

EAST AYRSHIRE COUNCIL
CABINET – 5 October 2022
Report by Depute Chief Executive

SUBJECT: PLACE PLANS FOR AUCHINLECK, AND DARVEL & PRIESTLAND

PURPOSE OF REPORT

1. This report presents proposed statutory supplementary guidance for the East Ayrshire Local Development Plan 2017 (EALDP) relating to Place Plans for **Auchinleck**, and **Darvel & Priestland**. It also seeks authorisation from Cabinet to advertise and invite representations on the documents.

RECOMMENDATIONS

2. **It is recommended that Cabinet agrees:**
 - (i) **To approve the statutory supplementary guidance relating to Place Plans for Auchinleck, and Darvel & Priestland 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;**
 - (iii) **To note the significant contribution of the Place Plans for Auchinleck, Darvel and Priestland to the enactment of the Council's Strategic Priority relating to Community Led Regeneration: empower communities and build community resilience; and**
 - (iv) **To otherwise note the contents of this report.**

BACKGROUND

3. 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. All supplementary guidance has now been adopted with the exception of the place plan maps.

4. The EALDP 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 communities 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 originally approved by Cabinet on 28th June 2017 and was most recently updated on 30 March 2022. The terminology used to describe placemaking maps and action programmes has changed to reflect that within the Planning (Scotland) Act 2019. They are now referred to collectively as Place Plans.
5. It should be noted that whilst this programme represents the desired order of Place Plans being produced, the actual order is dependent on the community being willing and able to get involved at the appropriate time, and is community-led. Currently Place Plans follow on from the development of 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.
6. Place Plans 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***. Place Plans will help guide future development and assist the Council and local communities in future funding bids and in targeting resources. As indicated above the programme for producing Place Plans has been closely associated with the production / updating of the Community Led Action Plans where these exist.

PLACE PLAN PROCESS

7. The procedure flowchart for developing Place Plans can be viewed on the Members Portal within the Place Plan handout. All activities in the development of Place Plans follow the same basic steps;
 - Identification of Community Priorities for improvement
 - Verification and logging of features and actions
 - Mapping and validation of features and actions
 - Informal consultation events and online surveys
 - Informal consultation with affected property owners

8. Wherever possible Place Plan are derived from community priorities identified through local community engagement activities such as a Community Action Plans (CAP). CAP's are developed by a community steering group following a request for support in forming a CAP 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.

PLACE PLAN ENGAGEMENT ACTIVITIES

9. The Place Plan process involves a range of different engagement activities made to fit the requirements of each specific community including use of the Place Standard Tool. The process typically involves four engagement meetings starting with an appraisal transect or "walkabout" with a small number of community representative's to identify the location of the main priorities. This is followed by a "Talking Pictures" exercise with a wider group of community representative's. This activity involves listening to and recording of the group's comments when viewing over a large number of photographs highlighting the main priorities identified. Feedback relating to the comments recorded is sought from internal Council stakeholders, East Ayrshire Leisure Trust and Ayrshire Roads Alliance. This collective feedback is used to inform the mapping and validation desktop exercise. Draft maps and actions are then produced and, at subsequent meetings, adjusted by members of the group until an agreed plan is established to go out for informal consultation across the community.

PLACE PLAN – AUCHINLECK

10. The Auchinleck Place Plan (Appendix 1) focuses on the priorities in terms of improving the appearance and enhancement of the local environment, including Main Street, surrounding areas, green spaces and drainage problems at Merlin Park, key buildings and development sites in the village which have a detrimental impact on place. The Auchinleck Steering Group are keen to address issues relating to improving road & path maintenance and safety improvements for pedestrians / cyclists; litter & fly tipping; dog fouling & alleviating pigeon problems at the railway bridge; and developing a safer community via the possibility of CCTV cameras and additional street lighting. Other major factors include encouraging more local businesses to locate in Main Street, by promoting vacant premises and investigating the opportunity to develop a community cafe; increasing opportunities to attract tourism, by means of developing a heritage trail to promote the diverse industrial history of the village and enhancing the local attractions. There is also an ambition to develop potential gap sites as community spaces (seated areas / gardens). Housing provision is another issue which the community seeks to address through the opportunities of improving stock of local housing and social housing conditions.

