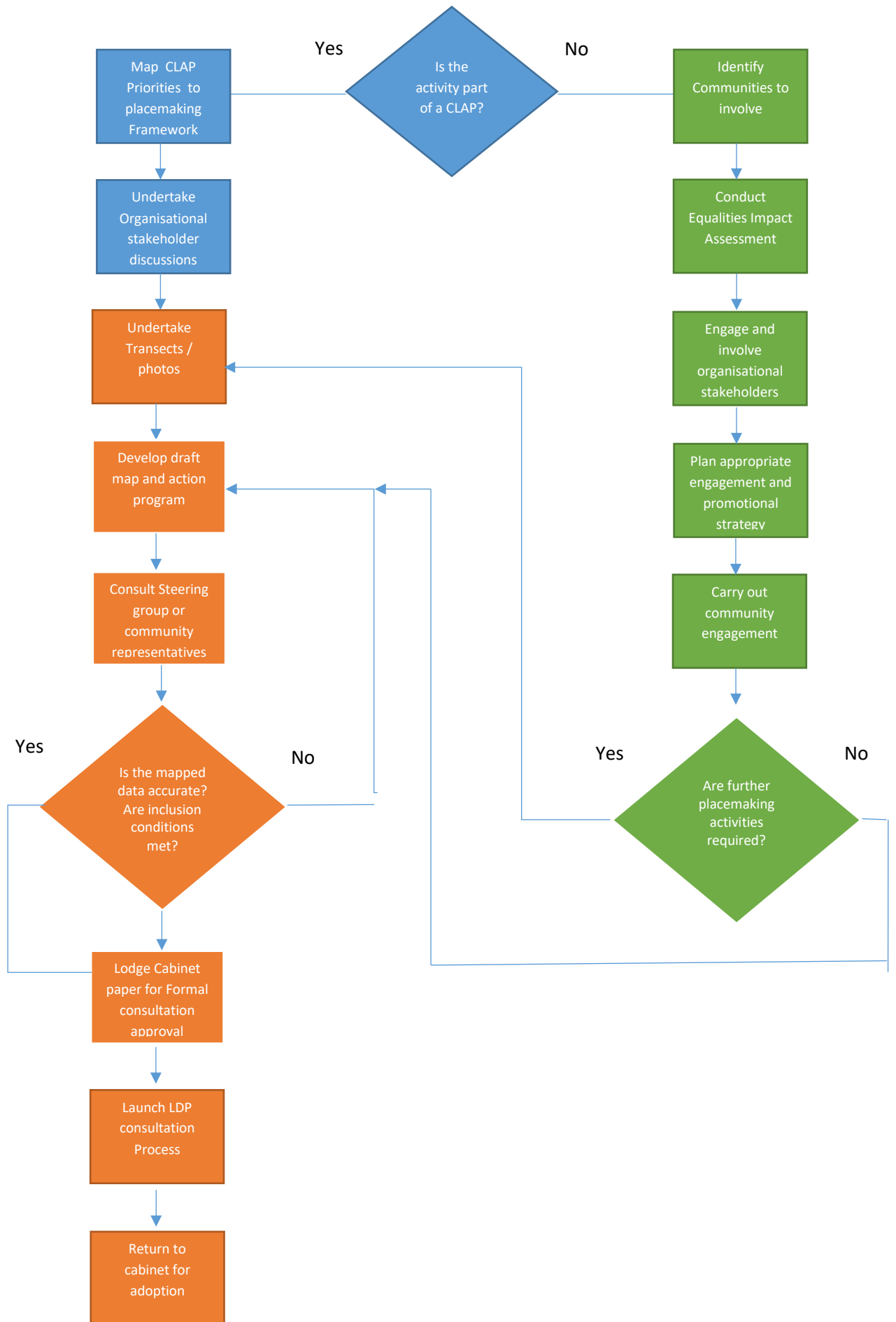
Annex 2: Indicative programme for placemaking maps

