



EAST AYRSHIRE COUNCIL

# **Local Development Plan 2**

## Housing in the Countryside

Supplementary Guidance

2024



## **East Ayrshire Local Development Plan 2**

### **HOUSING IN THE COUNTRYSIDE SUPPLEMENTARY GUIDANCE**



**OCTOBER 2024**

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## Introduction

### Status and purpose of Supplementary Guidance

This Supplementary Guidance has been prepared under Part 2 Clause 22 of the Town and Country Planning Act (Scotland) 1997 (as amended) and forms part of the Local Development Plan 2 (LDP2) for East Ayrshire. As a statutory document, it represents a material consideration in the determination of planning applications and forms part of the East Ayrshire LDP2.

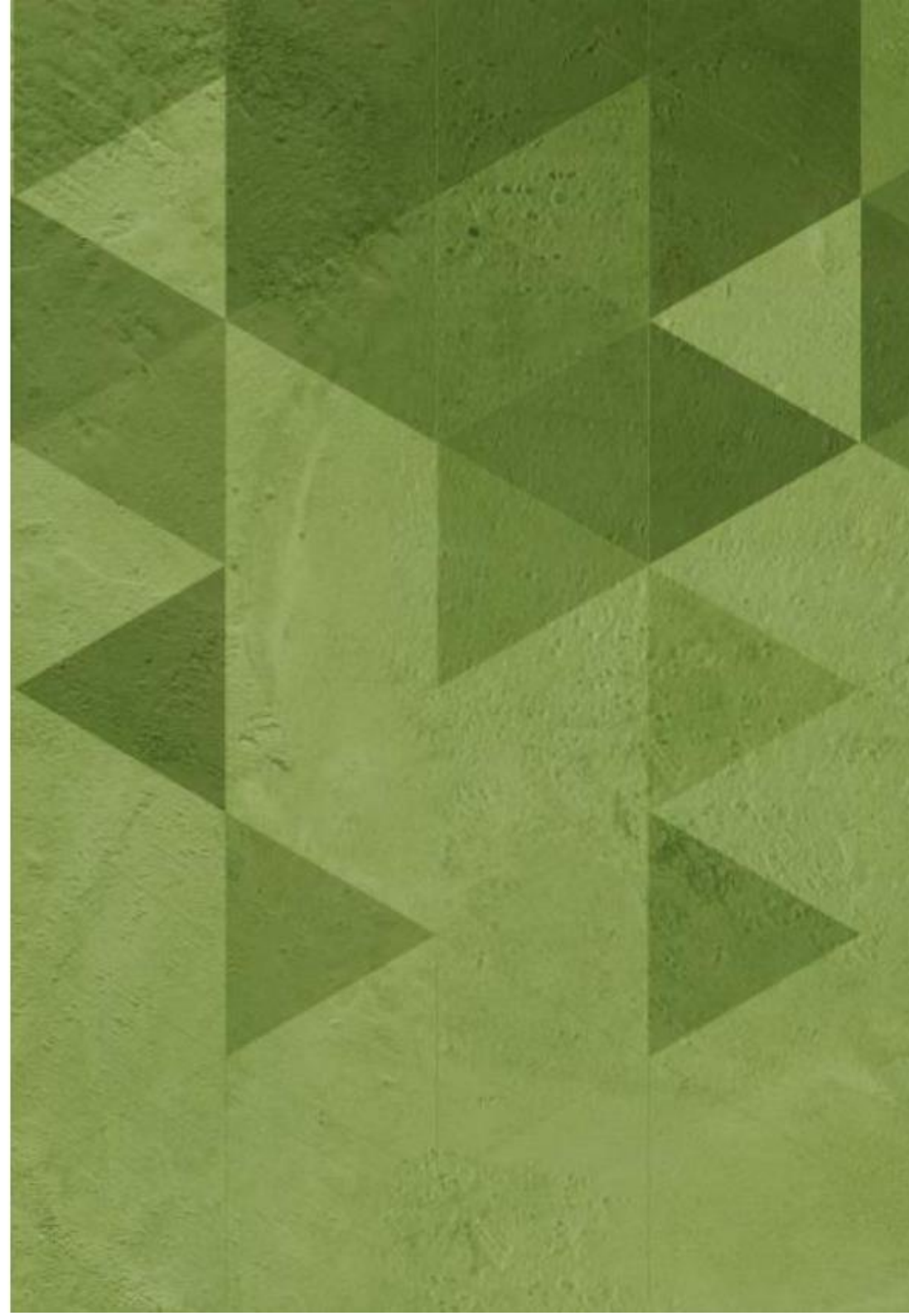
The Housing in the Countryside Supplementary Guidance contains two distinct parts: part 1 comprises design guidance for new houses in the countryside; part 2 identifies rural housing clusters with associated guidance for each cluster.

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# PART 1

## DESIGN GUIDANCE



## 1.0 Housing in the Countryside - Design Guidance

Part 1 of this Supplementary Guidance sets out key design principles which should be taken into account by applicants when planning new housing development in the *rural area*\*. This guidance will also be used by East Ayrshire planning authority in determining such applications.

\*For the purposes of interpreting and implementing relevant LDP2 policies, *countryside/ the rural area* is defined as being those parts of East Ayrshire's Local Authority area which lie outside of identified settlement boundaries<sup>1</sup>.

Whilst the majority of new housing will be within settlement boundaries, and particularly those LDP2 sites allocated for housing development, the policies of the Plan allow for new houses in the countryside in certain circumstances. **For clarity, housing in the countryside includes all houses proposed outside of settlement boundaries, as illustrated in LDP2 volume 2.**

The purpose of this supplementary guidance is to encourage high quality design of housing in rural areas which respects East Ayrshire's landscapes and building traditions. It includes extracts of the relevant policies for rural housing and an explanation of landscape designations in LDP2, followed by design guidance for rural housing, with specific sections on: site layout and setting; house types, materials and detailing; and the conversion of existing rural buildings for residential use.

A further reading list is provided for those seeking additional information and advice.

### 1.1. The Need for quality design in Rural Housing

Over recent years the number of people wishing to live in the accessible parts of rural East Ayrshire has grown rapidly, particularly as advances in remote-working technology have made living and working in the countryside an accessible lifestyle option for many more people.

A balance needs to be struck between supporting sustainable rural housing development that provides a basis for local economic benefit and ensuring that its design is of a high quality. One way to help successfully accommodate and integrate new development into the rural area is through the use of high quality, responsive design. Good design avoids pastiche, whilst taking account of the local vernacular; it respects the surrounding landscape by providing an appropriate setting and layout, but also leaves room for contemporary innovations.

Both 'traditional rural' and 'contemporary rural' housing designs can be supported where they meet the standards set out in this document. The main objective of the

<sup>1</sup> LDP2 Volume 2: Settlement maps.

design guidance is to prevent the development of housing styles that are more appropriate for urban or suburban locations.

The East Ayrshire Local Development Plan 2 contains a suite of policies designed to manage the demand for, and encourage higher standards of design quality in, rural housing. These policies should be read in conjunction with the advice provided in this SG regarding applications for housing in the countryside.

Principal LDP2 policies relating to the determination of rural housing applications addressed in this SG include (but are not limited to): RH1, RH2, RH3, RH4, RH5, NE1, NE2, NE8 and NE10.

LDP2 Policy DES1 requires all new development proposals to achieve excellence in design outcomes and to meet the following principles, which reflect the Six Qualities of Successful Places as defined in National Planning Framework 4:

- Distinctive
- Safe and pleasant
- Connected
- Healthy
- Adaptable
- Sustainable

Planning permission may be refused and refusal be defended at appeal solely on design grounds.



## 2. Rural housing policy context

### 2.1. National Planning Framework 4

As set out in the Planning (Scotland) Act 2019, one of the six outcomes of National Planning Framework 4 (NPF4) is to increase the population of rural areas of Scotland. According to demographic estimates, while some of Scotland's communities are facing significant population growth, many others, notably the west coast authorities and those in rural areas, are facing depopulation.

NPF4 Policy 17 aims to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. It is stated that LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing such as crofts and woodland crofts and the appropriate resettlement of previously inhabited areas.

NPF4 and LDP2 aim to support the distribution of the national and local population to create sustainable communities. The repopulation of rural areas does, however, need to be carefully managed to protect the landscape and character of these areas and to align with the other policies and priorities of planning, including protecting agricultural and natural land. In order to support and sustain communities and ensure a sustainable approach to development, the spatial strategy of the Plan focusses on directing new housing development to existing rural settlements.

### 2.2 Rural Housing in East Ayrshire - Setting the Scene

The character of East Ayrshire's rural areas and the opportunities they present vary greatly across the district, from pressurised areas of countryside around towns and villages, to more remote and economically disadvantaged areas – often also affected by population decline. Other areas lie somewhere in between; intermediate areas under varying degrees of pressure and with different kinds of environmental assets meriting protection.

### 2.3 Rural Protection Area and Rural Diversification Area

It should be noted that the majority of new residential development during the Local Development Plan period is expected to be delivered on sites allocated in LDP2 to fulfil the Minimum All-Tenure Housing Land Requirement (see LDP2 Volume 2: Settlement Maps and LDP2: Housing Technical Paper for further information). Additional sites, particularly rural housing development, should only make up a small proportion of new housing.

With regard to the rural area, the northern part of East Ayrshire is under more pressure from residential development than areas southwards. For this reason,

LDP2 provides for a *Rural Protection Area*<sup>2</sup> in the north around Kilmarnock, Stewarton, Dunlop and the Irvine Valley wherein rural housing is more strictly managed. There are distinct policies for housing in the Rural Protection Area and the *Rural Diversification Area*<sup>3</sup>. There is also a policy for development of *Rural Housing Clusters*<sup>4</sup>, which is fully set out in the second part of this Guidance.

This approach is aimed at preventing the more pressured rural areas becoming ‘suburbanised’ by new housing for those who wish to live in the countryside and commute to work whilst helping to boost the population and economy in the more remote rural parts of East Ayrshire.

## 2.4 Key LDP2 policies regarding Housing in the Countryside

The principal LDP2 planning policies that manage the scale and location of new housing in the countryside are RH1, RH2, RH3, RH4 and RH5. These have been extracted from LDP2 and are shown in full below:

### Policy RH1: Housing in the Rural Protection Area

The Council will be supportive of single or small-scale residential development in the Rural Protection Area, as shown on the rural area map, only where it can be demonstrated, to the satisfaction of the Council, that the houses are required on a permanent basis:

- (i) for an agricultural worker employed full time on the farm to which the proposed house relates, subject to meeting the requirements of Policy RH4; or
- (ii) to reinstate a former dwelling house or as a one-for-one replacement of an existing permanent house; or
- (iii) for a worker employed by a forestry or other rural industrial or business enterprise where it can be demonstrated that a worker living on site is essential to the running of the business, subject to meeting the requirements of Policy RH4; or
- (iv) for the retirement succession (only) of a viable farm holding, forestry, or other rural industrial or business enterprise (information will be required to support this on both viability and succession planning); Or
- (v) as a rural enabling development for the restoration and repair of a listed building in line with all requirements set out in Policy HE5.
- (vi) to reuse a redundant or unused building; or
- (vii) for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area.

<sup>2</sup> LDP policy RH1: Housing in the Rural Protection Area.

<sup>3</sup> LDP policy RH2: Housing in the Rural Diversification Area.

<sup>4</sup> LDP policy RH3: Rural Housing Clusters.

Any replacement house should be located on the footprint of the original dwellinghouse or as close as possible thereto. A condition of any planning consent obtained will require the original dwelling, which was replaced, to be demolished once an 'Occupancy Certificate' has been obtained from Building Standards, should it not be on the footprint of the original dwellinghouse.

### **Policy RH2: Housing in the Rural Diversification Area**

The Council will be supportive of single or small scale residential development in the Rural Diversification Area, as shown on the rural area map, where it can be demonstrated, to the satisfaction of the Council, that:

- (i) the houses are required for the categories of development detailed in Policy RH1 above; or
- (ii) the proposed development would be consistent with the provisions of Policy RH3 below; or
- (iii) The proposed development is for one house on a brownfield/derelict site which is 0.25ha or larger, where a return to a natural state has not taken place due to constraints such as leftover buildings, ownership, contamination or remediation requirements; or
- (iv) The proposed development would facilitate the establishment of a rural business, consistent with the provisions of Policy IND2. It will require to be demonstrated conclusively to the Council that the establishment of the rural business would not otherwise be financially viable and that financial assistance is not available from any other source. The Council will require to be satisfied that all profits arising from the enabling development will be channelled into the business development to be permitted. The rural business to which the proposed house relates, is itself, acceptable in terms of all other relevant LDP policies.

### **Policy RH3: Rural Housing Clusters**

Rural residential development should be directed to rural groupings (clusters), as identified within Rural Housing Clusters Supplementary Guidance. The Council will be supportive of residential development, where it can be demonstrated to the satisfaction of the Council that:

- (i) The proposed development complies with the provisions of all relevant LDP policies and with and associated supplementary guidance, and takes account of any relevant non-statutory guidance
- (ii) The proposed dwelling can be sustainably accommodated within or immediately adjoining the identified cluster boundary. The cluster should not exceed a total of 15 residential units; and

- (iii) The proposed development meets the specific requirements for the rural grouping within which it is sited [as set out within SG].

#### **Policy RH4: Housing for Agricultural Workers and Other Rural Enterprises**

The Council will be supportive of new build houses for agricultural workers as well as rural enterprises (industrial, business and tourism), both within the Rural Protection Areas and the Rural Diversification Areas as shown on the rural area map, where it can be demonstrated conclusively to the satisfaction of the Council, that:

##### **Agricultural Workers**

- (i) the farm unit to which the proposal relates has been established for a period of more than two years and is proven to be economically viable;
- (ii) the house is required on a permanent basis for a farm worker employed directly and full time on the land to which the proposed house relates and whose presence is essential to the operation of the farm unit on a 24 hour a day basis;
- (iii) the land presented as justifying the proposed house is in the direct ownership of the applicant, not merely leased or rented to the applicant on a temporary or short term basis;
- (iv) the house is located as close to the farm steading as can be accommodated unless otherwise justifiable; and
- (v) there are no alternative, existing accommodation facilities or other properties suitable for conversion to residential use, available within, or in close proximity to, the farm unit which could satisfy the needs of the worker for whom the house is required.

