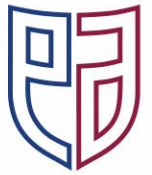


# Adapted Place Standard in East Ayrshire Council

John Semple  
Regeneration Project Officer  
East Ayrshire Council

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

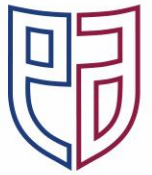




# Some Background

- 2012 – Community Action Plans
- 2016 – Placemaking Plans
- 2017 – Place Standard Development





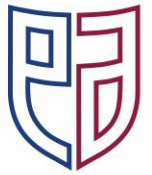
# Community Action and Placemaking Plans

- Takes priorities set by people and turns local knowledge into planning policy
- Puts the community at the start of the planning process
- Represents democratically agreed priorities
- Gives equal merit to local priorities identified with other aspects of planning policy
- Ownership of the final Plans are with the local community.
- Community members understand better their role in the planning process
- Communities shift from being reactive to proactive
- A single process improving efficiency and reducing consultation fatigue
- Has prompted the use of the Place Standard Tool as part of process



# Community Action Plans





# 18 Community Action Plans in East Ayrshire



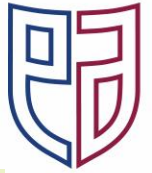
active connected  
**Vibrant**  
COMMUNITIES



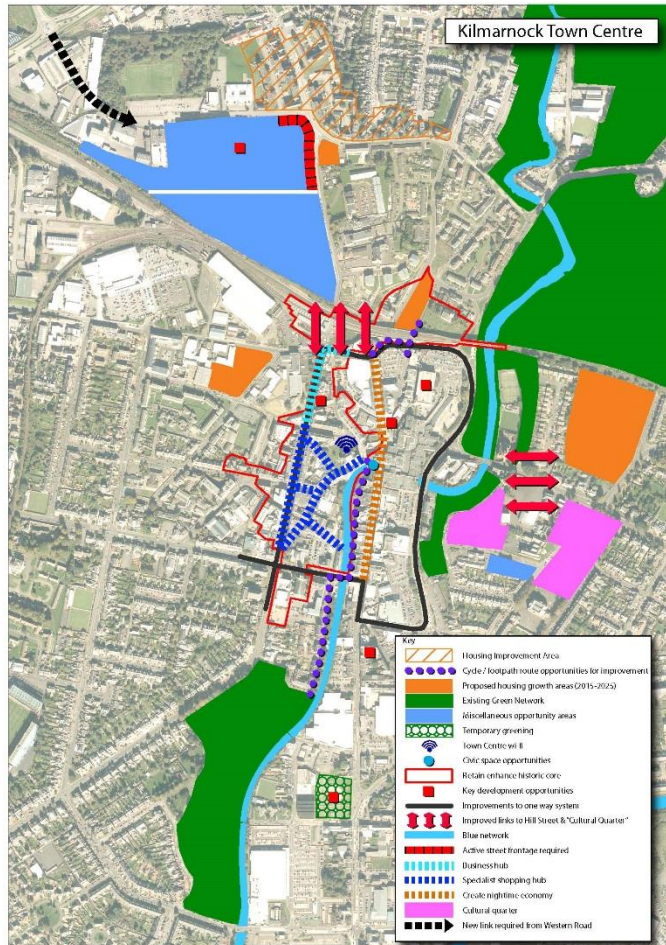
East Ayrshire Council  
Comhairle Siorrachd Air an Ear