Year	Community	
2017 (In progress)	Newmilns and Greenholm*	Catrine*
	Ochiltree and Skares*	
2018	Dalrymple, Hollybush and Skeldon Mills	Dalmellington, Waterside and Bellsbank*
	Galston	Moscow and Waterside
	North West Kilmarnock	Logan, Lugar and Cronberry*
	Kilmaurs	New Cumnock*
	Gatehead	Burnside, Leggate, Connel Park and Bank Glen
	Mauchline*	Darvel and Priestland*
2019	Fenwick, Laigh Fenwick and Waterside*	Drongan, Rankinston, Stair, Hayhill, Sinclairston and Coalhall
	Sorn and Auchencloigh*	Patna and Polnessan
	Crosshouse	Knockentiber*
	Netherthird, Craigens and Skerrington*	Kilmarnock town centre
	Hurlford and Crookedholm	Shortlees
2020	Stewarton*	Cumnock*
	Dunlop and Lugton	Auchinleck
	Muirkirk*	

*Indicates Community Action Plan currently in place

Place Making and CLAPS Flowchart

Annex 3



Annex 4

Draft Newmilns and Greenholm Action Program

Cycling and walking route improvements - Improvements to infrastructure which encourage people to walk and cycle more.

- Improve paths and closes in the town centre
- Investigate improving the safety and accessibility of local walking routes particularly Jacobs Ladder

Streetscape improvements - Measures which help people move around more easily, reduce negative experiences and enhance positive experiences.

- Improve the safety of pedestrians and cyclists on main traffic routes
- Improve the interpretation, signage and linkages through the village for the Irvine Valley Trail, recreation and heritage sites
- Provide cycling racks in the town centre
- Investigate the removal cobbled area in the town centre to improve mobility access
- Develop a heritage lighting scheme based on historical pictures of The Cross
- Investigate restricting parking on Bridgend at the junction with Main Street
- Provide more welcoming street furniture
- Re-establishment of traditional close names

Opportunities for civic space improvements - Areas of vacant or underutilised space such as squares, parkland, local landmarks or natural features to be improved for public use or visual amenity improvement.

- Investigate additional car parking at the ski slope
- Investigate additional car parking at 4 – 6 Browns Rd
- Improve car parking at Gillfoot recreation ground
- Investigate additional car parking at Murdoch Nesbit Court
- Improvements to the riverbank bank area adjacent to Nelson Street

Green space requiring improvement - Improvements to areas of grassland or woodland to improve opportunities for play, recreation or visual amenity.

- Investigate improvements to the running track at Gillfoot
- Investigate green area to the rear of the primary school for recreational activities
- Improved parkland adjacent to Darvel Road

Priority buildings - Buildings which require significant regeneration in order to improve their impact on the quality of the built environment.

Investigate improvements the following buildings

- 2 Bridgend
- Beggs Bakehouse, Bridgend
- 16 – 20 Main Street
- 22 - 24 Main Street
- 34 Main Street
- 41 – 51 Main Street
- 52 – 56 Main Street
- 57 Main Street
- 69 Main Street, Loudoun Arms
- 70 Main Street
- 74 Main Street
- 80 Main Street
- 116 - 118 Main Street
- 120 - 124 Main Street

Potential development sites - Brownfield sites not already identified for development which impact negatively on the visual amenity but may offer opportunities for improvement.