The Council will not be supportive of proposals for additional houses for agricultural workers where it can be established that:

1. it would result in the provision of three or more agricultural workers dwellings on any one particular farm unit, except in the most exceptional circumstances; or
2. an existing farmhouse or other agricultural workers accommodation previously serving the agricultural unit concerned has been converted to alternative uses or has been sold off separately from the unit to persons not employed on the farm, within the preceding five year period.

Proposals for new agricultural workers dwellings which do not meet the above criteria will not be considered acceptable to the Council.

##### **Rural Enterprises**

- (i) the industrial, business or tourism development to which the proposed house relates, is itself, acceptable in terms of all other relevant LDP policies;

- (ii) the requirement for a worker to live on site can be fully justified as essential to the economic operation of the industrial, business or tourism enterprise to which it relates; and
- (iii) the industrial, business or tourism enterprise to which the proposed house relates has been established and operative within the site where the proposed house is to be located for a minimum period of two years and is proven to be economically viable.

The Council will request applicants to justify their proposals through the submission of detailed supporting information, for example detailed business plans, in order to allow the council to fully assess the applications concerned.

Proposals for new business and industry related housing developments in the countryside which do not meet the above criteria will not be considered acceptable to the Council.

In all cases, any application for a house for an agricultural worker or rural enterprise will require to be supported by a business plan and a statement from an appropriate and independent professional agronomist, fully justifying the proposal on operational grounds.

### **Policy RH5: Rural Housing Development**

Residential development in the countryside will not be considered acceptable to the Council where:

- (i) the development would constitute an inappropriate or unacceptable extension of development into the countryside from existing settlement boundaries; or
- (ii) the development would, in itself, constitute or exacerbate an unacceptable sporadic development along public or private roads in rural locations; or
- (iii) the development would contribute to the coalescence of neighbouring communities.

## **2.5 Definition of Brownfield Land**

Within the Rural Diversification Area, policy RH2 supports residential development on brownfield sites larger than 0.25 ha; within the Rural Protection Area, whilst brownfield sites are preferable to greenfield, a development must also meet one of the stated criteria in Policy RH1.

Brownfield land is defined in LDP2 as land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings (which were in use at one point) and developed land. In this regard, the Planning Authority may look to the planning definition of 'development' to guide



decision-making. In order for a site to acceptably constitute brownfield, evidence should be submitted to support a planning application which illustrates that the site has been previously developed and in use within the last 50 years. Land which has appropriately naturalised may no longer be judged to constitute brownfield land.

### **3. Rural landscapes and their capacity for development**

#### **3.1 Landscape areas covered by LDP2 policy designations**

Landscape designations define particular areas of landscape with similar characteristics. Many parts of rural East Ayrshire have elevated scenic, recreational and/ or cultural value, with some areas being of national importance. The boundaries of these areas are delineated in the LDP2 and other documents.

#### **3.2 The Uses of Landscape Character Assessment**

The Ayrshire Landscape Character Assessment can be used to aid identification of the features that give a landscape its character and in defining what makes it different from other areas.

Its role is to establish a baseline which can then be used to help manage change such that development does not undermine whatever is characteristic or valued about any particular landscape, and that ways of improving the character of a place can be considered. This is important because different character areas have different capacities to accommodate development.

LDP2 policies NE1: Protecting and Enhancing Landscape and Features, NE 2: Development Impacts on Areas of Wild Land and NE3: Local Landscape Area set out how to determine the appropriateness of development based on the character and quality of the landscape. East Ayrshire's Wild Land area (Merrick) is of a limited scale and is considered to have limited capacity to accommodate new development and Local Landscape Areas are sensitive to new development. All development proposals in the rural area are required to take into account the protection and enhancement of East Ayrshire's landscape character.

Landscape capacity is a function of the natural features of the landscape such as: topography, landform, woodland and groundcover vegetation. The interplay of these elements can combine to create a landscape of higher capacity e.g. undulating with tree cover or lower capacity e.g. open, expansive and bare.

In areas of lower capacity, it is particularly important that the proposed location and siting of new housing considers the impact on the wider landscape. Dependent on the likely magnitude of landscape impact, the Council may require proposals for new development to be accompanied by a Landscape and Visual Impact Assessment (LVIA), which demonstrates clearly the level of impact the proposal will have on the

landscape. The level of detail submitted should be commensurate with the scale of the application.

## **4. Design considerations - Site layout and setting**

### **4.1 Integration with the landscape**

For new housing to integrate into a rural setting, it should be sensitively located to make the most of the topography and contours of the landscape, local weather conditions, existing roads and planting.

#### **Orientation**

Properties should be sited to take advantage of sunlight and natural shelter. Energy efficiency can be enhanced through passive solar heating if the largest windows on a building face the direction with greatest sun exposure. Similarly, the sides of the building which face prevailing winds or are least sheltered by the landscape may benefit from smaller windows to reduce heat loss.

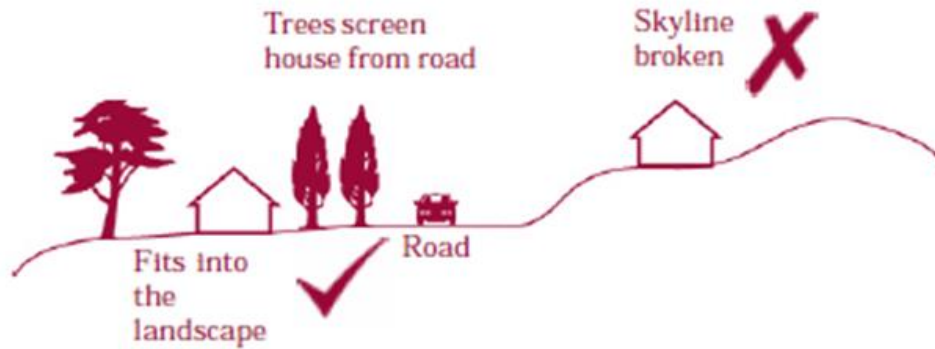
In East Ayrshire, including larger south and west facing windows and smaller north and east facing windows will usually maximise daylight and solar gain.

It is important to note that the visual impact of a building's design and its surroundings will also inform whether or not modern styles of glazing (such as large windows and patio doors) will be appropriate for certain elevations and a compromise may need to be reached to balance energy efficiency with character and impact on the surrounding area (see 5.4).

#### **Views**

There will be a presumption against rural housing being located on hill tops or where the building will disrupt the skyline.

Whilst the intrinsic beauty of the countryside is acknowledged, orientating dwellings to make the most of views rather than integrating with the landscape can result in overly prominent or incongruous development. It is important that new properties do not visually dominate their setting, and that the visual impacts of their boundary treatments, access roads and entrances are also considered carefully.



## Underbuilding

Excessive underbuilding resulting in heavily engineered platforms should be avoided.

It is important to strike an appropriate balance between cut and fill and to ensure the site is large enough to avoid incongruous new earth works or slopes being created. Underbuilding should be minimised by careful siting of the major axis of the house along the contours of the land.

Floor levels should be stepped to fit into an existing slope. Where a large level platform is essential, it is important to ensure that the site is large enough to allow new slopes to be blended naturally with the shape of the surrounding ground.



## 4.2 Integration with existing rural buildings

When designing new properties for the rural area (either as entirely new developments or as additions to existing housing clusters), consider some of the characteristics of existing settlement patterns and how these can be adapted. Where development proposals are for sites identified as Rural Housing Clusters in Local Development Plan 2, further guidance is available with regards to how new housing can be integrated into each cluster (see Part 2 of the Housing in the Countryside Supplementary Guidance). The following advice can be applied more generally to all new rural housing proposals and examples are provided of some (but not all) of the more commonly seen layouts for rural housing developments. For clarity, all new housing (with the exception of those within the clusters shown in part 2), whether it is

proposed in a standalone location or in close proximity to existing structures, will require to meet the provisions of policy RH1 or RH2.

Typically urban or suburban housing arrangements such as cul-de-sacs are to be avoided, and new parking, access, street lighting and recycling facilities should be carefully designed to prevent them from being too prominent (see 4.6 and 4.7), especially where new housing sits adjacent or close to existing rural houses.

New development which is added to an existing rural housing group should not visually dominate any adjacent existing properties and must respect the scale and form of traditional houses in the area. Sensitively-designed planting and boundary treatments can help to integrate new development (see 4.3 and 4.4) and it may be helpful to situate new buildings at the same contour levels as neighbouring properties. Infill development that is unobtrusive and reflects the traditional pattern of settlement in the area will generally be acceptable in design terms. Infill development that adds to an existing group of houses which already have an overbearing prominence (e.g. on a skyline) will not be appropriate.

Groups of rural housing often do not have a standardised look and there is usually some variance in both design and layout of the individual properties, although there may also be some unifying elements to tie the development together. New development should incorporate these elements where possible. If the range of existing properties do not fit particularly well together (for example, due to piece-meal development over a long period of time), there is also an opportunity for new development to enhance the character of the grouping as a whole if it is designed to complement neighbouring properties.

Additions at the edges of existing groups of rural housing might be more conspicuous than infill development and it is therefore important that these incorporate high architectural quality and appear integrated with the pre-existing properties in the grouping.

Although every site will differ with regards to the most appropriate layout, some examples of typical rural housing development patterns which can be seen in East Ayrshire are as follows:

### **Nucleated development**

In a successful nucleated rural housing development, buildings are loosely grouped around attractive small scale informal spaces and landscaping is integrated into the design. Properties in the group are usually stylistically different, but of similar sizes and with similar boundary treatments. Locating garden spaces and parking to the side of a house and varying the orientation of properties also helps to make the development look less regimented and provide a rural character, as opposed to all properties facing inward towards a hammerhead or vehicle turning circle.



### **Steadings**

Farm steadings can provide a model for new compact rural housing. A traditional steading comprises a farmhouse and its associated outbuildings, generally arranged in a compact way around a central courtyard, such as in a horseshoe or L-shaped formation. Individual buildings can be of slightly different scales and massing, and are grouped appropriately to give character, density and a sense of community. This model can be used for small developments of contemporary rural housing and can also work when designing a single large home in keeping with its rural context.



### **Linear development**

Small linear groups of rural housing, exemplified by the traditional miners' rows of terraced cottages, are part of East Ayrshire's rural character and history. Although housing development is not encouraged to radiate from settlements along country roads (also referred to as 'ribbon' development), small stand-alone clusters of appropriately-scaled housing in a row can be a successful rural housing formation provided that it: does not overwhelm the landscape setting; is safely located with regards to its relationship with the main road; and does not create settlement sprawl.





### 4.3 Trees and landscape planting

Setting a building against a backdrop of trees is one of the most successful means by which new development can be integrated into the landscape. Where healthy trees exist they should be retained. Care should be taken to ensure an appropriate distance between tree root systems and building foundations, so that neither is compromised. Consideration should also be given to replanting, or providing supplementary planting, to existing vegetated boundaries with additional trees or bushes.

#### **New planting**

The purpose of new planting is not to hide new development, but to help integration with the surrounding landscape. New trees and shrubs which are locally native will usually be easier to establish than non-native plants, and will be more in keeping with the character of the area. Native planting can also enhance local biodiversity and help to establish nature networks around new development. Biodiversity and the climate and nature crises are key concerns for all development in NPF4 (see Policy 3) and this is reflected in LDP2 (Policy NE4: Nature Crisis).

### 4.4 Boundary treatments

Employing the same boundary treatments as surrounding agricultural uses helps rural housing to reinforce and become part of the distinctive local landscape character of East Ayrshire's countryside.

Hedgerows (usually hawthorn) and lines of native trees (such as beech or oak) as boundaries have the additional benefit of providing habitats for wildlife. Drystone walls are also traditional and are a durable and attractive option for both housing and agricultural development.

Where fences are used, these should be simple and in keeping with the rural setting, rather than suburban in style. Concrete block walls and the regimented use of non-native fast growing conifers should be avoided.



Dry stone wall and boundary planting around a traditional-style rural property at Fullwood, near Dunlop



Hedges and small fences mark the boundaries around these residential properties in the countryside near Caprington

## 4.5 Open Space standards<sup>5</sup>

Residential developments will require to meet with the Public and Private Open Space Standards set out in Schedule 1 of the LDP2 and in Open Space Standards Supplementary Guidance. The open space associated with a house or houses should be considered as an integral part of the development, not as an afterthought, and be treated in relation to the surrounding environment.

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<sup>5</sup> EA Public & Private Green Infrastructure/ Open Space Standards Supplementary Guidance.

## 4.6 Access<sup>6</sup> and parking

Rural areas need parking design solutions and safe access roads which are appropriate to their character and setting. There is scope for innovative road design solutions, which achieve safety without compromising a sense of place e.g. where possible, access should be from existing entrance points on existing roads, modified as appropriate to improve sightlines. Entrance roads and driveways for rural housing traditionally have a low profile from the main road and are sometimes only indicated by gates and signage.

The visual impact of entrance roads and parking should be considered during the design process for new rural housing developments and should contribute positively to the overall character of the development. The layout of new roads should be determined by the layout of properties, rather than designing residential plots to fit around a road. Potential impacts of development on active travel connectivity should be considered when planning access and through routes for a new site. The Council does not support development which will adversely impact existing or proposed core paths, other paths which form part of the local and strategic path network, including local paths, rights of way, bridle paths, or cycle paths used by the general public for recreational or other purposes. Footpaths should be separated from the road by landscaping if possible.

Provision should also be made for safe, integrated parking appropriate to a rural setting; including incorporating additional visitor parking to alleviate the need for on-road parking. Parking spaces and prominent driveways directly in front of road-facing properties should be avoided. Developments should also consider climate adaptation and this should include electric vehicle charging as part of parking specifications and design layouts.

Natural and permeable surface finishes and materials for access roads and parking areas are encouraged both for design quality and to reduce surface run-off. The application of urban standards and materials, such as tar macadam and concrete kerbs can look too formal and over-engineered and are usually inappropriate for rural settings.

## 4.7 Lighting<sup>7</sup>

New housing developments in the rural area require lighting for safety and security purposes, but excessive lighting in the countryside is not appropriate or sustainable.

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<sup>6</sup> Ayrshire Roads Alliance will not normally look to adopt new access roads taken from the existing public road network for 1 to 3 private developments.

<sup>7</sup> There would not normally be a requirement from Ayrshire Roads Alliance for external illumination on the existing public road network for 1 to 3 private developments.

Unnecessary lighting is a source of light pollution in rural areas and can compromise safety on country roads by distracting or dazzling passing drivers. Artificial lighting also negatively impacts nature, including protected species such as bats. In addition to these problems, the use of street lighting designed for urban areas creates a 'suburbanised' look, which is undesirable in rural developments.