Proud to be Council of the Year  
**iese**  
Awards  
2017

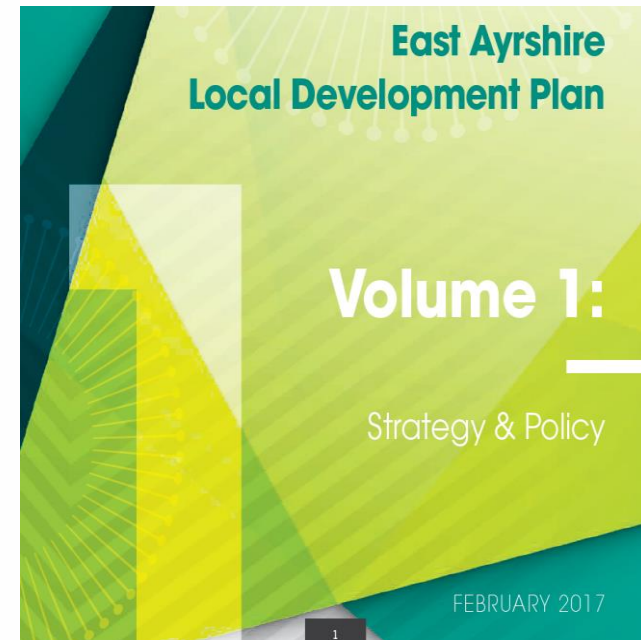




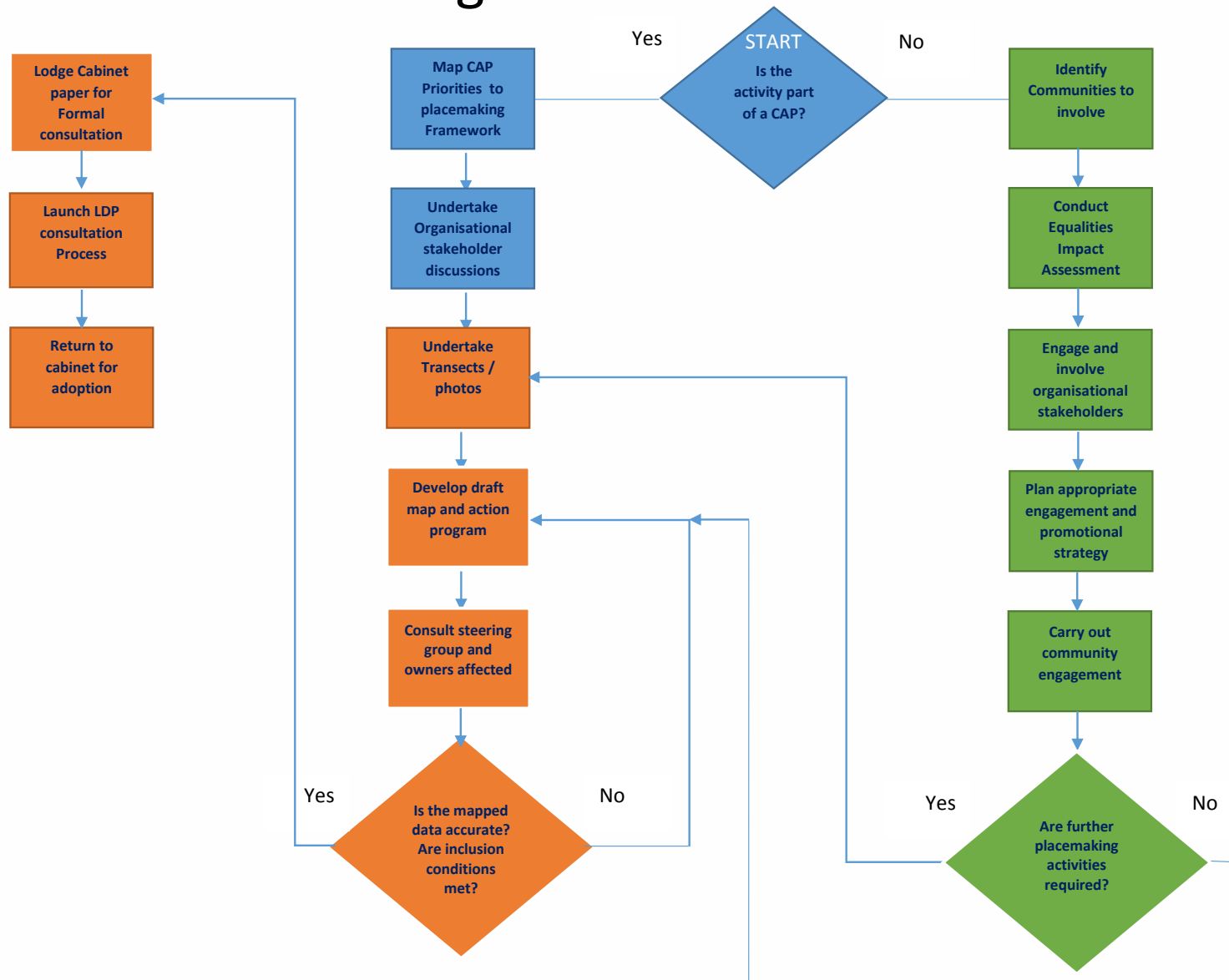
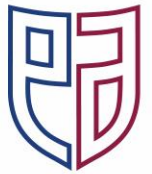
# Placemaking maps appear in LDP