PLACE PLAN – DARVEL AND PRIESTLAND

11. The Darvel and Priestland Place Plan (Appendix 2) focuses on key buildings and development sites in the town which the group feel have an adverse impact on amenity. There is also an ambition to develop sustainable regeneration projects for the town and develop tourism based on the extensive assets in terms of cycling / walking routes in the surrounding area and the town's role as an established national & internationally recognised music venue. The music festival since its inception has proved very valuable to the community, with some bands choosing to make the festival their only Scottish date. The Darvel & Area Regeneration Trust (DART) are carrying out "The Corner Project" which will serve as the primary focus for Darvel's regeneration plans. The Corner is a new & exciting events space, which will host live music, performances, gatherings, café days, pop-up food stations and other community events; it will also accommodate cycle stands & bike repair station and act as a starting / finishing point for local routes around Darvel and the Irvine Valley. Other main priorities highlight aspects of housing, traffic & transport, community facilities & activities, environment & access, local economy heritage & tourism, community safety and wellbeing.

12. Darvel has a number of active community groups with land-use aspirations, some of whom are developing projects. Consultation on the Place Plan will allow a range of groups to comment on further aspirations which have arisen since the Place Plan was designed.

PRE-CABINET CONSULTATION

13. Informal consultation has taken place via a Placemaking Notification Letter circulated mainly to land owners where proposals directly affect their property. Consultation has also been undertaken with public sector stakeholders. Maps and action programmes have been the subject of online surveys the results of which can be seen on the Member's portal along with written responses. Evening and weekend meetings designed to maximise involvement were promoted with posters in local shops and on social media. Community representatives and council officers also circulated paper survey forms at community events and meetings.

14. There were no further comments in relation to Auchinleck Place Plan following confirmation, from the Vibrant Communities Team dated 14 March 2022, that the Auchinleck Steering Group were happy with the Place Plan.

15. There were also no further comments in relation to Darvel and Priestland Place Plan following confirmation, from the Darvel and District Community Council (DDCC) / Darvel Area Regeneration Team (DART) dated 14 February 2022, that the Steering Group were happy with the Darvel and Priestland Place Plan.

16. Therefore, in summary it is recommended that Cabinet agrees the Place Plans for Auchinleck, and Darvel and Priestland as part of the East Ayrshire Local Development Plan (EALDP) for formal consultation purposes.

NEXT STEPS

17. Subject to Cabinet approval, the supplementary guidance shall be published for a six week consultation period. Thereafter, the documents will be reviewed and if appropriate amended taking into account all relevant representations received. This process to finalise the Place Plan will include representatives from the community groups involved in development of the Plans. The final version will be submitted to a future Cabinet for approval to start the adoption process which involves a formal advertisement.
18. Thereafter, subject to 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.
19. 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, it should be noted that the aforementioned supplementary guidance will have the same weight as the Local Development Plan as it forms part of the plan.

POLICY/ COMMUNITY PLANNING IMPLICATIONS

20. Once adopted, the supplementary guidance will formally be part of the Local Development Plan and be used to support the implementation of the Plan and in the determination of planning applications.
21. The Place Plan process is a key way of implementing Community Led Regeneration, a strategic priority of the Community Plan 2015 – 2030. The development of the Auchinleck, and Darvel and Priestland Place Plans will therefore help meet the aims of the Community Plan.

LEGAL IMPLICATIONS

22. Place Plans in conjunction with Community Action Plans are complementary to the emerging community empowerment measures contained within the Planning

(Scotland) Act 2019, which received royal assent in July 2019. The details of how the new Act's provisions work in practice are contained within secondary legislation and guidance, which were developed and implemented in 2022. Local Place Plan regulations have now been published and came into force in January 2022, further guidance is still awaited. It is considered that the work the Council is currently taking forward in relation to Place Plans will ensure it is well positioned to take on board the requirements of the new Planning Act.

HUMAN RESOURCES IMPLICATIONS

23. There are no human resource implications directly arising from this report.

EQUALITIES IMPLICATIONS

24. There are no equalities implications directly arising from this report. An Equalities Impact Assessment (EQIA) was undertaken for the Local Development Plan and encompasses the guidance.

FINANCIAL & RISK MANAGEMENT IMPLICATIONS

25. There are no financial or risk management implications directly arising from this report that cannot be met by existing departmental balances. Funds to implement specific or priority proposals will be sourced by community groups from a variety of funding sources with assistance of Council employees as appropriate.