Lights should be located where they are shielded by buildings, and fittings should be chosen carefully to minimise light spillage. Most modern Column or Bollard lighting, if used within the curtilage, would now require to be LED type. This lighting type provides a more focused area of illumination and avoids the levels of extraneous light associated with older HPS and Metal Halide lighting.

Lighting affixed to the exterior of houses, such as security down-lights, should not be excessive in number or levels of illumination. Lighting would be considered excessive where it materially alters light levels in the surrounding environment, impacts on the amenity of adjacent land uses (including residential and agricultural), creates a hazard, or significantly impacts a protected nature site or species.

Additional Supplementary Guidance has been produced, which sets out the conditions relating to the control of lighting in the Dark Sky Park and also aims to encourage better design and management of external lighting in the surrounding buffer zones. It may be useful to refer to this guidance as a best-practice example as much of the advice may be applicable to the rural area more generally.

The Galloway Forest Dark Sky Park is recognised as one of the darkest night skies in the world and a section of the park is located within East Ayrshire<sup>8</sup>.

In order to protect the integrity of the Dark Sky Park, the Council will presume against development proposals within the boundaries of the park that would produce levels of lighting that would adversely affect its "dark sky" status<sup>9</sup>.

## 4.8 Drainage

The responsibility for laying water and, if applicable, drainage infrastructure from their property to the public network lies with the developer. Plans should demonstrate a sufficient level of detail before gaining consent<sup>10</sup> and private drainage systems must be within the application boundary.

Drainage solutions for surface water and rainwater should be designed in acknowledgement of potential impacts from climate change, and natural solutions such as SUDs and the use of planting for flood mitigation would be encouraged.

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<sup>8</sup> Appendix 2: Dark Sky Park in East Ayrshire.

<sup>9</sup> LDP policy TOUR 4: The Dark Sky Park and East Ayrshire Supplementary Guidance: The Dark Sky Park Lighting.

<sup>10</sup> Early engagement with Scottish Water is encouraged to discuss public water main and sewer locations and capacity. Pre Development Enquiry Forms for this service are free. <http://scottishwater.co.uk>



## 4.9 Foul drainage

Where buildings have no facility for foul drainage, developers should discuss proposals for sewage disposal with SEPA at an early stage in the design process<sup>11</sup>. The installation of septic tanks may not always be appropriate and other more environmentally acceptable methods of waste disposal may be required. They should be managed in such a way as to protect existing watercourses from pollution and excessive run off.

## 5. Design considerations - House types, materials and detailing

While the previous section of this document focused on the layout of new rural housing developments and their relationship with the surrounding landscape, the following pages provide further design guidance for the houses themselves.

Traditionally, local climate and available materials have had a noticeable influence on the design of houses and have helped to create a distinctive local character for East Ayrshire's rural buildings. Nevertheless, in execution, there is considerable scope for creative and innovative solutions which allow a new home to be embedded in the established character of the area.

Each new proposed rural housing development should base its design on an understanding of the unique character of its location and seek to reconcile the requirements of a modern lifestyle and the comfort and accessibility for future occupants with the local vernacular.

Urban and suburban design solutions that look incongruous in rural settings should be avoided; equally, designers should be conscious not to create a pastiche of traditional building styles.

Successful and appropriate new development often has simple proportions and details, based on those of their traditional rural equivalent.<sup>12</sup> Simple designs are also likely to be more sustainable and more resilient to the elements, including climate change impacts.

### 5.1 Scale, massing and proportions

New housing applications need to reflect a sensitive design response through adapting the best elements of East Ayrshire's traditional domestic rural architecture and interpreting it into a modern context.

<sup>11</sup> <https://www.sepa.org.uk/regulations/water/small-scale-sewage-discharges/>

<sup>12</sup> For additional examples of good practice contemporary rural housing design see Section 7: Further Reading.



The envelope (the width, height and depth of the walls) together with the roof pitch (angle) determine a building's proportions. The typical plan of many of the older rural buildings in East Ayrshire is long and narrow. They have a sturdy character to them, with a wider frontage and shorter dimensions from front to back than is found in modern 'deep plan' designs, as well as shorter overall building heights.

The proportions of most house types found in modern suburban housing developments create a building mass that is bigger, taller and 'blockier' than traditional buildings and can appear inappropriate in a rural setting.

Through thoughtful consideration of building form and massing, modern internal space requirements can still be achieved whilst avoiding the problems of inappropriately proportioned new buildings. Both traditional rural housing styles and contemporary rural designs should use the following guidance to ensure appropriate scale and proportions:

### **Height**

Houses must be single or 1½ storey in construction. Two-storey development will only be permitted where the design solution can be fully justified. Contemporary designs may incorporate open-plan or double-height interiors to create spaciousness inside while retaining the smaller external building profile appropriate to rural areas. Alongside minimising underbuilding, internal ground floor levels should also be minimised – the use of concrete flooring instead of suspended timber may help to achieve this, but is not mandatory.

### **Building Plan**

A simple, long, narrow plan form with a wide frontage is recommended to fit in with the typical style found in rural locations. Due to the increased space requirements of modern lifestyles, it may be challenging to design contemporary rural housing to the same size as traditional cottages; larger properties may be permitted as long as they do not dominate their landscape setting or neighbouring properties. It is suggested that the massing of larger properties is broken up to reduce their visual impact – for example by using an L-shaped plan or arranging buildings informally around a courtyard, as found in traditional farm steadings. Successful contemporary designs often make use of two connected building blocks of slightly different heights (e.g. 1 storey and 1.5 storey), sitting adjacent to each other or at right angles; this creates a large internal floor area while minimising the external profile (see examples below).



Design images for a contemporary rural housing development at Nethergate Farm, Dunlop, designed by Allan Corfield Architects



Drumlins House in County Down is an Eco Home designed by Paul McAlister Architects. It is a contemporary design inspired by the traditional shape of Irish long-house barns.

## Roof pitch

Following traditional rural design conventions, roofs should be symmetrically pitched and gable ended with the roof pitch being no less than 35 degrees for single storey and 45 degrees for 1½ storey dwellings; these roof pitches also work well with

contemporary rural housing designs. A slightly lower roof pitch may be permitted if it is necessary to accommodate climate adaptations – for example a living/green roof requires a pitch of 45 degrees or less and the ideal pitch for solar panels is between 30-40 degrees. Hipped roofs may be considered acceptable in situations where there are other hipped roof buildings in the immediate vicinity of the proposed dwelling. Flat, mansard, mono pitched, asymmetrical or half hipped roofs will not normally be permitted and any proposals which include unusual roof designs will be subject to greater scrutiny with regards to the expected level of design quality and control.

## 5.2 Building materials and external detailing

Traditional rural buildings in East Ayrshire are simple in their design details, with symmetrically-placed windows and a horizontal emphasis to external walls. Many of the typical attributes of local vernacular, such as window size and setbacks, eaves and verges, dormer design, chimney stacks and porches are shaped by an often wet and windy climate. Overall, design details often need to be assessed on their individual merits but excessive detailing and ornamentation should generally be avoided.

Both traditional rural housing styles and contemporary interpretations should focus on the use of sustainable materials, and the material palette should be reminiscent of nearby buildings; locally-sourced materials are encouraged and can help to integrate new development with the landscape.

### External wall finishes

The most prevalent external finishes across East Ayrshire's mix of rural properties are natural stone (rubble or ashlar), whitewashed stone, wet dash harling or roughcast and these are all encouraged for new residential development. Harling or roughcast is often painted in an off-white or light grey, or a pigment can be added to the mix to give a very durable colour finish.

Basecourse materials should reflect the main finish of the building. Traditionally, wet dash harling or roughcast would be applied to ground level. Terminating the harl at an exposed horizontal base course should be avoided as it gives a visual impression that the building is divorced from the ground on which it stands.

Timber cladding or boarding may be an appropriate external finish for contemporary rural homes, provided that the overall design is simple and minimalist and does not clash with the style, scale or character of any neighbouring buildings. The use of timber cladding has become a popular choice in recent years because it is a sustainable, renewable material and can be produced locally.



Outstanding examples of contemporary design will be given an appropriate degree of latitude in assessing suitable finishes and cladding materials.

There will be a presumption against development which uses materials and construction techniques that are not rural in character – such as facing brick, dry dash render, unnatural-looking reconstituted stonework, and large areas of mono blocking/paviors. Designs which use a large variety of wall finishes, to what is considered an excessive degree, will not be acceptable. Although there is not a prescribed colour palette, muted and natural colours are more likely to complement the surrounding landscapes of rural areas.



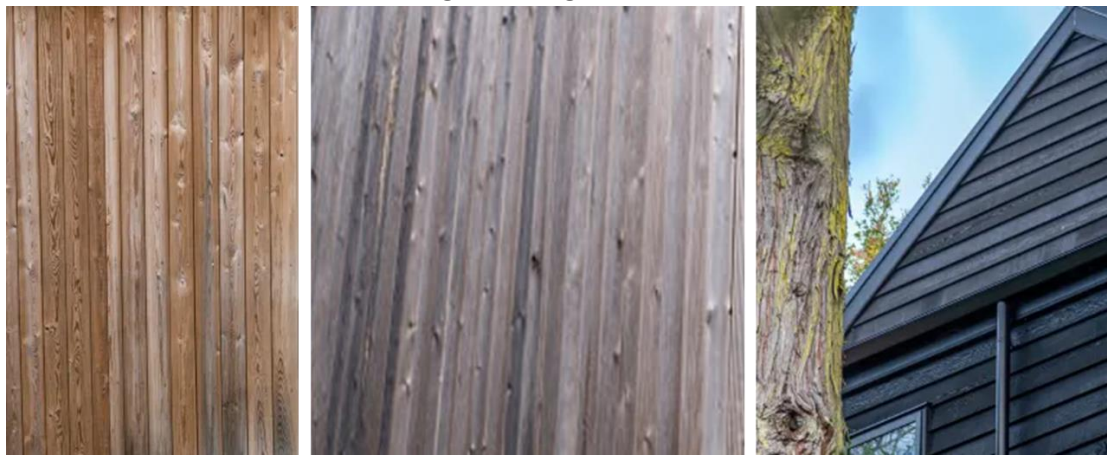
Natural stone finishes on external walls



Whitewashed stone



Harling and roughcast finishes



Timber cladding



RIBA House of the Year winner (2018), Lochside House was designed by HaysomWardMiller Architects and includes both natural stone and timber finishes



## Roof finishes

Natural blue/grey slate is the predominant roofing material in rural East Ayrshire, and roofs on new dwellings should normally be finished in this material. A high quality artificial or reconstituted slate of traditional slate proportions, colour and thickness may be considered a suitable alternative. Clay tile roofs may be appropriate where they can already be found in buildings in close proximity to the proposed new development.

Outstanding examples of contemporary design will be given an appropriate degree of latitude in assessing suitable roof designs and finishes. In particular, innovative roofing materials chosen for carbon emissions reduction purposes will be considered on their sustainability merits – living roofs, for example.



Grey slate roof tiles



Clay tile roof



Solar panels and a section of living roof were incorporated into the award-winning design of Lochside House in the Scottish Highlands

## Eaves and verges

Traditional rural housing is very minimalist with regards to construction details, including a clean edge where the roof meets the gable end and very little overhang. To remain in-keeping with this design convention, the use of boxed eaves, and eaves and verges with a pronounced overhang in proposed housing designs is discouraged.

Skews should be used where appropriate. Overbearing fascia boards and barge boarding should be avoided – the use of slate eaves as an alternative is encouraged.

## Chimneys

Traditional dwellings usually have chimneys located within the gable ends of the house. Although it is recognised that the sources of home heating have changed, the construction of chimneys as a feature for new dwellings in the countryside is encouraged (although not essential). 'Feature' chimneys designed proud of the gable will not generally be supported.

## 5.3 Windows and doors

### Windows and glazing

Window openings traditional to East Ayrshire have a vertical emphasis to their proportion and design and are usually smaller than those seen in modern housing. There are, however, benefits to increased window sizes which maximise solar gain and natural light within the home.

Where windows of a traditional style are used, these should be timber framed, double hung sash and case type with astragals. They must also be of a high quality to provide weather and air tightness and reduce heat loss. PVCu will be acceptable only if the applicant can demonstrate to the satisfaction of the Council that they replicate traditional sash and case windows in terms of appearance and proportion. Bay windows will be acceptable if their design and finish are in keeping with the overall character of the house.

All windows should incorporate natural stone or smooth cement band surrounds and windows with glazing bars which replicate traditional glazing proportions will generally be preferred to large single pane designs. However, each proposed design will be considered on its own merits and larger window panes can work well with contemporary rural housing styles in certain contexts.

Larger windows can be sensitively incorporated into contemporary rural housing designs by: counterbalancing areas of glazing with larger areas of masonry to maintain rural proportions; taking inspiration from the size and shape of openings on traditional farm buildings (e.g. a floor to ceiling opening to the same scale as a barn door); and positioning large windows to the rear of the house, or behind effective landscape screening to respect privacy and local character.

It should be noted that the use of large horizontal windows and patio doors on conspicuous front elevations facing public roads will not normally be permitted. Patio doors on other elevations will require to incorporate a vertical element in their design, and French doors will be considered an acceptable alternative to patio doors.

### Doors and thresholds

Doors on road frontages and other conspicuous elevations should normally be of traditional form, featuring timber panels with a minimum amount of glazing.

To meet accessibility regulations, entrance thresholds for new build housing are not permitted to have a step. It is therefore recommended that the internal ground floor level and external ground floor level are made equal at the front doors of residential properties. In order to achieve this, the door must be in a sheltered location with



suitable drainage for any nearby surface run-off. Another design solution is to include a suitable porch, or to provide an inset around the entrance. Traditional single or dual pitched slated porches, as part of the overall design of the house, will be considered acceptable.

## **Dormers**

Where the roof space is required for accommodation, roof lights with vertical proportions or traditionally designed dormer windows should be used. Box dormers will not be permitted.

All dormer windows must be of a scale and design appropriate to the building on which they are proposed and in all cases shall reflect the character and proportion of other windows in the same façade and preferably line through with windows on the ground floor.

Dormers should be set a minimum of 0.5 metres away from gables, hips, and 0.5 metres down from the roof ridgeline in order that the roof ridgeline remains unbroken. Under no circumstances will a dormer window be allowed to project above the ridge of the roof.