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# Placemaking Process Flowchart

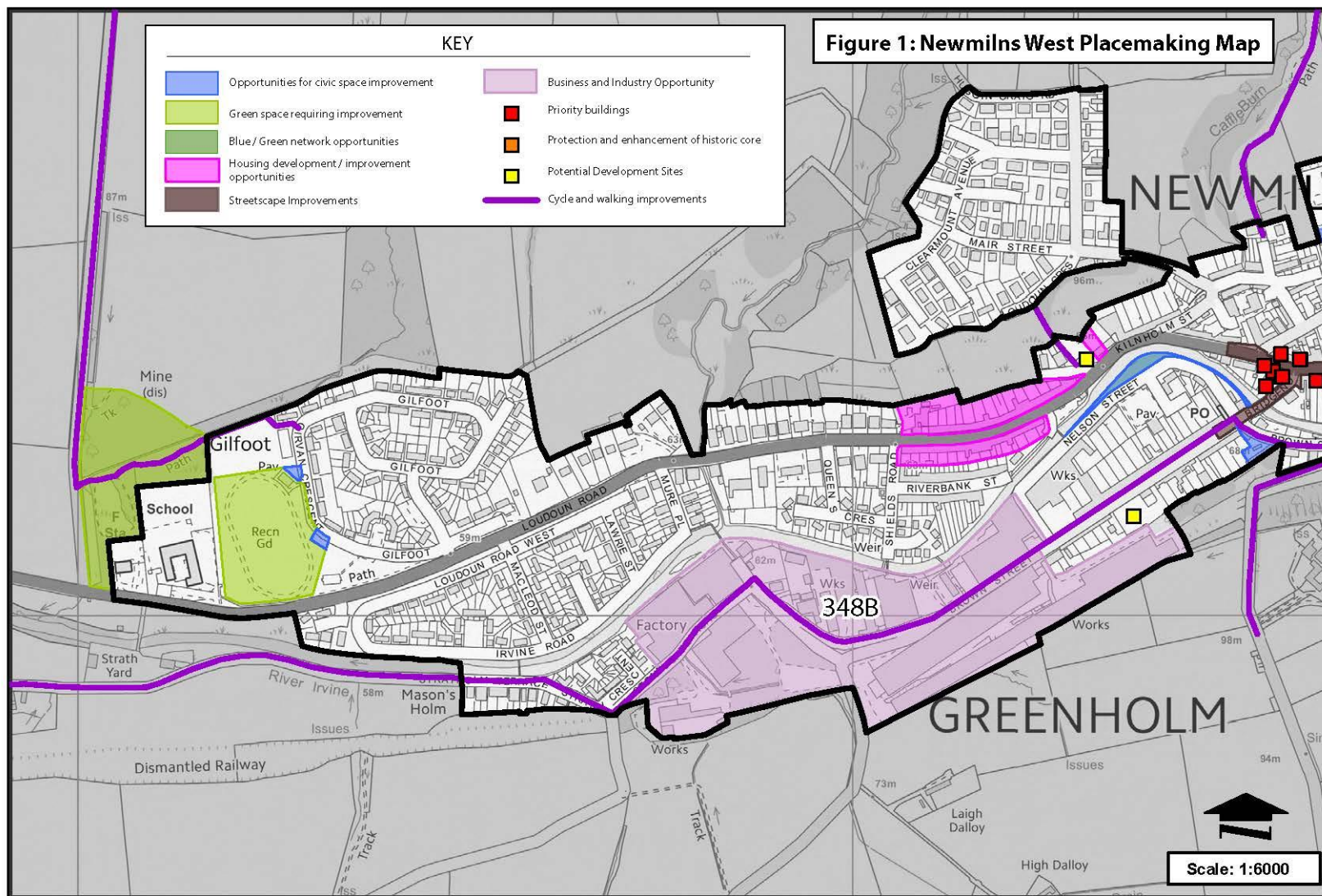


# Placemaking Development Framework



Place quality indicators		Distinct identity	Easy to move around	Safe and pleasant spaces	Welcoming	Adaptable	Resource efficient	health and wellbeing
Placemaking themes	Local Action identified	The road to the Voes is in a poor condition with very many patched repairs and no footway although it is on the Ayr way. St Cuthbert's street has no footwear either KC	Develop links to pedestrian and cycle networks River Ayr Way extending out toward new Lanark, feasibility study under way AF	Safer walking routes to community hotspots Catrine Voes – Happy to work with groups AF  KC	The Civic Centre needs better signposting interoperation from the Sorn walk / Ayr way JS			No pavement to radical brae radical brae path needs attention KC / AF
Cycle / Walking routes			Resurfacing damaged paths. Surfaces damaged by tree roots will take a look t this GC  All paths to be included due to being overgrown. AF	Path from Chapel St to St Cuthbert's street is badly overgrown AF /  Will find out more possibly a core path GC				
Priority buildings	Is St Cuthbert's street a protected streetscape? The corner bar and associated buildings Catrine holm farm Stewart place ?? Refurbish houses on mill square Refurbish the church All subject to funding	Utilise buildings of heritage  St Cuthbert's Street buildings in poor appearance KW Housing keen to work with community		improve the appearance of Mill square buildings KW	The old mill inn – restore Gasworks building could be utilised as a community asset Subject to funding	AM Brown institute building should be repurposed to make it a destination for walkers on the Ayr way subject to funding		
Streetscape improvements		Shop fronts have too much advertising and out of character with the village	Parking in scheme poor KC	Options for movement of traffic  Restrictions for HGV / Agricultural vehicles  KC	Improve the aesthetics of existing housing stock particularly unpainted render in St Germaine Street KW		More litter bins	Traffic calming measures some more sleeping policemen particularly Newton St, ayr st st cuthberts st  Paths on ayr street uneven KC
Potential Development Sites		Gap site Bridge St		Gap site wood St	Old mill inn	Gap site Newton Terr.		
Areas forming a landscape setting to the settlement which merit protection form development Areas of land which						Voes and pipeline		
Opportunity for gateway features ★								