TRANSFORMATION IMPLICATIONS

26. The development of Place Plans for our communities contributes to a number of work streams within the transformation strategy including empowering our communities to allow them to have more influence and control, and supporting communities to regenerate our town centres.

NET ZERO IMPLICATIONS

27. There are no net zero implications directly arising from this report.

CONCLUSIONS

28. The Auchinleck and Darvel and Priestland Place Plans are the latest in a programme of placemaking that is being rolled out to support the East Ayrshire Local Development Plan. It is recommended that Cabinet agrees the Place Plans

for Auchinleck, and Darvel and Priestland for formal consultation purposes as part of the East Ayrshire Local Development Plan (EALDP) supplementary guidance.

Background Papers: Development Plan Scheme 2022: 30 March 2022

Appendices: Appendix 1: Place Plan for Auchinleck
Appendix 2: Place Plan for Darvel and Priestland

The following documents are available on the Member's Portal:

- LDP Extract- Supplementary and Non-statutory guidance
- Action Programme - Timetable for Placemaking Maps
- Informal, pre formal public consultation comments
- Placemaking procedure flowchart

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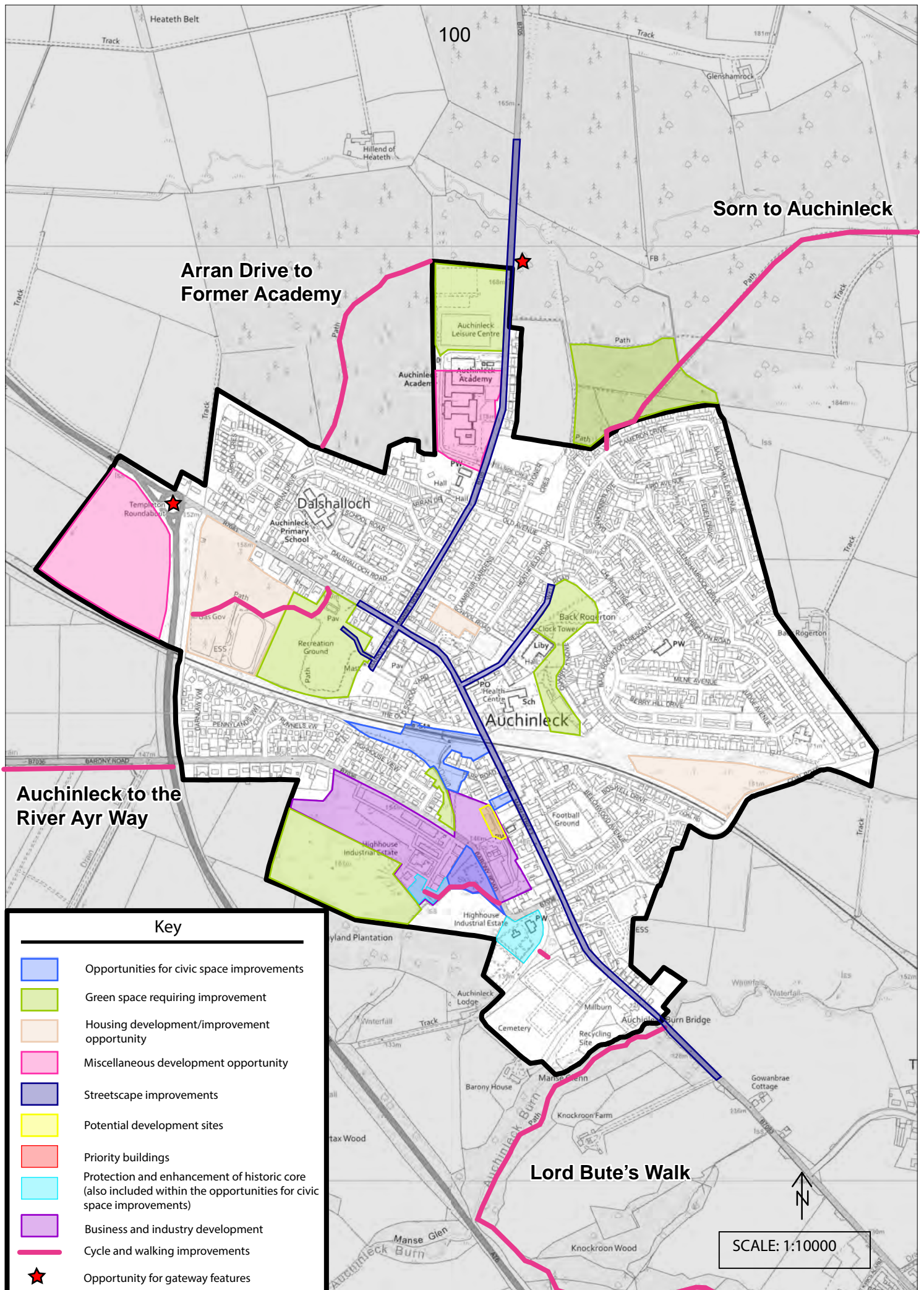
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(KP/CMcK/DMCD)