Investigate improvements the following sites

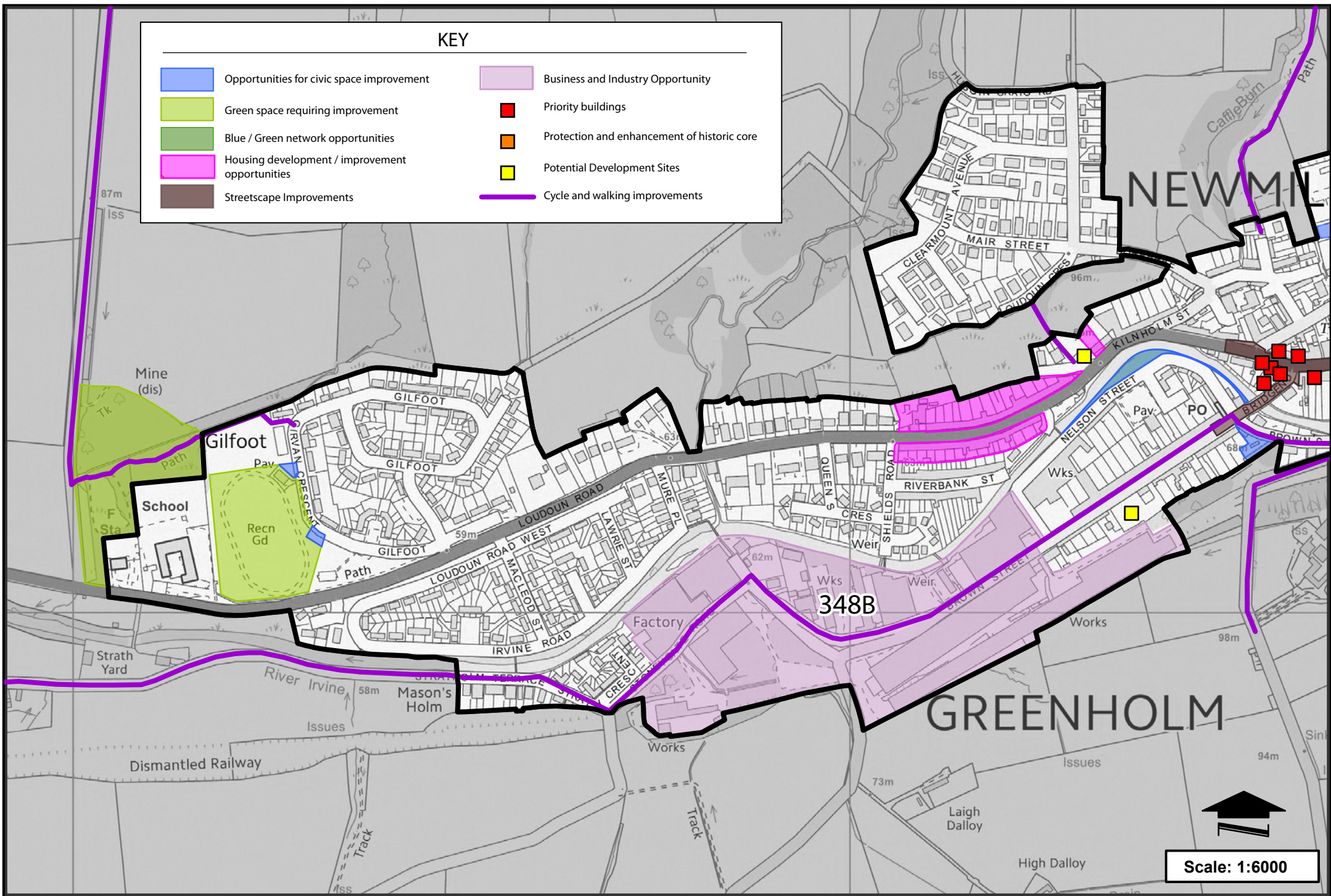
- Site at rear of the Crown Hotel 152 / 154 Main Street
- 126 Main Street
- Site adjacent to 33/35 Brown Street.
- Site East of Jacobs Ladder