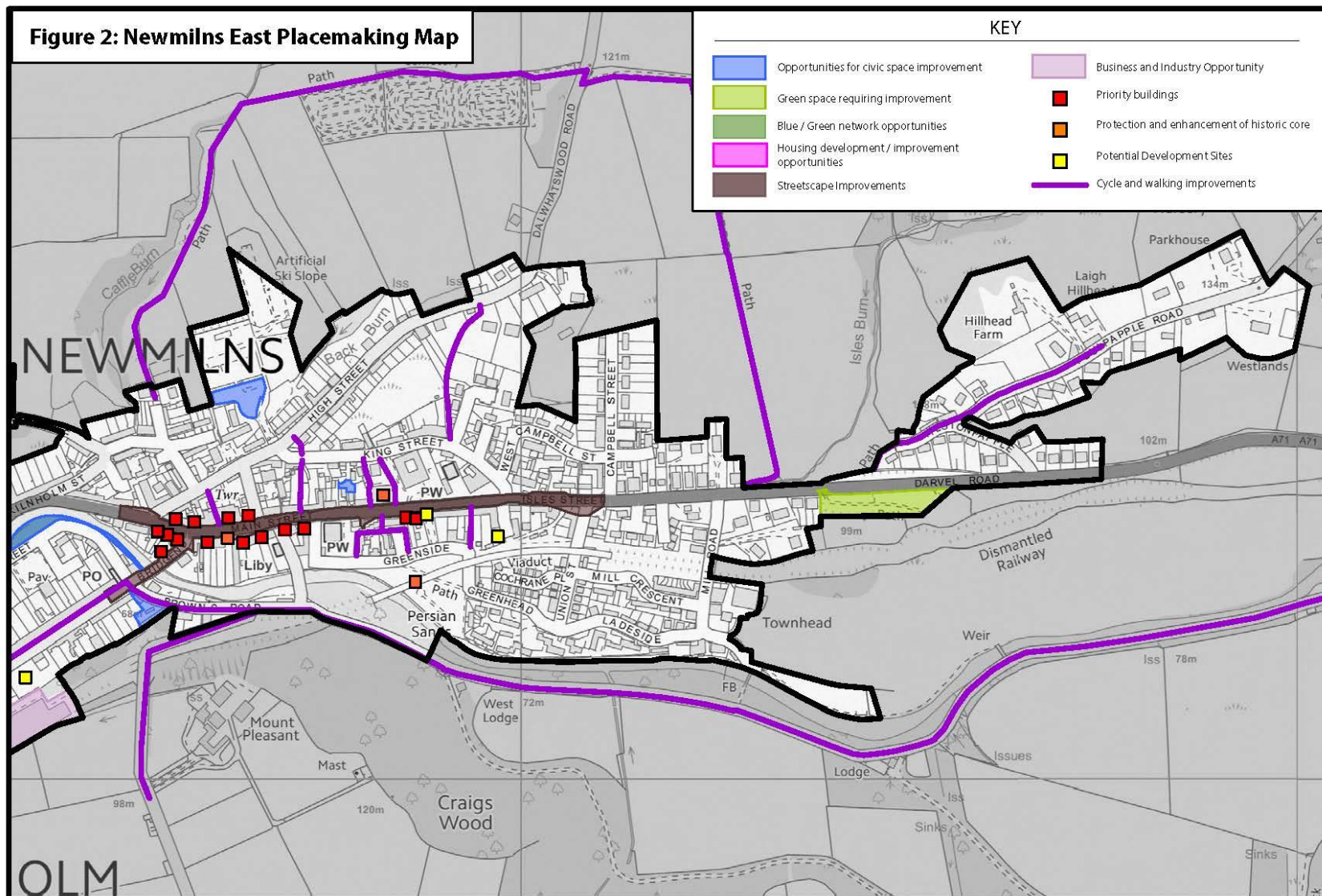




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**Figure 2: Newmilns East Placemaking Map**



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# Draft Newmilns and Greenholm Action Program

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

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

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

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

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

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

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

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

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

Investigate improvements the following buildings