Dormer windows should be capped with either a pitched or hipped roof, finished in the same material as the roof of the building. Side panels should also be finished externally in the same material. Unglazed panels on front elevations of dormers should be avoided.

## **Roof lights**

Roof lights should, where required, generally be located to the rear of the building and should be of a small scale, have a vertical emphasis and be flush fitted with secret guttering.

## **5.4 Garages and outbuildings**

Garages should generally be designed as an integral part of the house, but distinguished by differing ridge heights. Where this is not possible, detached garages should reflect the design and character of the house.

Detached garages should be sited to the side or rear of the house.

It is important to consider the location and appearance of outbuildings, liquid gas and oil storage tanks etc. as part of the design process. These ancillary buildings and structures should be used to create a sense of enclosure, define spaces and be built in a style with materials similar to the house. Outbuildings should have a dual pitched roof and central heating tanks must be screened.

## 6. Conversion of existing rural buildings to residential

The design guidance in this document has primarily focused on new build rural housing. However, there are additional design and planning considerations for applicants proposing conversion of existing buildings in the rural area into residential use.

LDP2 Policy RES5 sets out the criteria which must be met for any building to be suitable for conversion to residential use – the extract below applies to the rural area:

### **Policy RES5: Conversions to Residential Use**

Within rural areas, Council support for the conversion of properties to residential use will be restricted to:

- (i) the conversion of large residential properties or other residential uses of an institutional or care related nature into smaller residential units; or
- (ii)
- (iii) the conversion of traditionally designed and constructed, non- residential buildings of a domestic scale; or
- (iv) the subdivision of an existing residential dwelling. Only one subdivision of a dwelling will be permitted per plan period. Any subdivision should result in accommodation of an adequate size and quality, without the requirement for extensions, and not cause amenity or access issues.

The conversion to residential use of modern, purpose built, large scale storage barns, byres, cubicle houses, stables or other outbuildings constructed of non-traditional materials such as breeze blocks, corrugated iron, profiled sheeting etc. will not be supported by the Council.

### **Conversion of historic buildings to rural housing**

Rural buildings of traditional construction, such as stone or brick, may be suitable for conversion to residential use. In Scotland there is a growing number of historic churches, in particular, which are no longer used for their original purpose but are recognised for their contribution to the landscape character of rural areas. Where rural settlements are too underpopulated to make community uses for former churches feasible, conversion for private housing may be the only option for preserving the external fabric of these historic buildings and so they may appear on the market for private sale.

Conversion proposals for listed buildings will require listed building consent and development proposals must be sensitive to the historic character of the building, as well as its setting. In general, the design guidance for converting historic properties is to preserve as many original features as possible, particularly the exterior of the



building, and to match materials used for external finishes, repairs and additions to the originals. The Council's Supplementary Guidance on Listed Buildings and Conservation areas provides further information.



The Old Church on Glasgow Road, Muirkirk was converted to a 5-bedroom residential property in 2004

### **Conversion of agricultural buildings to rural housing**

New classes 18B and 22A, introduced in the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Amendment Order 2020 permit the change of use of an existing agricultural or forestry building to use as a dwelling.

These new permitted development rights do not apply to listed buildings or buildings situated on croft land. They also cannot be applied to buildings located within: the curtilage of a listed building, a site of archaeological interest, a safety hazard area, or a military explosives storage area.

To qualify, the building has to have been constructed before 4<sup>th</sup> November 2019, its previous use must have been only for agriculture or forestry on or before that date, and it must be capable of being converted to residential use. The permitted development rights do not allow the existing building to be demolished and replaced with a new building and no extensions, outbuildings or new residential development can be added to the land surrounding the converted building (these would require additional planning permission).

The building can be converted to provide a maximum of five residential units within the existing structure; the total floorspace of each unit cannot exceed 150 square

metres, and the resulting building must be fully residential (mixed use is not permitted).

The permitted development rights only include minimal building works, i.e. the installation or replacement of doors, windows, roofs and exterior walls or of water, drainage, sewerage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling. The provision of access to the dwelling and of a hard surface for vehicle parking incidental to the enjoyment of the dwelling is also permitted.

Building standards and all other legislative requirements for housing development will still apply to any consent granted under these permitted development rights. The original building will therefore need to be of sound construction and it must be possible to transform it into a compliant residential property – farm outbuildings constructed for temporary use, in extreme states of disrepair or made from unsuitable materials will not be acceptable, for example.

Anyone who wants to carry out development under either class 18B or class 22A provisions must submit a prior notification to the Council, accompanied by:

- A written description of the development, including a description of any building operations and materials to be used.
- A scaled plan showing the location of the development.
- Any other scaled plans and drawings as are necessary to describe the development.
- Any fee to be paid 2 Defined in article 2 of the GPDO by reference to section 12(3) of the Crofters (Scotland) Act 1993 46.

When converting agricultural buildings such as barns for housing use (whether under a permitted development as set out above or through the route of planning permission for change of use) designers are encouraged to retain the rural aesthetic of the original building where possible so that the conversion fits with the character of the surrounding countryside. This could include keeping some or all of the original stonework and ensuring that any new windows, doors or extensions to the building are sensitively designed.

There are also excellent examples where traditional agricultural buildings have been converted into contemporary rural housing. The best of these are minimalist designs led by sustainability and energy efficiency, with high-quality modern building materials and muted colour palettes to complement their rural location.



Cuddymoss, a 200-year-old former cow byre in Beith, was converted into an architectural-award-winning home



The above development in Cherry Lane, near Warrington, incorporates a converted barn into an exclusive development of five contemporary style rural homes



## 7. Case Study: Pobble Barn, Balgreen, Nr Hollybush, East Ayrshire

Whilst Pobble Barn is orientated, in part, to take advantage of attractive views across open countryside, the building avoids appearing over prominent in its rural setting through careful consideration of siting and layout, massing, design and character.



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### Siting, Massing and Layout

The site is located in the south eastern corner of a field, partially screened by mature trees. The building respects existing routes by orientating itself perpendicularly to the main road and an access road. Although the house is located at the highest point of the field; due to massing which corresponds to the traditional vernacular; and the siting of the house against a woodland backdrop, Pobble Barn does not appear out-of-scale or disrupt the skyline. The house is laid out to take advantage of solar gain, as well as capture views, by locating smaller windows on the north east aspect with larger windows and skylights on the south west aspect. An overhang helps shelter the porch and front door area from the elements and adds detail to the north east aspect.

## Design and Character

The use of timber cladding can prove problematic if not handled sensitively, with resulting designs looking incongruous - chalets and Swiss cottages are to be avoided.



At Pobble Barn the use of horizontal timber weather boarding is an appropriate material that helps integrate the house into the landscape by referencing established shelter belts to the north east of the site. Over time the cladding material will weather to an appealing silver colour. High quality finishes employed on fascia and soffits, verges and barge boards, and window surrounds combined with the successful integration of individual detailing such as skylights, flue, and solar panels provide sufficient visual interest to create a characterful yet restrained design. Other more traditional character features are displayed through limiting the building to 1½ storeys, and the use of slate as a roofing material.

## Landscaping and Access

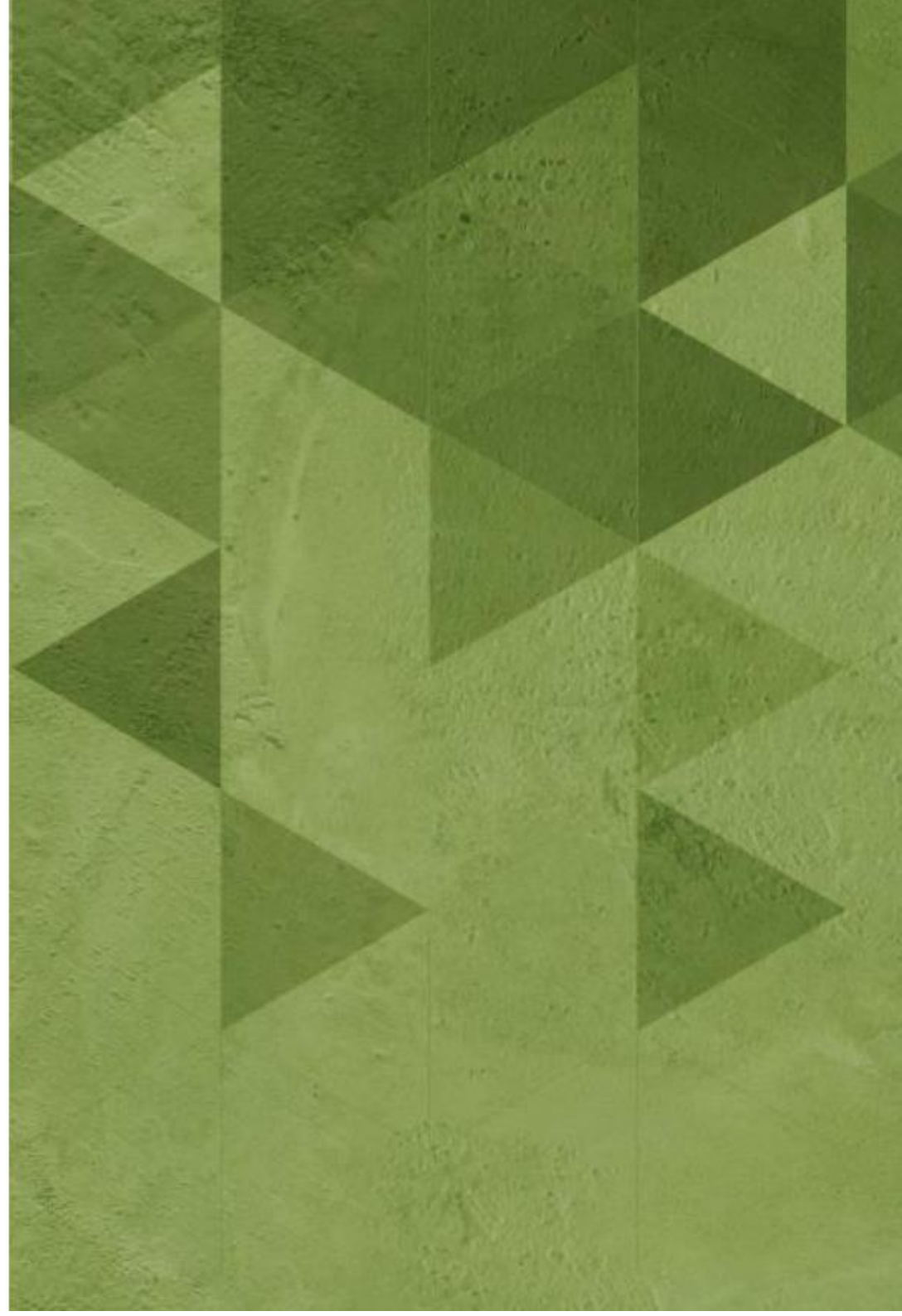
The rural character of the site is further emphasised through the avoidance of over-engineered access arrangements, the use of gravel on the driveway and parking area, and a 'cottage garden' raised bed planting scheme to provide an appropriate immediate setting to the house.





# PART 2

## HOUSING CLUSTERS



## 8. Housing Clusters

The LDP2 Spatial Strategy defines a Rural Protection Area (RPA) to protect areas of countryside surrounding existing settlements and other areas in the northern part of East Ayrshire from sporadic and inappropriate rural housing development. The southern portion of East Ayrshire outwith settlement boundaries is defined as the Rural Diversification Area (RDA), within which housing development is assessed with greater, but still limited, flexibility. The extents of the RPA and RDA can be viewed in Appendix 1.

In order to support appropriate rural housing development and sustain the population of our rural area, a number of 'clusters' have been identified where residential development (in principle) is considered to be acceptable. Under particular circumstances, rural residential development may be supported by the Council within these clusters through the application of Policy RH3: Rural Housing Clusters (Volume 1, Page 101) of the Adopted East Ayrshire Local Development Plan 2.

### 8.1. Policy Context

This Supplementary Guidance document has been prepared to support the implementation of **Policy RH3: Rural Housing Clusters** of [Local Development Plan 2](#):

#### Policy RH3: Rural Housing Clusters

Rural residential development should be directed to rural groupings (clusters), as identified within Housing in the Countryside Supplementary Guidance. The Council will be supportive of residential development, where it can be demonstrated to the satisfaction of the Council that:

- (i) The proposed development complies with the provisions of all relevant LDP policies and with and associated supplementary guidance, and takes account of any relevant non-statutory guidance
- (ii) The proposed dwelling can be sustainably accommodated within or immediately adjoining the identified cluster boundary. The cluster should not exceed a total of 15 residential units; and
- (iii) The proposed development meets the specific requirements for the rural grouping within which it is sites [as set out within SG].

Supplementary Guidance on Housing in the Countryside will be prepared as part of LDP2.

Policy RH3 has been developed to help support rural housing. It does so in a way which is proportionate and balances the need for new housing against environmental

and landscape sensitivities, as well as sustainable development principles. The policy is one way in which LDP2 takes on board the national outcomes for Planning set out in the Planning (Scotland) Act 2019, in particular criterion (c) 'increasing the population of rural areas of Scotland'.

## 8.2. Designation

Each cluster designation has been allocated a boundary. Residential developments in the rural area will be directed to sites as identified within these boundaries, specifically within identified opportunity areas.

Any proposals must take cognisance of the character descriptions provided for each site and design a proposal which is in-keeping and complementary to the established build style and characteristics.

### Please note:

- These designations do not imply any right of access or use of private land, nor do they commit the Council to any form of maintenance or upkeep of the site.
- **The identification of clusters within this Supplementary Guidance document does not necessarily mean that development will proceed and does not mean development is imminent. The identification of this cluster means development may take place and that residential use (in principle) is supported.**
- **It does not guarantee any proposed residential development will be deemed appropriate and suitable for the location and is dependent on the finer detail of any subsequent planning application. Planning permission for the development of the site will still be required to be considered by the Council as planning authority in conjunction with all statutory consultees before a final decision on the proposal is made. As part of the planning application process close neighbours are notified of proposals and any member of the public has the opportunity to submit comments on proposals.**
- All development proposals **must** accord with the policy framework of LDP2 and take cognisance of the content of this Guidance document (and any other relevant Supplementary Guidance) in its entirety.

### 8.3. Cluster Character Descriptions

As a means of maintaining and securing the character of each of these rural clusters, the layout and dominant architectural features have been identified. All proposals for residential development should reflect the character of the existing cluster and surrounding area, to safeguard amenity and reduce visual impact on the immediate and wider area.