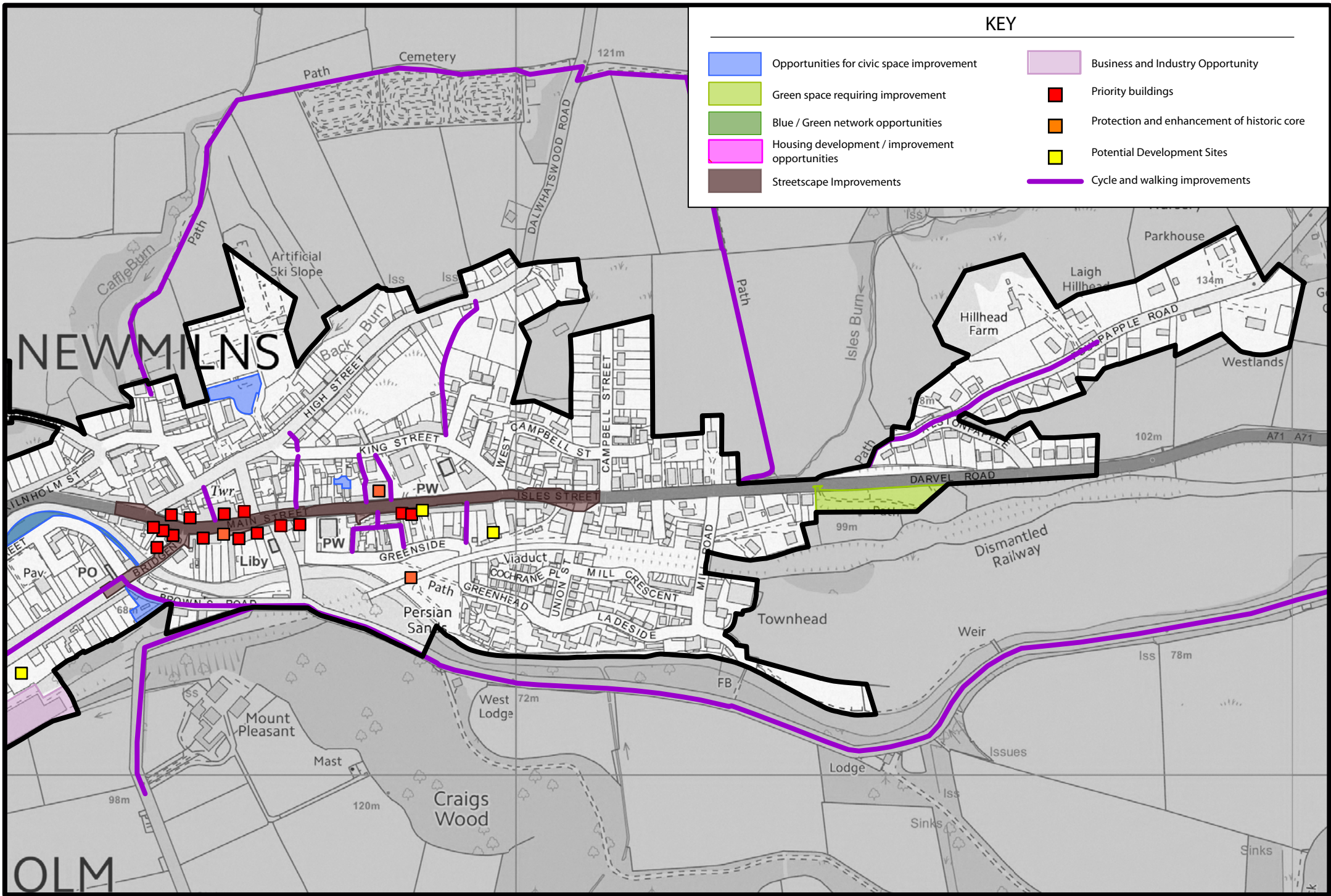
Protection and enhancement of historic core - Buildings, ruins, remains or features of landscape which are historically notable or significant for which improvements to protect or enhance are to be developed.

- Town House, 50 Main Street
- Morton Hall, Main Street
- Viaduct
- General improvement of façades in keeping with the heritage aspects of the village within the streetscape improvement area.