15 September 2022

Appendix 1

Auchinleck Place Plan



Draft Action Programme for Auchinleck

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

- Develop a walking trail related to the towns industrial heritage
- Improve path through Merlin Park
- Improve trim trail path
- Pathway from church to new cemetery off Barony Road to be improved
- Improve path at the pit woods
- Improve path at the bluebell woods
- Improvements needed to the path from Arran Drive through the woods to the back of the Academy
- Install dog litter bins & no dog fouling signs along walking routes to discourage dog fouling

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

- Investigate options for improving the safety of pedestrians and cyclists on Main Street particularly in relation to narrow footways.
- Investigate options for reducing the impact of HGV movements through the town including light controlled single lane traffic
- Improve the road surface on Well Road and Market place into Merlin Park
- Establish gateway features at Templeton roundabout and on the B705 to Catrine
- Install CCTV
- Improvements to Siren Road, it has trees in raised beds that are dilapidated and wood is crumbling; they are a trip hazard especially for sight impaired; there are large gaps and holes in the footpaths that need fixing
- Road surface improvements and maintenance on roads and paths needed on a much wider scale throughout Auchinleck
- Ensure road safety and improve traffic flow - install speed reduction or calming measures along Main Street and Mauchline Road to prevent speeding
- Improve the appearance of empty properties on Main Street
- Improve the appearance of the railway bridge over Main Street
- Community to organise / promote litter picks and encourage businesses to take part in the 'I clean my street' initiative

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.

- Railway bridge on main street requires treatment for pigeons
- Train station appearance
- Parking at the train station
- Area by Munch Kings restaurant
- Improvements to the buildings in the Main Street
- Development of an outdoor education centre and provide activities to engage young people, families and local community to care for our natural environment and its habitat in Auchinleck

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

- The Knowe Garden Centre
- Merlin Park recreation ground
- Health centre
- Improve drainage around the Trim Trail to alleviate flooding / drainage problem
- The green area near the colliery bing; remove illegal dumping consisting of litter, old trolleys, baths and broken glass from the bing
- Maintain existing flower tubs and hanging baskets

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

- 228 Main Street, former council office
- Auchinleck Sports Centre needing improvements with an increased variety of sports / keep fit classes and improve programme with plenty of access for public swimming, adding fun swims & inflatables for the health and wellbeing of everyone in Auchinleck and surrounding areas
- 197 Main Street
- Old Smiddy Church Hill
- Vicon Plastics
- 16 Well Street

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.

- Auchinleck Parish Church
- Café, 151 Main Street
- Highhouse Colliery workings

- 102
- Former Academy mixed use redevelopment opportunity on the site for Business / industrial, including suitable energy generation and / or storage, community uses

Potential development sites – Development sites suitable for a range of uses.

- Identify gap sites for potential community spaces (seated areas / gardens)

Other sites to be investigated

- Improvement to the waste ground at the side of the railway line

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

- Coal Road
- Dalshalloch Wood
- School Road

Business and industry development / improvement opportunities - Brownfield or green-field sites where future business and industry could be developed or existing business and industry for improvement where the condition of the properties leads to significant consistent vacancies and negative visual impact.

- Barony Road / Highhouse Industrial Estates for industrial use and as an area to which industrial and business development will be directed

Miscellaneous development opportunity – Development sites suitable for a range of uses. Sites identified in the Local Development Plan (LDP).