All identified clusters have been grouped into the following categories:

- Nucleated
- Linear
- Farm Steading

These examples of typical rural housing development patterns, described in more detail in Part 1 of this guidance, can help to guide the most appropriate layout and design solution.

Table 1 (below) details the sites which have been identified as the most appropriate rural housing clusters, where the Council will support proposals for housing where they accord with the applicable policies of LDP2 and site requirements outlined within this Supplementary Guidance document.

## 9. Appropriate Rural Housing Clusters

Table 1 – Identified Rural Housing Clusters

RURAL CLUSTER	WARD	CAPACITY
Grougar House	1 - Annick	Up to 6 units
Leahead	1 - Annick	2 units
The Rowan (Busbie Holdings)	3 – Kilmarnock West & Crosshouse	1 unit
Sornhill	6 – Irvine Valley	3 units
Auchencloigh	7 – Ballochmyle	3-4 units
Strathcarn	7 – Ballochmyle	4 units
Crosshands	7 – Ballochmyle	5 units
Taiglim	8 – Cumnock and New Cumnock	3 units
Boig Road	8 – Cumnock and New Cumnock	4 units
Hunterston	9 – Doon Valley	5 units
Coalhall	9 – Doon Valley	4 units
Kerse Park	9 – Doon Valley	6 units
Windmillhall Cottage	9 – Doon Valley	Up to 4 units

# WARD 1

## ANNICK



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## Grougar House



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- Grougar House nucleated cluster situated to the south-west of Moscow.
- There are limited opportunities for development within this small cluster. Site A may be suitable for up to 6 dwellings, subject to the demolition of the existing structure and suitability of ground conditions.
- Surrounding landscape is agricultural.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site for development has been identified.*

### Character & Notable Features:

- Stone-built two-storey dwelling with additions/extensions; white timber windows; white water goods; light stone quoins, lintels and cills; circular window; narrow windows with mullions.
- Or – rendered finish; open gable roof, grey slate, with large gabled dormer windows.
- Existing units are large and divided into flats/apartments.

### Requirements:

- A range of sizes would fit into existing build-style (bungalows to larger two-storey dwellings)
- More traditional finishes most appropriate

- Development must retain amenity space(s) along the south east boundary of the site for screening purposes and for the residential amenity of existing residents.
- Retention of existing hedgerow for screening and biodiversity purposes
- Additional screening and planting encouraged to alleviate potential impacts on landscape and setting
- Include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3: Biodiversity
- Given proximity to Volga Burn, the site may be subject to risk of flooding. Early contact with SEPA and Ayrshire Roads Alliance Flooding Officer is recommended.
- Active frontages must be achieved
- Appropriate access and visibility splay sightlines must be achieved to the satisfaction of Ayrshire Roads Alliance if additional access point is created.
- Development must incorporate zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Cluster photographs illustrating existing features (where appropriate):



## Leahead



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- Linear cluster situated to the south-west of Dunlop, with some limited capacity for further development to the south-west, within Site A, as identified. Site A has a capacity of 2 units.
- This cluster is considered to be relatively sustainably located, close to Dunlop and Stewarton. Surrounding Landscape is agricultural.
- Existing hedgerows and trees should be retained, especially to the south-west of Leahead Cottage, and further supplementary planting to be provided on site to increase screening.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site for development has been identified.*

## Character &amp; Notable Features:

- A varied and interesting cluster with the presence of notable historic features, including C listed building.
  - Main/original property is traditional farmhouse court appearance which has been subdivided.
  - A subsequent dwelling with modern intersecting open gabled two-storey dwelling with attached garage mimics a traditional layout.
  - Historic features present – the original farmsteading is 'C' listed (Property title: Leahead, byres, wall, gates and gatepiers; designated 03/03/2005). Historic Environment Scotland (HES) specifies that this forms a good example of a 2-storey, 3-bay farmhouse and has a prominent position. The farmhouse dates from the 1830s and is unlike anything else within the surrounding rural area the ward area.



Requirements:

- Careful consideration of materials and finishes should be utilised in order to be in-keeping and have no detrimental impact on the setting of the C listed building.
- Single or 1.5 storey dwelling - replicate farm steading/farm court layout
- Traditional materials are most appropriate and favourable, including sash and case windows
- A mix of finishes which incorporate a more modern approach may be considered where the layout, typology and general finishes are deemed to be in-keeping with the farm-steading
- Existing boundary screening (trees and hedging) should be retained
- Additional planting will help to further screen any development
- Non-natural boundary treatments should include stone-built and stone-dyke walls ahead of timber fencing. Post and wire fencing intended to facilitate and support the establishment of additional hedgerow is acceptable.
- Details of measures to conserve, restore and enhance biodiversity on site in order to comply with NPF4 Policy 3: Biodiversity should be included upfront in the planning application content.

Cluster photographs illustrating existing features (where appropriate):



# WARD 3

## KILMARNOCK WEST AND CROSSHOUSE



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## The Rowan (Busbie Holdings)



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- Nucleated cluster forming a mock cul-de-sac situated to the south-west of Knockentiber and north of Crosshouse, off the B751.
- Limited capacity for further development to the north-east, within Site A, as identified. Site A has a capacity of 1 unit.
- This cluster is relatively sustainably located, given its proximity to Knockentiber and Crosshouse. A Tarmac footpath extends right from Knockentiber to the edge of the cluster along the grass verge on the B751.
- Surrounding Landscape is agricultural.

*Note: Any further additions to this cluster, situated adjacent to the boundary delineated here will not be supported by the Council. The most appropriate site for development has been identified. The site is currently well screened with a high, mature and established hedgerow which is well-filled out (with no gaps) resulting in limited visual impact on the surrounding landscape. The boundary as delineated on the map represents the appropriate completion of this cluster.*

## Character &amp; Notable Features:

- Existing dwellings host a range of styles and finishes but generally all are modern and suburban in appearance – white smooth render; pebble and dash render; brown roof tiles, dormer windows, a range of styles and sizes.
- The site is currently well screened with a high, mature and established hedgerow which is well-filled out (with no gaps) resulting in limited visual impact on the surrounding landscape.

## Requirements:

- More modern finish would be acceptable and in-keeping with the established typology of the cluster.
- Given the area of Site A (624.10 sq metres; 0.061 ha), a modestly scaled single dwelling could be accommodated where private open space requirements are met.
- No development which detrimentally impacts on identified 'amenity land' will be supported
- Screening, particularly to the north-east and south-east extents of Site A must be retained, and where possible, enhanced.
- Any proposal must ensure that access to existing allotment gardens is retained
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3: Biodiversity

## Cluster photographs illustrating existing features (where appropriate):



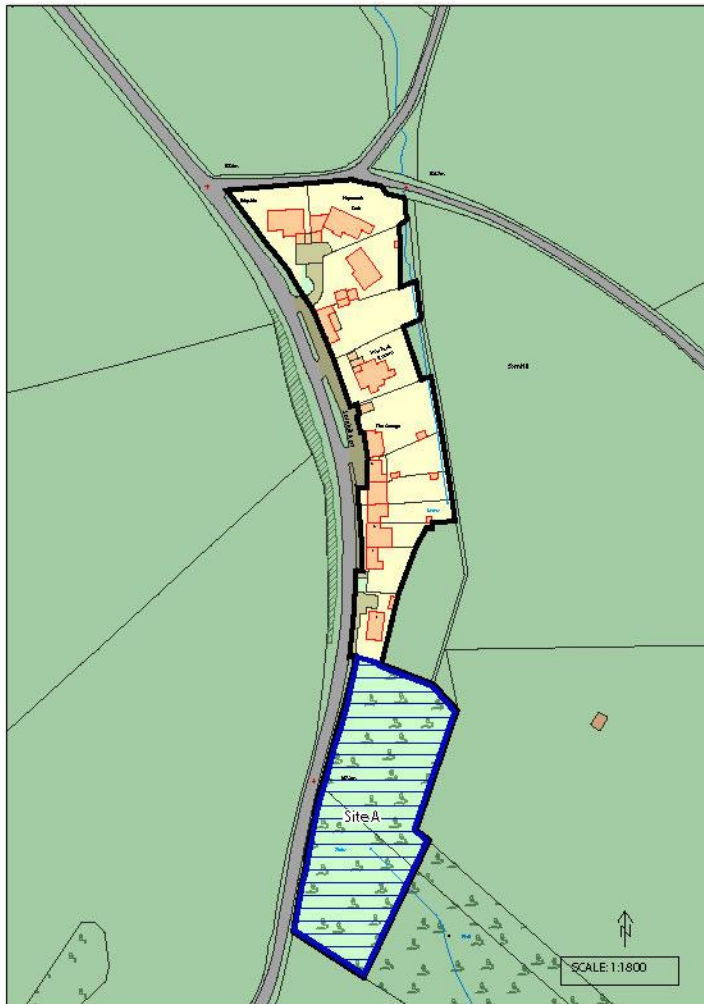
# WARD 6

## IRVINE VALLEY



Official

## Sornhill



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- Established linear cluster situated along the B7037, with limited capacity for further development to the south-west, within Site A. Site A, currently has (at the point of writing this SG) an undetermined planning application (23/0211/PP) for 2 dwellings. Should this application be consented it is valid for three years. Should any subsequent consented works not commence before expiration.
- In totality, Site A has a capacity for 3 units.
- This cluster is considered to be relatively sustainably located, to the south of Galston. Surrounding Landscape is agricultural.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site(s) for development have been identified. If these three units are built-out, then the cluster will have reached its maximum capacity of 15 units.*

### Character & Notable Features:

- Cluster hosts a mix of dwelling typologies, allowing a degree of flexibility to be accepted in terms of proposed house types – semi-detached, detached, terraced
- Terraced dwellings are single storey, with open gable pitched roofs and grey slating tiles, featuring door parapets and chimney stacks
- Detached dwellings host a range of stylings – front projecting gable with hip and valley roof; traditional two-storey with open gable roof hosting gabled dormer and traditional cottage features



- Existing dwellings host a range of finishes, but generally the more established dwellings have: cream/beige render, white upvc windows and doors, grey slate roofs as well as mixed boundary treatments along front curtilages, including hedging and low timber fence.
- Newer detached dwellings host wood cladding that is more agricultural in appearance.

**Requirements:**

- Natural screening, particularly to the north and east of Site A and east and south of Site B must be incorporated to minimise visual impacts
- Any proposed dwellings must be of a scale and footprint in-keeping with that of the existing units.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3: Biodiversity and LDP2 policy NE4. Proximity to the Haymouth Burn and associated riparian and wetland species should be a key consideration. A Flood Risk Assessment should be provided in support of any application and an appropriate design adopted to mediate surface water flood risk.
- The applicant is required to demonstrate how surface water will be managed on site.
- Any proposal must take cognisance of the existing topography of the site and appropriately reflect this to minimise visual impact of the development envelope.

**Cluster photographs illustrating existing features (where appropriate):**



# WARD 7

## BALLOCHMYLE



Official

## Auchencloigh



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- Established linear cluster situated along the U72 Auchencloigh, off the B7037, with limited capacity for further development to the south-east of the U72, within Site A, as identified. Site A has a capacity of 3-4 units.
- This cluster is considered to be relatively sustainably located, to the south-east of Galston.
- Surrounding Landscape is agricultural with dispersed residential units in proximity.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site for development has been identified. If four units are built-out, then the cluster will have reached its maximum capacity of 15 units.*

### Character & Notable Features:

- Cluster hosts two typologies – semi-detached and detached (one and a half storey; two-storey)
- Detached dwellings are one and a half or two-storey, with: open gable pitched roofs; grey/terracotta slate tiles, gabled dormers; quoin detailing around edges, brickcourse detailing; integrated garage; open cross gabled roof; chimneys; render and exposed brick

- Semi-detached dwellings are more traditional in appearance central shed dormer, central chimney, projecting brick doorway canopy and ground floor plinths or basecourse with front projecting gable with hip and valley roof; traditional two-storey with open gable roof hosting gabled dormer and traditional cottage features

Requirements:

- Any proposal must match existing typologies and design found within the cluster (semi-detached or detached)
- Proposals should incorporate open gable pitched roofs or alternatively open cross gabled roofs, gabled dormers and appropriate detailing.
- Any proposal must be appropriately sited and follow the established build pattern of the cluster.
- Existing hedgerows and trees should be retained, especially to the south-west and south-east, and further supplementary planting to be provided on site to increase screening. Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NE3 and NPF4 policy 3: Biodiversity

Cluster photographs illustrating existing features (where appropriate):





## Strathcarn



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- Established linear but dispersed cluster situated off Barskimming Road, immediately to the south of Mauchline.
- Limited capacity for further development to the north-east, within Site A, as identified.
- Site A has a capacity of up to 4 units.
- Strathcarn currently hosts (approx.) 11 residential dwellings.
- Surrounding Landscape is agricultural.

### Character & Notable Features:

- Mixed typologies – detached and semi-detached (single-storey)
- Traditional stone gatehouse at cemetery entrance (single storey); traditional stone built cottage fronting Barskimming Road with large cills and quoins; open gable pitched roof;

Single storey-detached dwelling with white render, feature brick detailing and ground floor plinths/basecourse; mixed roof types including: open gable pitched, hip as well as hip and valley roof for projecting from gable

**Requirements:**

- Any proposal must be appropriately sited and follow the established build pattern of the cluster (i.e. incorporate shallow front gardens) to reflect the existing pattern.
- Proposals which are single storey in nature will be considered appropriate within this cluster. Proposals which are one and a half storey may be considered appropriate if demonstrated to be of good design.
- The site is adjacent to Barskimming Non-Inventory Garden and Designed Landscape. The proposal must accord with the requirements of Policy HE4: Gardens and Designed Landscapes.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NE4 and NPF4 policy 3
- Although significant impacts on landscape are not anticipated, the proposal should integrate natural screening where possible to reduce visibility, its visual impact on landscape and to mitigate noise from the existing railway to the north.

**Cluster photographs illustrating existing features (where appropriate):**



## Crosshands



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- Established linear cluster situated off the A76 to the north of the settlement of Mauchline.
- The current built cluster contains a total of 11 residential units.
- There is limited capacity for further development to the south west, within Site A and B, as identified.
- Site B has capacity for 1 unit, as the area to the east is at the time of writing this guidance under construction (a single unit).
- Site B has a capacity for 2 units.
- Surrounding Landscape is agricultural.
- The site is well connected in terms of the surrounding road network.
- For clarity, the Council will only consider development within Site B to be acceptable, if Site A is developed – otherwise this development will be separated from the original cluster.