Housing development / improvement opportunities - Brownfield or greenfield sites where future new-build housing could be developed or areas of existing housing where the condition of the properties leads to significant consistent vacancies and negative visual impact.

- Housing improvements to flats in Loudoun Road and Kilnhelm Street





This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409.

COMMENTS RECEIVED IN RESPONSE TO LOCAL CONSULTATION ON THE NEWMILNS AND GREENHOLM PLACEMAKING PLAN

Please note - These comments have been summarised to protect the identity of the individuals commenting

Location of respondent	Summary of representation / Changes sought	Response
Loudoun Road Newmilns	<p>E-mail correspondence to NRA official email account 10th February 2018</p> <p><i>Hey I got a letter from council about the new regeneration projects. I've a flat on Loudoun Road. I would like to know what happens. Is there a chance that this can be bought from me!? I would be interested in this. It's being wasted and is in a prime location.</i></p>	<p>Holding response sent out via e-mail on 13th February 2018 Follow-up response sent via e-mail on 6th March 2018</p> <p><i>Thank you for your email in response to the proposed Placemaking Maps for Newmilns.</i></p> <p><i>While the Newmilns Regeneration Association is not currently structured or in a position financially to purchase properties in the area, it would be our hope that our future plans will have a positive impact on the town and in doing so, also have an effect on the value of residential properties. However, we can only achieve this aim with the support of the various external organisations who can help in the process.</i></p> <p><i>We would therefore welcome your support in ensuring that the Placemaking exercise is approved at the next stage of the formal process such that much needed change can be implemented in Newmilns to improve the visual impact of the Main Street Conservation Area.</i></p>

Location of respondent	Summary of representation / Changes sought	Response
<p>Robertson Gardens, Darvel</p>	<p>E-mail correspondence to NRA official email account 20th February 2018</p> <p>Re site at 'Bedlam' 2-6 Brown's Road Newmilns</p> <p><i>We do not agree with the proposal you have to make regarding 3-6 Brown's Road Newmilns [as a] civic space. There are ongoing plans for it. We can be available for further consultation and wish to be kept informed of your plans/proposals.</i></p>	<p>Holding response sent out via e-mail on 27th February 2018 Follow-up response sent via e-mail on 6th March 2018</p> <p><i>'We note your comments in response to our recent letter on our Placemaking Proposals which impact on 2-6 Brown's Road, Newmilns, KA16 9AS.</i></p> <p><i>The Newmilns Community Action Plan which was adopted in 2014 highlighted a number of key objectives which have the approval of East Ayrshire Council. The section in the Action Plan entitled Appearance and Environmental Improvements seeks to improve the areas within the town which have a negative impact on Newmilns and the section relating to Roads, Traffic and Transport seeks to deal with the pressing need for car parking provision in and around the top of Brown Street and Bridgend. The vehicle congestion at times prevents deliveries to the factories in Stoneygate Road and the need to provide off street parking in the vicinity is therefore vital to the future of the Town and its sustainability.</i></p> <p><i>This property in Brown's Road is located on the periphery of the Newmilns Main Street Conservation Area and detrimentally affects the setting of the B Listed property immediately adjacent. The Newmilns Community Action Plan seeks to better utilise our listed buildings and encourage visitors to the town to participate in the heritage trails which are a key part of our proposals. Given that this property has been largely unused and virtually abandoned for many years, this would provide a great community benefit to the Town for Civic Space Improvement as highlighted in the Placemaking Map.</i></p> <p><i>If it were to be acquired the owners would of course receive open market value. As we pointed out in our letter of 7th February 2018, this is an initial consultation exercise at the moment and any project will take some time to materialize with the full engagement with all affected parties in the process.</i></p> <p><i>We would therefore welcome your support in helping improve the inherent parking issues and at the same time improving the visual impact of the Newmilns Main Street Conservation Area.</i></p>