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

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

Investigate improvements the following sites

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

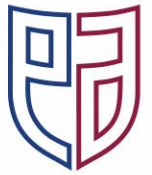
**Protection and enhancement of historic core** - Buildings, ruins, remains or features of landscape which are historically notable or significant for which improvements to protect or enhance are to be developed.

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

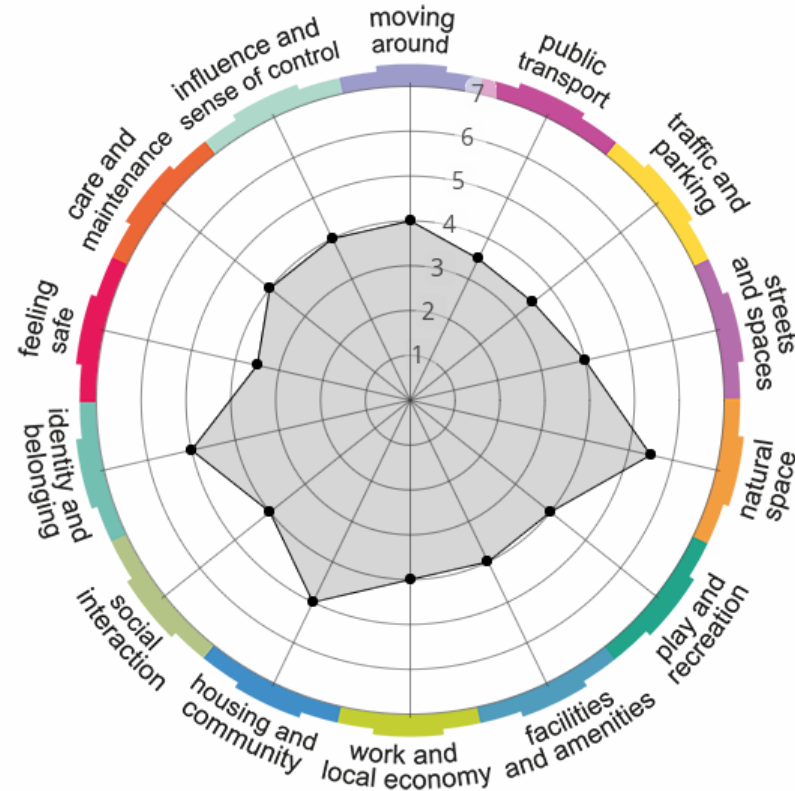
**Housing development / improvement opportunities** - Brownfield or green-field sites where future new-build housing could be developed or areas of existing housing where the condition of the properties leads to significant consistent vacancies and negative visual impact.