*Note: Any further additions to this cluster, situated outwith the site boundary delineated here will not be supported by the Council. The most appropriate site(s) for development has been identified. If Sites A and B are built out, then the cluster will have reached its maximum capacity of 15 units.*

## Character &amp; Notable Features:

- Cluster hosts a mix of dwelling typologies.
- Terraced dwellings are mostly single storey, with two-storey units at either end opening and closing the terraces - open gable pitched roofs and grey slating tiles and chimney stacks.
- Detached are single storey bungalows with a mix of roof finishes, including: front projecting gable with hip and valley roof; open gable roof hosting gabled dormer and traditional cottage features.
- Existing dwellings host a range of finishes, but generally the more established dwellings have: cream/beige render, white upvc windows and doors, stone cills, stone quoins and basecourse, grey slate roofs as well as mixed boundary treatments along front curtilages, including hedging and low timber fence.

## Requirements:

- A degree of flexibility in terms of proposed housetypes may be acceptable, subject to appropriate design – detached and terraced.
- Single storey dwellings preferable in landscape terms to reduce visual impact of the expansion of this cluster - The existing roofline of dwellings should be maintained by any proposal .
- Natural screening, particularly to the south of Site A and east and south of Site B, must be incorporated to minimise visual impacts
- Hedging and natural boundary treatment methods within the front curtilage are also recommended, although traditional stone-built walls would also be acceptable.
- Any proposed dwellings must be of a scale and footprint in-keeping with that of the existing units.
- Modern rendered finishes may be acceptable, if in-keeping with the stylings of existing residential units.
- Site A and B are found within the extents of Crosshands Heath Local Nature Conservation Site, specifically within habitat identified as (B2.2 Neutral Grassland [Semi-Improved] and A1.1.1 Broadleaved Woodland [Semi-Natural]). The Proposal will need to accord with the requirements of Policy NE5: Protection of Areas of Nature Conservation Interest, alongside other natural environment policies, including NE1, NE4 and NE8. Given the development of the site may detrimentally impact this LNCS, a Biodiversity Report will be required to be submitted with any planning application.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3.
- The loss of trees should be avoided, however, where loss is unavoidable trees must be replaced in an appropriate location, utilising appropriate species and achieving the largest trees possible for the site.



Cluster photographs illustrating existing features (where appropriate):

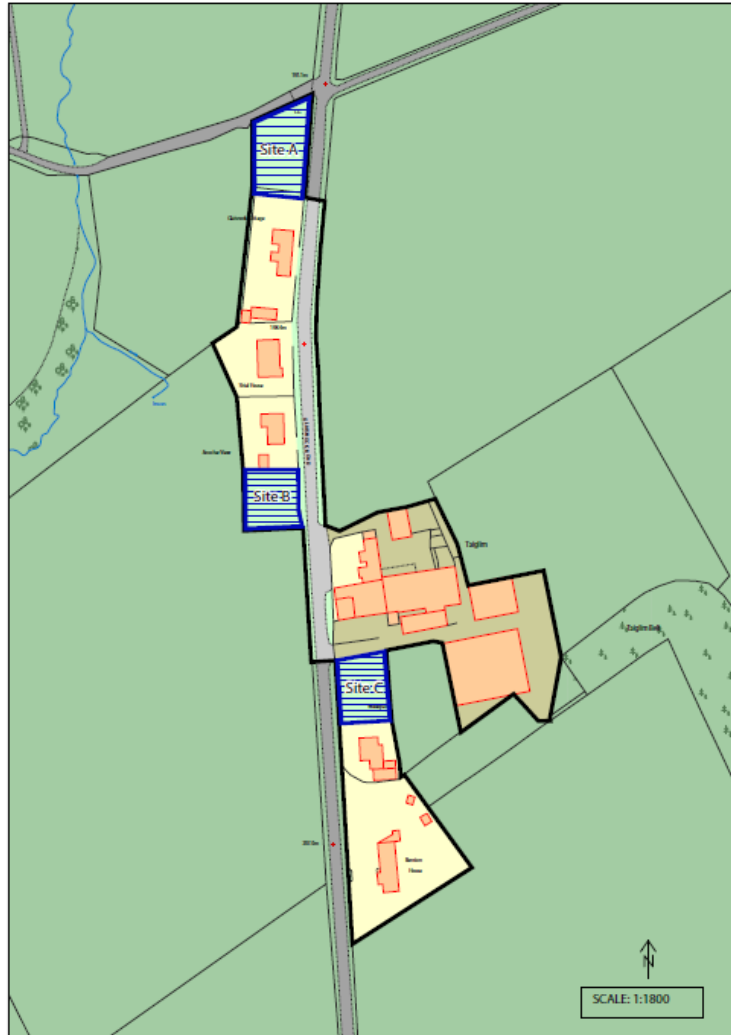


# WARD 8 CUMNOCK AND NEW CUMNOCK



Office

## Taiglim



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- A dispersed linear cluster situated to the south of Cumnock along c36 Benston Road.
- Currently 6 residential units.
- Limited capacity for further infill development to consolidate the cluster in a more appropriate manner, within Sites A, B and C, as identified. Each site has a capacity for a single residential unit.

## Character &amp; Notable Features:

- Cluster is made up solely of detached dwellings.
- Dwellings are single storey, with a mix of roof finishes, including: hip, open gable and cross gabled.
- Dwellings host a range of finishes, including: cream/beige render, white/brown upvc windows and doors, brick basecourse, grey slate roofs as well as mixed boundary treatments along front curtilages, including hedging, low timber fence and traditional stone walls.

Requirements:

- Only single storey dwellings will be considered acceptable. These must be parallel to the road.
- Natural screening is recommended, including hedging.
- The site is located within the Dark Sky Park 'transition zone'. For any external lighting, proposals must integrate the design requirements of the Dark Sky Park Lighting Supplementary Guidance, by being 'dark sky friendly', preventing light pollution. See Appendix 2.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3. Details of these measures should be provided in support of any application.

Cluster photographs illustrating existing features (where appropriate):





## Boig Road



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- A dispersed linear cluster situated to the north-west of Connel Park and Bank Glen along Boig Road.
- Currently 4 residential units.
- Limited capacity for further infill development to the centre of the cluster, within Site A, as identified. Site A has a capacity of 2 units.
- Potential capacity for further development to the south-east of cluster, within Site B, as identified. Site B has capacity for up to 2 unit(s).
- Surrounding Landscape is agricultural.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site(s) for development (Site A and B) have been identified. Together the two sites constitute significant addition to the cluster. This Council consider that the addition of a further 3-4 units to be acceptable and appropriate. No further additions will be supported by the Council.*

### Character & Notable Features:

- The cluster is made up of detached dwellings situated within large plots – both single and two storey.
- Dwellings host a mix of roof finishes, including: hip, open gable and cross gabled/hipped with chimneys.

- Dwellings host a range of finishes, including: cream/beige render, white/brown upvc windows and doors, brick basecourse, grey slate roofs as well as mixed low boundary treatments along front curtilages, including: timber fencing, stone walls.

Requirements:

- Single storey likely to be considered to be acceptable within this cluster, but two storey may be acceptable pending design. This is in order to reduce the visibility of the cluster from the wider landscape.
- Traditional finishes are most appropriate for this cluster. However, modern finishes may be acceptable for single storey dwellings. A two-storey dwelling hosting modern design is not considered to be acceptable due to its potential implications on the character and setting of the cluster.
- Natural screening must be incorporated to minimise visual impacts and safeguard residential amenity.
- Hedging and natural boundary treatment methods within the front curtilage are also recommended, although traditional stone-built walls would also be acceptable.
- Any proposed dwellings must be of a scale and ground-floor footprint in-keeping with that of the existing units.
- The cluster is near New Cumnock Wetlands Local Nature Conservation Sites (situated to the east) (Policy NE5). Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NE4 and NPF4 policy 3. Details of these measures should be provided in support of any application. The site is located within the Dark Sky Park 'transition zone'. For any external lighting, proposals must integrate the design requirements of the Dark Sky Park Lighting Supplementary Guidance, by being 'dark sky friendly', preventing light pollution. See Appendix 2.

Cluster photographs illustrating existing features (where appropriate):



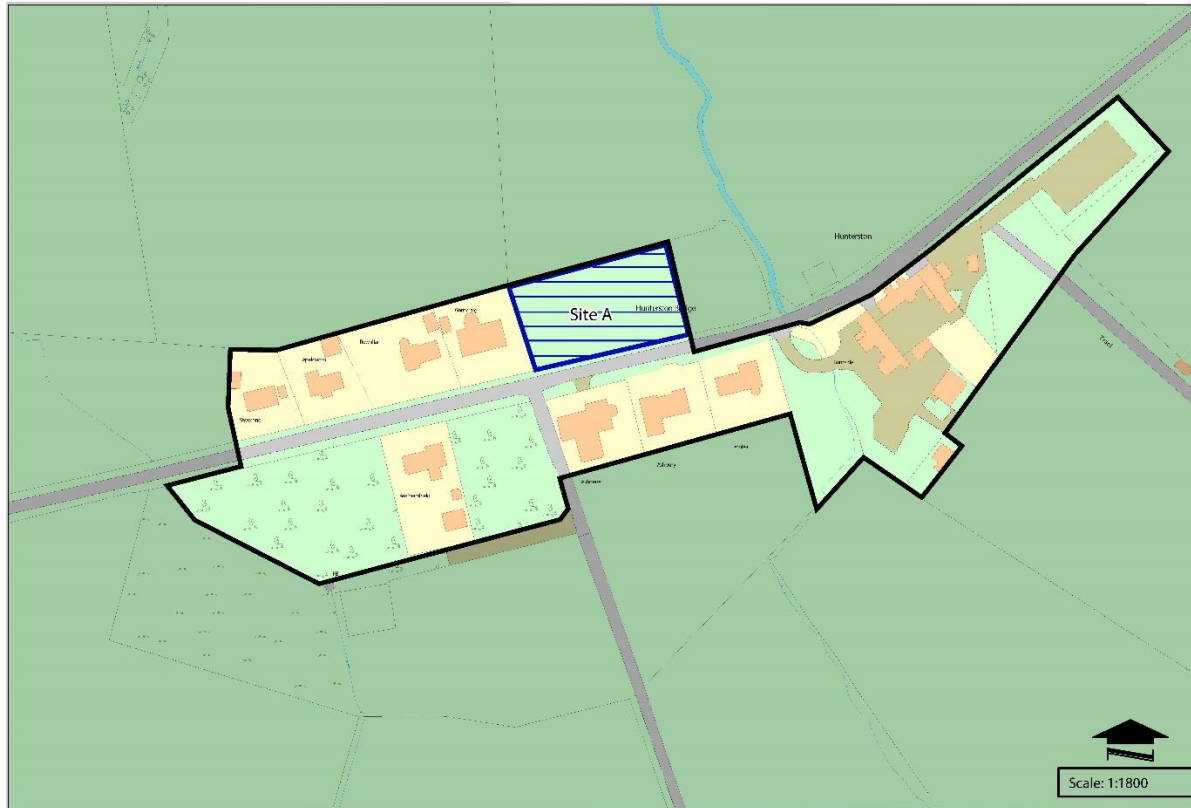
# WARD 9

## DOON VALLEY



Official

## Hunterston



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- Established linear cluster situated to the north-east of Coalhall and north-west of Ochiltree along the C82.
- Limited capacity for further development to the north, within Site A, as identified. Site A has a capacity of 2 units.
- Surrounding Landscape is agricultural.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site(s) for development have been identified. If two units are built-out, then the cluster will have reached its maximum capacity of 15.*

### Character & Notable Features:

- The cluster is made up of detached dwellings situated within moderate to large plots – both single and two storey.
- Dwellings host a mix of roof finishes, including: hip, open gable and cross gabled/hipped Dwellings host a range of finishes, including: render, white/brown upvc windows, doors and garage doors, brick basecourse, brick sections extending to eaves, grey slate roofs as well as mixed low boundary treatments along front curtilages, including: timber fencing, stone walls and open with no treatments.



- The site is located within the Dark Sky Park ‘transition zone’. See Appendix 2.

Requirements:

- Detached, low density development most appropriate.
- Only proposals which are single storey in nature will be considered appropriate within this cluster. These must be parallel to the road.
- Natural screening must be incorporated to minimise visual impacts and safeguard residential amenity.
- Proposals are required to retain, and where possible, expand existing hedgerow boundary treatments. This will reduce the visual impact of the cluster on the surrounding landscape and provide habitat and biodiversity benefits. The site is located within the Dark Sky Park ‘transition zone’. For any external lighting, proposals must integrate the design requirements of the Dark Sky Park Lighting Supplementary Guidance, by being ‘dark sky friendly’, preventing light pollution. See Appendix 2.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3. Details of these measures should be provided in support of any application.

Cluster photographs illustrating existing features (where appropriate):



## Coalhall



- Established linear cluster situated immediately to the east of Coalhall and north-west of Ochiltree along the A70 at Coalhall to B730.
- Limited capacity for further development to the north-east, within Site A, as identified. Site A has a capacity of 4 units.
- Surrounding Landscape is agricultural.
- Immediately to the south of the cluster is Drongan Woods, a Local Nature Conservation Site and also on the Ancient Woodland Inventory (AWI).

*Note: Residential development located within Drongan Woods Local Nature Conservation Site would not be supported by the Council.*

### Character & Notable Features:

- Cluster hosts a small mix of dwelling typologies.
- Terraced dwellings are mostly single storey - open gable pitched roofs and grey slating tiles and chimney stacks.
- Detached dwellings are two-storey with complicated roofs as a result of additions and add-ons, but generally include: open gable, hip and valley/overlaid hip.
- Existing dwellings host a range of finishes, but generally include: cream/beige render, white upvc windows and doors, stone cills, stone quoins, grey slate roofs as well as mixed boundary treatments along front curtilages, including hedging and fencing.