- Templeton Roundabout site for business & industrial use and as an area to which business and industrial development will be directed

Appendix 2

Darvel and Priestland Place Plan

Action Programme for Darvel

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

- Path improvement at The Waterlip and The Weaver’s Trail / improved maintenance and signage of the paths network (Loudoun Hill Walk, Dyke Path, Long Cairn Walk, Five Mile Walk, Irvine Valley Spinal Route)
- Create a cycle service station in “The Corner” (Ranoldcoup Road Junction – former Co-Op Site)
- Improvements to pavement surfaces in Main Street
- Install dog litter bins & no dog fouling signs along walking routes (Loudoun Hill Walk, Dyke Path, Long Cairn Walk, Five Mile Walk, Irvine Valley Spinal Route) to discourage dog fouling

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

- Shop front improvements and use of vacant shop premises
- Improve road maintenance throughout the town centre
- Ensure road safety and improve traffic flow - install speed reduction or calming measures along Main Street. Install fixed speed cameras through the town or reduced speed limits along the valley route
- Address Main Street parking issues & provide parking for the town centre
- Improve the general appearance of property and streetscape of Main Street, with the provision of additional planters / hanging baskets
- Develop gateway features on West Main Street and East Main Street which do not obstruct views of oncoming traffic, possibly in form of improved signage

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.

- Ensure “The Corner” development is completed and its potential realised with further improvement for Darvel’s Garden and Market. The site will provide a civic space accommodating a range of community activities including: a performance venue; and a gathering point for cyclists and walkers and regular markets

- Improvements to the Square on East Main Street (now underway)
- Look to develop a modernisation programme for the Town Hall, including accessibility, internal environment and layout, general maintenance & external appearance and expand its usage
- Improve / regenerate the Scout Hall
- Continue the planned renovation and development of Sports Darvel Complex and increased usage.
- Increase level of effective recycling by providing recycling points within the Town Centre / provide recycling bins in car parks
- Incorporate history, heritage and culture elements into “The Corner”

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

- Improvements to Morton Park - develop appropriate facilities (café and toilets) and increase activities for young people / provision of inclusive play equipment and replacement of sandpit. Increase provision of trees and wild flower areas. Improve entrances to Morton Park and the riverbank area
- Improvements to Hutchison Drive Park - develop appropriate facilities and increase activities for young people / provision of accessible play equipment.
- Improve and tidy overgrown wooded area between East Main Street and the Bowling Club
- Protected open space to the east of McIlroy Court, to the south of East Main Street
- Create wild flower corridors within the town along the A71 on entering Darvel from Newmilns and along the river banks - both in Morton Park and along the Waterlip riverside path, and other identified sites within the town
- Introduce wild flowering along road verges

Blue/Green Network Opportunities – Opportunities for improvements to the natural space in river corridors to make the river corridor safely accessible and of greater visual amenity.

- Open up a few gaps in the tree-line in Morton Park along the river bank to allow visual amenity (Underway)
- Improve the appearance of riverside walks

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

- Address derelict properties on Main Street - Turf Hotel, 52 West Main Street and 85/87 East Main Street
- Improve the general maintenance & appearance of the Town Hall and Library and expand its usage.
- Improve / regenerate the Scout Hall, Ranoldcoup Road
- Continue the planned renovation and development of Sports Darvel Complex and increased usage.

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.

(Also included within the Opportunities for civic space improvements)

- Renovations / improvement works to Hastings Square and the Sir Alexander Fleming Memorial
- Town Hall modernisation to ensure the listed building is welcoming and fit for purpose
- Review the future of the Band Hall Mair's Road

Potential development sites - Development sites suitable for a range of uses.

Other sites to be investigated

- Former factories, Jamieson Road and Green Street for business and industry, residential or community use

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

Sites identified in the Local Development Plan (LDP).

- Burn Road residential development opportunity
- Crofthead residential development opportunity
- Jamieson Road residential development opportunity
- West Donnington Street residential development opportunity

Other sites to be investigated

- Improve the general appearance of properties of Main Street
- Vacant property needing improved or redeveloped 85 / 87 East Main Street, establish use of the site after demolition
- Turf Hotel, 52 West Main Street residential development opportunity

Business and industry development / improvement opportunities - Brownfield or green-field sites where future business and industry could be developed or existing business and industry for improvement where the condition of the properties leads to significant consistent vacancies and negative visual impact

Sites identified in the Local Development Plan (LDP).

- Jamieson Road business development opportunity
- Campbell Street business development opportunity