- Housing improvements to flats in Loudoun Road and Kilnholm Str

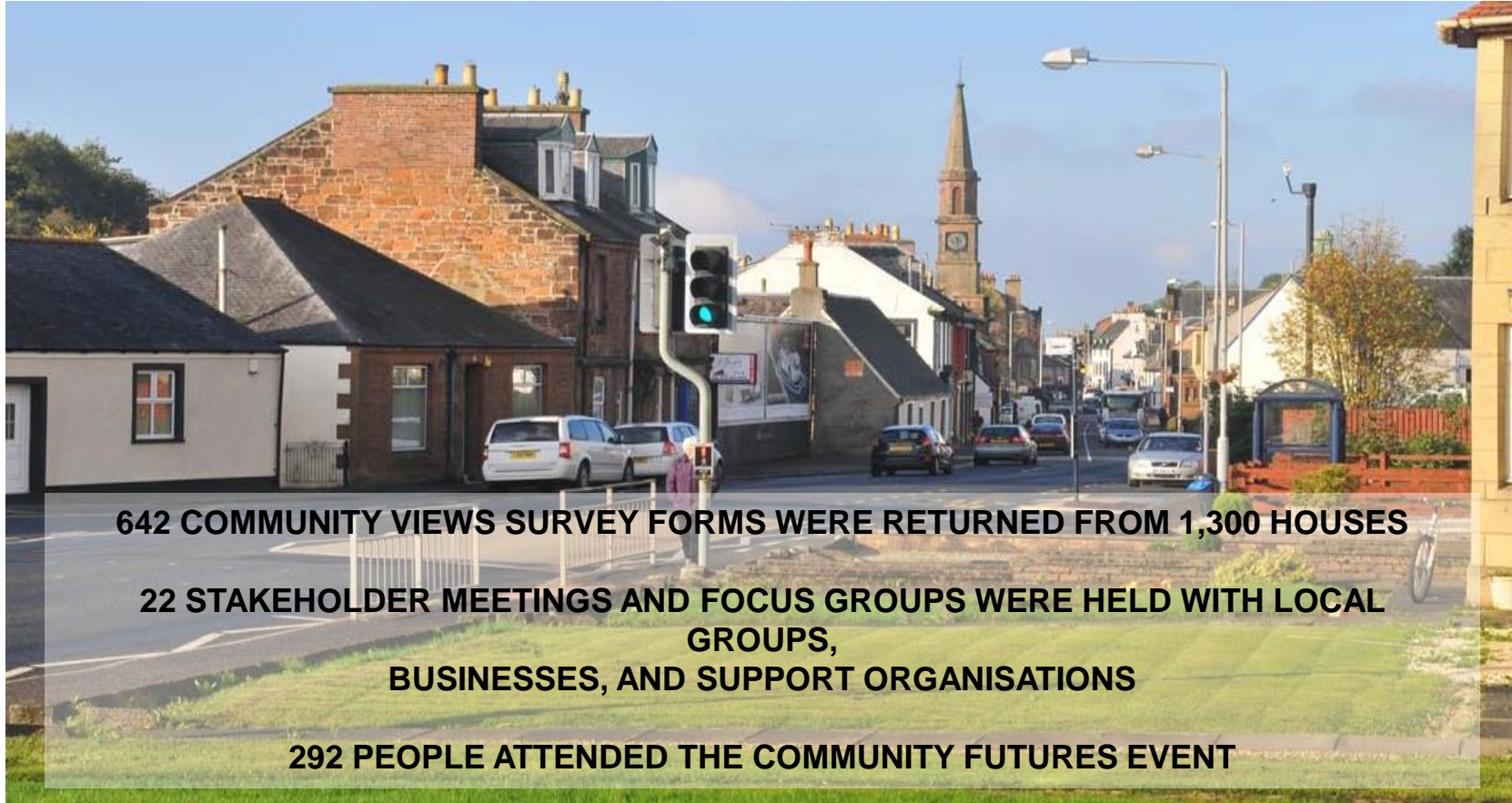
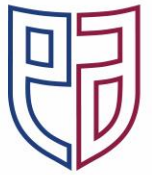
**Figure 3: Newmilns and Greenholm Action Program**



# Where does the Place Standard fit ?



# Initial Dialogue with Vibrant Communities



**642 COMMUNITY VIEWS SURVEY FORMS WERE RETURNED FROM 1,300 HOUSES**

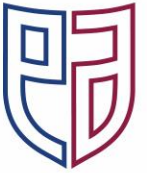
**22 STAKEHOLDER MEETINGS AND FOCUS GROUPS WERE HELD WITH LOCAL GROUPS,  
BUSINESSES, AND SUPPORT ORGANISATIONS**