Requirements:

- A degree of flexibility in terms of proposed housetypes may be acceptable, subject to appropriate design – detached and terraced.
- Careful and sensitive consideration of adjacent Drongan Woods Local Nature Conservation Site is required - Any proposal which has potential detrimental impacts to this local designation will not be deemed acceptable by the Council, in accordance with Policy NE5 (iii).
- The Council will not accept any proposals which are likely to have a detrimental impact on the amenity land identified within the map.
- Proposed dwellings should have an active frontage facing towards the road network.
- Natural planting and edging within and around the existing dwellings reduces the visual impact of development on the landscape – as such, natural planting and screening should be incorporated into the proposal to reduce the visual impact.
- Existing hedgerow should be retained, and where possible, expanded.
- Proposals should be single-storey; this will help to reduce visual impact on the landscape.
- The existing pottery cottages are small traditional cottages. As such, traditional finishes are required within Site A, in order to appropriately reflect the character of the existing dwellings.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3. Details of these measures should be provided in support of any application. The site is located within the Dark Sky Park 'transition zone'. For any external lighting, proposals must integrate the design requirements of the Dark Sky Park Lighting Supplementary Guidance, by being 'dark sky friendly', preventing light pollution. See Appendix 2.
- The site is adjacent to Drongan Non-Inventory Garden and Designed Landscape. Consideration of the requirements of Policy HE4 is required.

Cluster photographs illustrating existing features (where appropriate):



## Kerse Park



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*Note: The Council has identified the most appropriate sites for further development adjacent to this cluster, to the east, taking cognisance of the presence of farming operations to the south-west of the cluster. Impacts on residential amenity must be considered if any alternative locations proposed. Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council.*

- Established linear cluster situated to the north of Polnessan and north-west of Rankinston along the C21, Craigs Road.
- Capacity for further development to the east, within Site B and C, as identified. Site B has a capacity of 1 unit. Site C has a capacity for 4 units.
- Site A has consent for residential use (as per 23/0089/PP).
- Surrounding Landscape is agricultural.
- This cluster borders the boundary of South Ayrshire, which is situated to the north of the C21.
- The two residential dwellings located to the north of the C21 do not constitute part of Kerse Park cluster, however, cognisance of the overall collective impact of the surrounding residential units (including these two) should be considered.



Character & Notable Features:

- The cluster is made up of detached dwellings situated within moderate to large plots – single and 1.5 storey.
- Dwellings host a mix of roof finishes, including: hip, open gable and cross gabled/hipped with porch like entrance on newest dwellings; two main dormer styles: gabled and shed.
- Dwellings host a range of finishes, including: render, white/brown upvc windows and doors, brick basecourse, stone feature sections, grey slate roofs as well as mixed low timber boundary treatments along front curtilages.

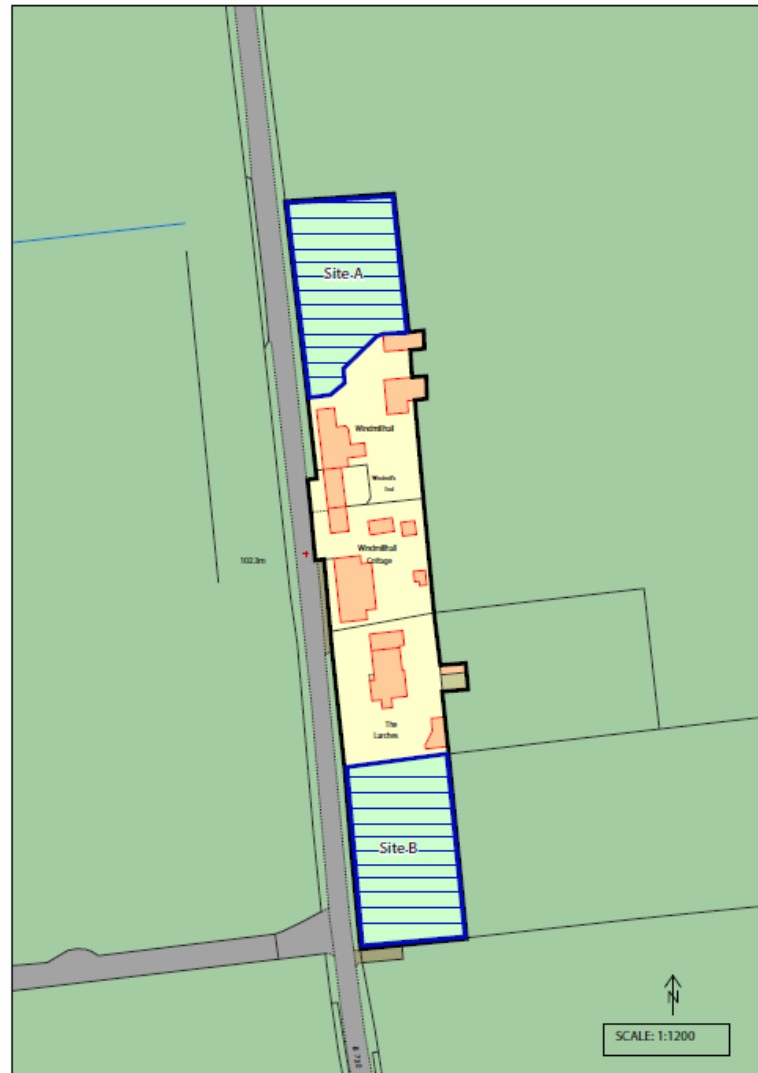
Requirements:

- Single or 1.5 storey dwellings will only be permitted to minimise any landscape impacts.
- Proposed residential units should be situated to the south of Craigs Road, as the northern extents of this road are situated within South Ayrshire.
- Natural planting and screening should be incorporated into the proposal to reduce the visual impact, although, low wooden fencing as a boundary treatment along the front curtilage is also acceptable and in-keeping with the character of the existing cluster stylings.
- Careful and sensitive consideration of adjacent Kerse Loch Local Nature Conservation Site is required – Any proposal which has potential detrimental impacts to this local designation will not be deemed acceptable by the Council, in accordance with Policy NE5 (iii).
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3. Details of these measures should be provided in support of any application.
- The site is located within the Dark Sky Park ‘transition zone’. For any external lighting, proposals must integrate the design requirements of the Dark Sky Park Lighting Supplementary Guidance, by being ‘dark sky friendly’, preventing light pollution. See Appendix 2.

Cluster photographs illustrating existing features (where appropriate):



## Windmillhall Cottages



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- Established linear cluster situated immediately to the north-east of Coalhall and north-west of Ochiltree.
- Accessible along the A70 (at Coalhall) to B730.
- Limited capacity for further development to the north, within Site A, as identified. Site A has a capacity of 1-2 units.
- Limited capacity for further development to the south, within Site B, as identified. Site B has a capacity of 1-2 units.
- Surrounding Landscape is agricultural.

*Note: Any further additions to this cluster, situated outwith the boundary delineated here will not be supported by the Council. The most appropriate site(s) for development (Site A and B) have been identified, increasing cluster size by 2-4 units.*

### Character & Notable Features:

- The cluster is made up of two typologies - detached and semi-detached dwellings which are single storey.
- Dwellings host a mix of roof finishes, including: hip, open gable and cross gabled/hipped.
- Dwellings host a range of finishes, including: stone, render, traditional case and sash windows, Box bay windows, upvc windows, grey slate roofs as well as low hedged boundary treatments along front curtilages.

Requirements:

- Single storey dwellings will only be permitted to minimise landscape impacts.
- The established build-line of the cluster should be maintained with proposed dwellings situated towards the front of the plot maintaining a positive active frontage.
- The design of any proposal must appropriately reflect the typology and stylings of the existing cluster.
- Natural planting and screening should be incorporated into the proposal to reduce the visual impact, and to complement the existing hedged boundary treatments which are a prominent feature of the cluster.
- Suburban style boundary treatments will not be supported.
- Proposals must include appropriate measures to conserve, restore and enhance biodiversity, in accordance with NPF4 policy 3. Details of these measures should be provided in support of any application.
- The site is located within the Dark Sky Park 'transition zone'. For any external lighting, proposals must integrate the design requirements of the Dark Sky Park Lighting Supplementary Guidance, by being 'dark sky friendly', preventing light pollution. See Appendix 2.

Cluster photographs illustrating existing features (where appropriate):



## 9. Other Considerations

### 9.1. Scottish Water – Developer Advice

Early engagement with Scottish Water is encouraged so that any subsequent applicant/agent fully understand where the nearest public water main and sewer is located and whether there is available capacity.

Asset Plans showing the location of water and waste water network can be obtained through Scottish Water appointed approved asset plan providers, listed below: - Site Investigation Services (UK) Ltd and Cornerstone Projects Ltd. Alternatively, plans can be viewed at Scottish Water's area offices, for which no charge applies.

#### Sufficient capacity checks:

To check whether there is sufficient capacity to support a development the applicant can submit a Pre-Development Enquiry Form via our online Customer Portal, [www.scottishwater.co.uk/portal](http://www.scottishwater.co.uk/portal), at any time and for free. In addition, there are a number of documents available on the Scottish Water website to help applicants plan for their new development, including a specific guide for single house connections, <https://www.scottishwater.co.uk/Business-and-Developers/NEW-Connecting-to-OurNetwork/Single-Household-Customers/Applying>.

#### Surface water and Drainage:

Scottish Water encourage the inclusion of sustainable surface water management principles and plans to inform and influence the design and planning process for new developments. Blue green infrastructure should be considered in an infrastructure first approach at the earliest opportunity within the site design process. The topology of a development site should be used as a guide to form conveyance routes and place attenuation, with blue green approaches being implemented at property, street, and development scales.

House builders should be aware that they are responsible for laying water and, if applicable, drainage infrastructure from their property to the public network. This can be a considerable distance in rural areas and may involve pumping. They should be able to demonstrate that they fully understand what works are involved for the specific site in question before commencing construction, to ensure their development is economically viable.

An application for a new water and drainage connection, if applicable, should be made to Scottish Water to obtain permission for connecting the new property to the public network. It will also be necessary to submit an application to Scottish Water if an existing connection has been out of use for some time. All application can be submitted through our online Customer Portal, [www.scottishwater.co.uk/portal](http://www.scottishwater.co.uk/portal). If further support is needed Scottish Water's Development Operations Team can be contacted on 0800 389 0379. Alternatively, they can be emailed at [developmentoperations@scottishwater](mailto:developmentoperations@scottishwater).



## 11. Further Reading

- Ayrshire Landscape Character Assessment 1999.  
<http://www.snh.org.uk/pdfs/publications/review/111.pdf>  
(Esp. Key Features of the Ayrshire Landscape pp19-36 & Building in the Countryside pp52-57)
- Background Paper: Sensitive Landscape Areas 2015. <https://www.east-ayrshire.gov.uk/Resources/PDF/L/LDP-Sensitive-Landscape-Area-Background-Paper.pdf> Non statutory guidance
- PAN 72 – Housing in the Countryside [Part 1](#) and [Part 2](#)
- PAN 73 – Rural Diversification [Part 1](#) and [Part 2](#)
- PAN 67 – [Housing quality](#)
- PAN 60 – [Planning for the Natural Heritage](#)
- PAN 44 – [Fitting new housing developments in the landscape](#)
- [Creating Places 2013](#) - A policy statement on architecture and place for Scotland
- [Rural Design Future Landscapes](#)
- The wee house company co. <http://www.theweehousecompany.co.uk/news>
- Ann Nisbet Studio *Newhouse of Auchengree* <http://annnisbet.com/new-house-of-auchengree/>
- Ann Nisbet Studio *Rural house in the ruins, Isle of Arran* <http://annnisbet.com/everybodys-house/>
- Cumnock Chronicle 14/10/23 *Ayrshire property: Muirkirk church on the market as house* <https://www.cumnockchronicle.com/features/23854149.ayrshire-property-muirkirk-church-market-house/>
- Ardrossan & Saltcoats Herald 02/06/23 *RIAS Awards: Cuddymoss in North Ayrshire named among Scotland's best* <https://www.ardrossanherald.com/news/23562888.rias-awards-cuddymoss-north-ayrshire-named-among-scotlands-best/>
- Haysom Ward Miller *Lochside House* <https://www.haysomwardmiller.co.uk/lochside-house>

## 11. Glossary of terms

<b>Active frontage</b>	Any face of a building where there is an active visual engagement between those in the street and those on the ground floor of a building.
<b>Amenity land</b>	A piece of land usually grassed, unfenced and adjacent to residential properties which has amenity value.
<b>Astragals</b>	Strips of wood (also referred to as glazing bars) which join together small panes of glass to make up a sash window.
<b>Barge boards</b>	Vertical edging added into the eaves (see 'Eaves', below) of a building, usually as a decorative feature.
<b>Basecourse</b>	The layer of material directly below the external finish or surface of a building, structure or ground treatment; if a suitable material is used for the basecourse it is not usually visible.
<b>Bay window</b>	A bay window projects slightly outward from the main walls of a building and usually consists of 3 window sashes; the central window (or fixed sash) is flanked by two smaller windows which are set at an angle to create a panoramic view of the outside, let in more light and create additional space inside the room.
<b>Biodiversity</b>	The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems.
<b>Boundary treatments</b>	Refers to anything which is used to clearly demarcate the boundary of a property, such as a line of trees, hedge, fence or wall.
<b>Brownfield land</b>	Land which has previously been developed for uses other than agricultural, and has not yet reverted to a natural state. The term may cover vacant or derelict land, land occupied by redundant or unused buildings (which were in use at one point) and developed land. In order for a site to acceptably constitute brownfield, evidence should be submitted to support a planning application which illustrates that the site has been previously developed and in use within the last 50 years. Land which has appropriately naturalised may no longer be judged to constitute brownfield land.
<b>Building plan</b>	In the context of design, the building plan refers to the overall form a building takes and the shape of the space it occupies (e.g. is the building L-shaped, or is it rectangular, is the building longer from the front to the back or side-to-side, does the building incorporate different heights).
<b>Cill / Sill</b>	A shelf or slab of stone, wood or metal at the foot of a window opening or doorway.
<b>Cluster</b>	A group of four or more houses, as identified within Part 2 of this Supplementary Guidance document where residential development should be directed to accord with RH3.
<b>Conservation Area</b>	Areas designated as being of 'special architectural or historic interest the character or appearance of which is desirable to preserve or enhance', as set out in Section 61 of the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997.
<b>Contemporary rural housing design</b>	Modern houses which do not copy the design conventions of traditional buildings, but are still appropriate to rural character due to the scale, proportions and materials used (i.e. they are not typically urban or suburban designs placed in a rural setting).

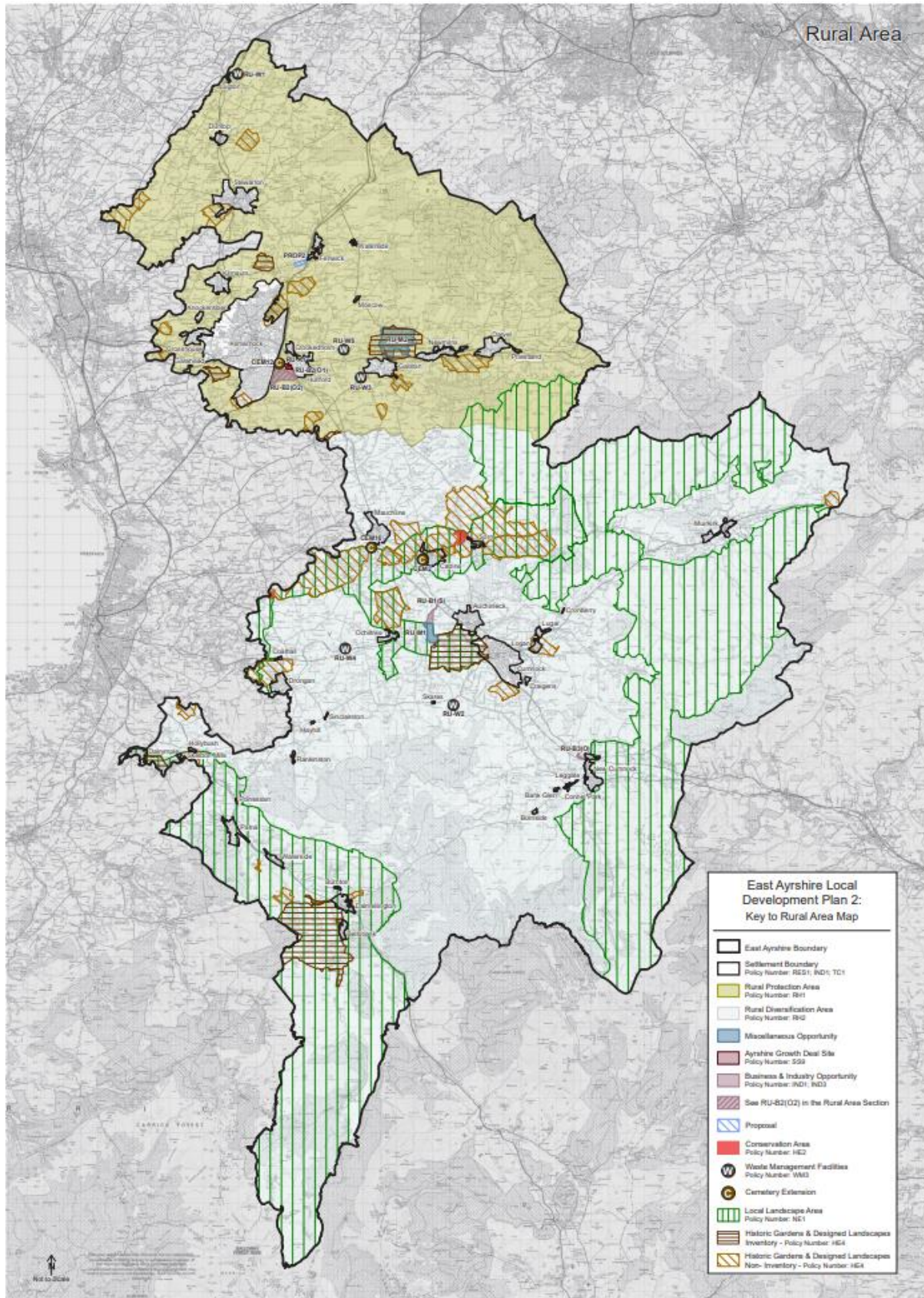
<b>Countryside</b>	For the purposes of interpreting and implementing relevant LDP2 policies, countryside/ the rural area is defined as being those parts of East Ayrshire's Local Authority area which lie outside of identified settlement boundaries.
<b>Cul-de-sac</b>	A short road that is blocked off at one end and leads nowhere
<b>Curtilage</b>	The area around a house, enclosed within its property boundary.
<b>Development</b>	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Further detail on the meaning of development can be found in Section 26 of the Town and Country Planning (Scotland) Act 1997 as amended.
<b>Dormer window</b>	A window which projects vertically from a sloping roof.
<b>Eaves</b>	The eaves of a building are where the edge of the roof overhangs the external wall.
<b>Fascia board</b>	Boards added along the lower (non-gable) edges of the roofline of a building, which are usually made from wood or plastic.
<b>French doors</b>	Glass external doors which are usually found in pairs, with timber framing; these differ from patio doors as they are usually smaller and do not slide to open (see 'Patio door' below).
<b>Gable end</b>	A gable-ended roof has a triangular shape, with two sloped sides down from the highest point and two flat ends either side.
<b>Garage</b>	An area designated for car storage; either attached to or detached from the dwelling.
<b>Garden and designed landscape</b>	The Inventory of Gardens and Designed Landscapes recognises sites where garden grounds and landscapes have been intentionally laid out for artistic effect which are of national importance. The inventory is maintained by Historic Environment Scotland.
<b>Harling</b>	A type of roughcast (see 'Roughcast' below) external wall finish made from lime and aggregate.
<b>Hedgerow</b>	A line of closely spaced shrubs and trees planted to form a barrier or mark a boundary between fields, roads and other habitats, providing a network of connections for biodiversity. Hedgerow is a UK BAP priority habitat.
<b>Hipped roof</b>	A roof with no gable ends, where each vertical side of the roof has a slope down from the highest point.
<b>Linear development</b>	Buildings in a settlement are arranged beside each other in a row, facing the same way.
<b>Lintel</b>	A horizontal support of timber, stone, concrete or steel across the top of a window or door.
<b>Listed Building</b>	A building designated by Historic Environment Scotland under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historical interest.
<b>Local Development Plan 2 (LDP2)</b>	East Ayrshire's current Local Development Plan, the policies of which this Guidance document is designed to supplement; it was adopted in April 2024 and is available online here: <a href="#">Local Development Plan 2</a> .
<b>National Planning Framework 4 (NPF4)</b>	Scotland's national spatial strategy (key planning policy document) from 2023-2045; available online here: <a href="#">National Planning Framework 4</a> .
<b>Nucleated development</b>	Buildings in a settlement are loosely grouped together around a central area and may face in different directions.

<b>Orientation</b>	In the context of housing development, this refers to the cardinal direction in which the elevations of a building face (e.g. a north-facing front elevation).
<b>Pastiche</b>	A deliberate imitation of a style which is considered to be original/authentic; used in the context of this Guidance to refer to modern building designs which copy or pay homage to traditional/historical architectural styles, particularly where the end results clearly look inauthentic.
<b>Patio door</b>	An external glass sliding door leading to a patio, balcony or garden (also see 'French doors' above).
<b>Permitted development</b>	A list of specified minor alterations which can be made to a building without requiring planning permission; these may not apply under some circumstances such as involving a Listed Building or a building in a Conservation Area.
<b>Porch</b>	A small covered area at the entrance of a building, with a separate roof; porches may be 'open' at the front, or 'closed', with an additional external door to enter the porch area.
<b>Quoins</b>	Decorative detailing used to accentuate a buildings corners using a brick pattern.
<b>Residential unit</b>	A term used by house-builders to refer to any space intended for use as an individual dwelling (e.g. the number of separate houses in a development and/or the number of individual flatted properties in a building).
<b>Ribboning</b>	Development arranged beside each other in a row, facing the same way extending along a country road, generally in a dispersed manner.
<b>Roof lights (windows)</b>	Windows in-set into the slope of a roof.
<b>Roughcast</b>	A course external wall finish made from lime or cement mixed with sand and gravel to create a rough-textured plaster which is spread on the wall; pebbledash is a variation of this finish, where the gravel is thrown onto the wet surface after spreading rather than being incorporated into the mix.
<b>Rural area</b>	See definition under 'Countryside', above.
<b>Rural Diversification Area</b>	Areas of countryside which are recognised as being rural in character (as opposed to part of settlements), but are subject to less restrictions on development than the Rural Protection Area (see below).
<b>Rural Protection Area</b>	The Rural Protection Area protects areas of countryside surrounding existing settlements, and other areas under pressure for development, from sporadic and inappropriate development in order to protect the rural settings of the settlements concerned and the rural area in general.
<b>Sash and case windows</b>	A traditional style of window in which two window sashes are fitted, one above the other, into (usually wooden) window frames with a slight overlap between them, and the window opens by allowing one sash to slide up past the other.
<b>Settlement boundary</b>	The point at which the existing buildings that constitute a town, village or hamlet give way to open countryside.
<b>Settlement pattern</b>	The relationship between buildings in a settlement with regards to how they are arranged as a group (linear and nucleated development are examples of two different settlement patterns).
<b>Sightlines (Visibility splays)</b>	A visibility splay is the triangular area of unobstructed view needed at both sides of a junction to allow for drivers (and cyclists) to



	safely exit the junction and onto the main carriageway. The splays are created by measuring a distance back along the centre line of the access road from the give way line or equivalent (the 'x' distance) along with a distance which is measured in both directions from the centreline of the access road along the nearside edge of the main carriageway (the 'y' distance). The 'x' and 'y' distances vary depending on the nature and scale of the development proposed and the speed of traffic using the main road. The 'x' and 'y' distances create the triangular visibility splay.
<b>Skews</b>	Stones which form part of the coping on the sloping part of a gable roof (see 'Gable end' above); these are often protected by lead flashing.
<b>Steading</b>	A style of development traditionally found in rural areas which comprises a group of buildings arranged in a horseshoe or L-shaped formation around a courtyard; the buildings are usually a farmhouse and its associated outbuildings, but contemporary rural housing designs may borrow this template.
<b>Topography</b>	The configuration of the grounds surface and the underlying foundation of a landscape.
<b>Traditional rural housing design</b>	Houses which are of a style traditionally/historically found in the local rural area, such as farmhouses, cottages and miners' rows, with traditional building materials and details.
<b>Underbuilding</b>	Refers to the use of a supporting structure as part of the foundations of a building, for example where a large platform is required to place a level building on the side of a steep slope.
<b>Watergoods (rainwater goods)</b>	Conduits that channel rainwater away from a building to prevent it entering the fabric or running down the walls. This includes cutters, downpipes and hopper heads.

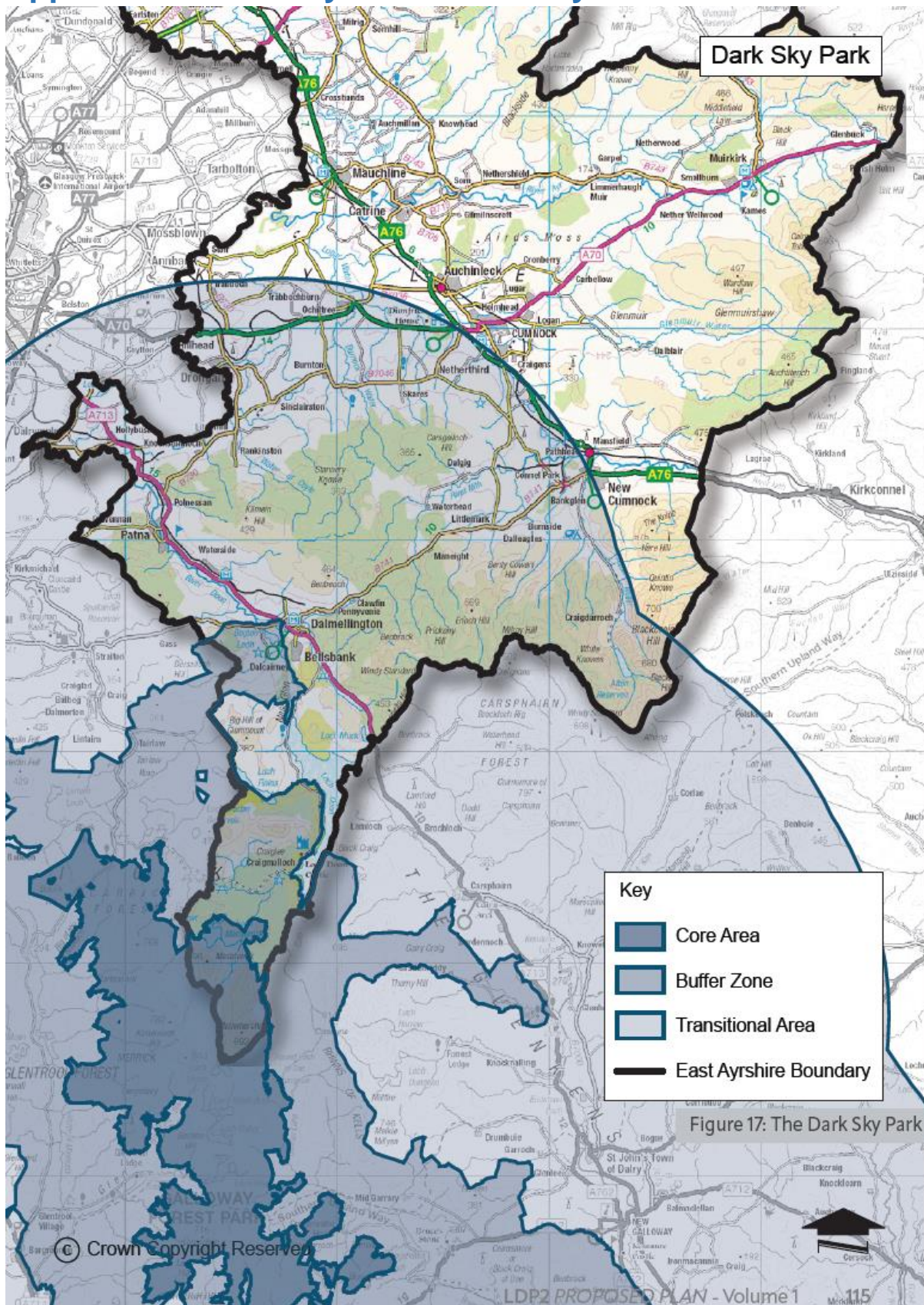
## Appendix 1: East Ayrshire Rural Area



[East Ayrshire LDP2: Rural Area Map](#) Downloadable version.



## Appendix 2: Dark Sky Park in East Ayrshire



**Contact details:**

**Policy advice:**

Development Planning and Regeneration,  
Economic Growth  
East Ayrshire Council,  
The Opera House,  
8 John Finnie Street,  
Kilmarnock,  
KA1 1DD

**01563 576790**

[localdevelopmentplans@east-ayrshire.gov.uk](mailto:localdevelopmentplans@east-ayrshire.gov.uk)

**Application and pre-application advice:**

Development Management

**01563 576790**

[submittoplanning@east-ayrshire.gov.uk](mailto:submittoplanning@east-ayrshire.gov.uk)

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