Location of respondent	Summary of representation / Changes sought	Response
Loudoun Road Newmilns	<p>Written comment at Public meeting 21st February 2018</p> <p><i>'This is not the town I grew up in. It used to be a thriving little town. The demise of the lace industry was the start of it. Newmilns seems to be a forgotten as East Ayrshire Council seems to look to Kilmarnock to spend money. Hopefully, the Newmilns Regeneration Association (NRA) can reverse the decline and make the town somewhere for us long-time residents to be proud of. I'm 65 years old and have lived here all my life and would like to see the resurgence of my town. Unfortunately, apathy has ruled for too long'.</i></p> <p>No changes sought. Proceed with plan.</p>	n/a

Location of respondent	Summary of representation / Changes sought	
Loudoun Road Newmilns	<p>Written Comment at Public meeting 21st February 2018</p> <p><i>'Newmilns is badly needing this project. It's like a forgotten town by East Ayrshire Council. Where is Environmental Health when bags of rubbish are left to pile up outside properties? Where are the street cleaners; it's a disgrace. Shops closing down and hardly any businesses in the town. No one encouraged to come here by East Ayrshire. Have lived here all my life and it' makes me so sad to see a town no one can be proud of. Good luck Newmilns Regeneration Association.'</i></p> <p>No changes sought. Proceed with plan.</p>	n/a
Loudoun Road Newmilns	<p>Verbal comment at Public meeting 21st February 2018</p> <p>Excited by the plans to transform Newmilns.</p> <p>No changes sought. Proceed with plan.</p>	n/a

Location of respondent	Summary of representation / Changes sought	Response
<p>Irvine Valley Trails Project Officer East Ayrshire Leisure Dower House Dean Road Kilmarnock</p>	<p>E-mail correspondence to NRA official email account 5th March 2018</p> <p>‘Please see below for East Ayrshire Leisure’s response to the NRA’s Proposed Placemaking Map for Newmilns:</p> <p>There is nothing included in the map that EAL disagree with, however there are some things that we feel could be added.</p> <p>There are several green spaces that should be included in the ‘green space requiring improvement’ category – such as the space at the western end of the viaduct and the small patches of amenity grass throughout the community. Although small, the opportunity for the amenity grass to be improved in some way (such as being planted with wildflower) will not only enhance the aesthetics of these areas but also reduce maintenance and go towards increasing biodiversity values and can even aid roadside drainage issues.</p> <p>The identification of the viaduct with ‘protection and enhancement of historic core’ is positive in that it is an extremely valuable asset for the community with lots of potential. We hope that the enhancement aspect will include restoration in a way that would benefit the public – much like the transformation project being carried out by Scottish Canals on the Bowling Bridge in West Dunbartonshire, which hopes to create a linear park, taking inspiration from New York City’s Highline.</p>	<p>Holding response sent out via e-mail on 5th March 2018 Follow-up response sent via e-mail on 7th March 2018</p> <p>‘Thank you for your email dated 5th March 2018 regarding the proposed Newmilns Placemaking Maps.</p> <p>Your constructive comments will be extremely helpful in the next stage of the Placemaking process and will ensure that our future plans for Newmilns are as comprehensive as possible relative to East Ayrshire Leisure and the paths network local to Newmilns.</p> <p>Thank you again for taking the time to respond to our Placemaking notification letter.’</p>

Continued:	The 'opportunities for civic space improvement', 'green space requiring improvement', 'blue/green network opportunities', 'housing development/improvement opportunities', and 'streetscape improvements' categories should all consider green infrastructure if/when any of the identified sites are developed. Green infrastructure is a perfect way to maximise potential and provide nature-based solutions in all aspects of placemaking, and is very relevant in Newmilns & Greenholm giving its rural surroundings in the Irvine Valley.'	
------------	--	--

All correspondence in original form is available on request