**292 PEOPLE ATTENDED THE COMMUNITY FUTURES EVENT**





# Community voting day

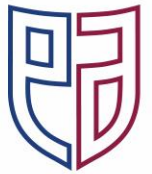


# Community Action Plan Theme and Priorities



THEME 2: APPEARANCE AND ENVIRONMENTAL IMPROVEMENTS	
<b>PRIORITY 1</b>	<b>Derelict buildings</b> <ul style="list-style-type: none"> <li>List all derelict buildings that require action</li> <li>Agree on priorities – e.g. those in the High Street/Loudoun Road/Main Street</li> <li>Work with East Ayrshire Council to put pressure on owners to improve buildings</li> <li>Look at potential to take some buildings into community ownership if there is a use for them e.g. Co-op building</li> </ul>
<i>NRA will liaise with</i>	<i>Community council, East Ayrshire Council, Private Landlords, Relevant voluntary groups, Loudoun Valley Trust</i>
<b>PRIORITY 2</b>	<b>Clean up of the community</b> <ul style="list-style-type: none"> <li>Set up an "Environment Group" to take the lead with projects</li> <li>Organise a Spring Clean of litter hot spots</li> <li>Work with primary school to organise a "Keep Newmilns Clean" campaign</li> <li>Work with shop owners to reduce packaging waste</li> </ul>
<i>NRA will liaise with</i>	<i>Primary School, Businesses, Local residents, Keep Scotland Beautiful, East Ayrshire Council</i>
<b>PRIORITY 3</b>	<b>Gardens &amp; flowers</b> <ul style="list-style-type: none"> <li>Identify land that might be used to develop community garden or allotments</li> <li>Commission a feasibility design study for community garden/allotment project</li> <li>Develop floral enhancements for spring and summer – baskets, tubs, and wild flower areas</li> </ul>
<i>NRA will liaise with</i>	<i>Community Council, Primary School, Local voluntary groups</i>
<b>PRIORITY 4</b>	<b>Recreation areas and paths</b>





# Each CAP theme now also contains one or more Place Standard Characteristic

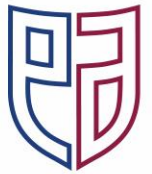
## Village Appearance

### Care and maintenance

- Are public areas, facilities and properties well maintained?
- Are there any specific problems in the area, such as litter, vandalism or dog fouling?
- Are there good facilities for refuse storage and collection? Are recycling facilities available and easily accessed?
- Do local authorities, housing associations, landlords and residents all know their roles and responsibilities? Is action taken when necessary?
- Is communication clear and effective? Residents should be kept informed of any changes to services and be able to easily report problems if they arise.
- Is there a local residents association? Is it effective?

### Streets and spaces

- Is being in or passing this place a pleasant experience?
- Are there positive features such as local landmarks, historic buildings, public squares or natural features that make the place feel distinctive?
- Are there distinctive features and routes that help you to find your way around?
- Do buildings, features and public spaces look interesting and attractive?
- Are there negative features such as derelict buildings, vacant land and excessive noise? Does the design of the area help to lessen their impact?
- Is the experience of the place positive both day and night in different seasons or weather conditions?

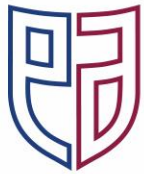


# Each member of the public has a Place Standard Scoring Matrix

Potcode:	Age:			Gender:						
Please score the following 14 themes on a scale of 1 - 7	lots of room for improvement	-----						little room for improvement		
	1	2	3	4	5	6	7			
<b>Community Spirit - People/Events/Groups</b>										
Feeling safe										
Identity & Belonging										
Social interaction										
<b>Village Appearance</b>										
Care & Maintenance										
Streets & Spaces										



# Inclusion of the scoring methodology for the online survey accompanying consultations



1.

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

- Extend and improve paths for cycling and walking between the Barony A-Frame, Dumfries House and Auchinleck House
- Improve maintenance and upgrade woodland and riverside paths
- Improve safety for cyclists and walkers through the village and over the old Lugar Bridge

For cycling and walking I think these proposals will provide: \*

- ☐ 0 Little improvement
- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ 7 Great improvement

Comments:

