

County Buildings
Wellington Square
AYR KA7 1DR
Tel No: 01292 612075

April 2025

To:- Councillors Lamont (Chair), Cavana, Clark, Dixon, Kilbride, Kilpatrick, Lyons, Mackay and Townson.

All other Members for Information Only

Dear Councillor

SOUTH AYRSHIRE LOCAL REVIEW BODY

You are requested to participate in the above Panel to be held in County Hall, County Buildings, Ayr on **Tuesday, 6 May 2025 at 2.00 p.m.** for the purpose of considering the undernoted business.

This meeting will be held on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Please note that a briefing meeting will take place for all Local Review Body Members at 1.15 p.m., online and in the Prestwick Committee Room.

Yours sincerely

Catriona Caves
Chief Governance Officer

B U S I N E S S

1. Declarations of Interest.
2. Minute of previous meeting of 25 February 2025.
3. New Case for Review – 24/00757/APP – Application for Erection of a Dwellinghouse, Formation of Access and Associated Development.

[Application Summary](#)

For more information on any of the items on this agenda, please telephone
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e-mail: localreviewbody@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

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SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held on
25 February 2025 at 2.00 p.m.

Present: Councillors Alan Lamont (Chair), Ian Cavana, Alec Clark, Mark Dixon and Martin Kilbride.

Remote: N/A

Apologies: Councillors Mary Kilpatrick and Craig Mackay.

Councillors Lee Lyons and Duncan Townson were not present at the Local Review Body on 28 January 2025 or the site visit on 25 February 2025 so could not participate in the meeting.

Attending: M. Vance, Solicitor, Legal and Licensing (Legal Adviser); J. Hall, Planning Strategy Co-ordinator (Planning Adviser); R. Anderson, Committee Services Assistant and C. McCallum, Committee Services Assistant.

Opening Remarks.

The Chair confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

1. Declarations of Interest.

The Legal Adviser called the sederunt and, having called the roll, confirmed that there were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Minutes of Previous Meetings.

The [minutes](#) of 28 January 2025 (issued) were submitted and approved.

3. Continued Case for Review from Local Review Body on 28 January 2025 and subsequent site visit on 25 February 2025 – 24/00431/APP- Application for Formation of Access, Replacement of wall, railings, and gate at 38 Park Circus, Ayr, South Ayrshire, KA7 2DL.

There were submitted the relevant [papers](#) (issued) relating to a request to review the decision continued from the Local Review Body on 28 January 2025 and subsequent site visit on 25 February 2025 to refuse Application for Formation of Access, Replacement of wall, railings, and gate at 38 Park Circus, Ayr, South Ayrshire, KA7 2DL.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

In terms of Standing Order 19.9, there was no general agreement to the unopposed

Motion by Councillor Dixon, seconded by Councillor Kilbride, to overturn the Appointed Officer's decision and grant the application, therefore, the Review Body moved to a vote for or against the Motion, or abstain.

By a majority, the Body

Decided:

To overturn the Appointed Officer's decision and grant Planning Permission for Formation of Access, Replacement of wall, railings, and gate at 38 Park Circus, Ayr, South Ayrshire, KA7 2DL, subject to the following conditions:-

Conditions:

- (1) That the development hereby permitted must be begun within **three years** of the date of this permission.
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (3) That notwithstanding the plans hereby approved, a detailed methodology statement of the proposed stonework repairs required for the existing post to form the proposed vehicular access shall be submitted to and agreed in writing by the Planning Authority prior to commencement of works on site.
- (4) That prior to the commencement of development, full details of the proposed boundary wall, railings and gates shall be submitted for the prior written approval of the Planning Authority.
- (5) That the private access shall be surfaced for a minimum of 2 metres as measured from the rear of the public roadway, prior to operation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.
- (6) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reasons:

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) To safeguard the character and appearance of the conservation area.
- (4) To safeguard the character and appearance of the conservation area.

- (5) In the interest of road safety and to ensure an acceptable standard of construction.
- (6) In the interest of road safety and to avoid the discharge of water onto the public road.

List of Approved Plans:

Plan Type	Reference	Received Date
Drawing	23021/01	07.06.2024
Drawing	23021/02	07.06.2024
Drawing	23021/03	07.06.2024
Drawing	23021/04	07.06.2024
Drawing	23021/05	07.06.2024
Drawing	23021/06	07.06.2024
Supporting Information	Design Statement	07.06.2024

Advisory Notes:

- (1) That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.
- (2) The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- (3) In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
- (4) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

Reason for decision:

The development hereby approved is considered to accord with the provisions of the development plan and there are no significant adverse impacts on the character and appearance of the Ayr II Conservation Area.

The meeting ended at 2:26pm.

DRAFT

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE OF CURRENT POSITION

Site Address:	LAND AT PIERHILL FARM U91 FROM B730 JUNCTION NEAR STAIR TO B744 JUNCTION NEAR COMMONSIDE ANNBANK SOUTH AYRSHIRE KA6 5AW
Application:	24/00757/APP

Appointed Officer's Decision:	Refused
Date Notice of Review Received:	17 March 2025

Current Position:	New Case for Review
Documentation:	<p>The following documents in relation to the review are attached:</p> <p>Pages 1 to 11 - Report of Handling</p> <p>Pages 12 to 16 - Notice of Review (March 2025)</p> <p>Pages 17 to 27 - Review Statement (March 2025)</p> <p>Pages 28 to 78 - Supporting Information (Traffic Survey - January 2025)</p> <p>Pages 79 to 86 - Original Planning Application (October 2024)</p> <p>Pages 87 to 93 - Planning Application Designs and Plans</p> <p>Pages 94 to 108 - Planning Statement (October 2024)</p>

	<p>Pages 109 to 128 - Supporting Information – Preliminary Ecological Appraisal (August 2024)</p> <p>Pages 129 to 132 - Decision Notice</p> <p>Pages 133 to 145 - Consultation responses</p> <ul style="list-style-type: none"> • Pages 133 to 135 – Scottish Water • Page 136 – Prestwick Airport • Pages 137 to 139 – AECOM • Pages 140 to 145 – ARA <p>Pages 146 to 147 – Case Officer Comments</p> <p>Pages 148 to 151 – Case Officer Photographs</p> <p>Pages 152 to 159 – Applicant’s response to Case Officer’s Comments and Photographs</p> <p>Pages 160 to 162 – Case Officer’s draft conditions</p>
New Material:	No
Additional Material Any other Comments:	N/A
Dated:	April 2025

Report of Handling of Planning Application

The Council's Scheme of Delegation can be viewed at <https://www.south-ayrshire.gov.uk/planning-application-process>

Reference No:	24/00757/APP
Site Address:	Land At Pierhill Farm U91 From B730 Junction Near Stair To B744 Junction Near Commonside Annbank South Ayrshire KA6 5AW
Proposal:	Erection of a dwellinghouse, formation of access and associated development
Recommendation:	Refusal

REASON FOR REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 9 October 2024.
- The application was validated on 9 October 2024.
- No Neighbour Notification was required.
- A Site Visit was undertaken by the Planning Authority on 7th November 2024.
- No Site Notice was required.
- A Public Notice, under Regulation 20 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was placed in the Local Press on 29 October 2024.

1. Site Description:

The application site lies within a rural area approximately 1.8 km to the north-east of Annbank. More specifically, the site forms part of a larger field and lies to the north of an unclassified road linking the B730 to the south of Yett holdings, and the B744 to the north of Annbank. The site slopes from north to south, with the land to the north being higher than the land at the field access to the south of the site. It is estimated that the highest portion of the site reaches approximately 78 metres AOD, with the lowest portion at the access gate estimated to be approximately 62 metres AOD. The adjacent land to the east and west of the site is similarly undulating in nature. The main portion of the site is located to the north of the site, with the remainder of the site formed by the proposed elongated access which is positioned approximately 70 metres from the public road to the south of the site. The main portion of the site extends to approximately 2,367 sq metres (0.23 ha). The character of the site is predominantly rough grazing land/ modified grassland. Crawfordston Burn lies to the east and south-east of the application site. The site is bound in the majority by the remaining field, and by a small section of woodland to the north-east, and the existing field access to the south.

2. Planning History:

A prior notification submission was submitted under application 24/00433/PNF for the erection of an agricultural shed. As part of the consideration of the aforementioned, it was considered that the proposed agricultural shed was permitted development under Class 8 of the Town and Country Planning (Scotland) General Permitted Development Order 1992 (as amended), and as such did not require the benefit of planning permission. At the time of visiting the site, there was no development or agricultural building present within the site.

3. **Description of Proposal:**

Planning permission is sought for the erection of a dwellinghouse, formation of access, and associated development. The submitted drawings show a dwellinghouse centrally positioned within the northern portion of the site. The proposed house is of a contemporary design, with a broadly rectangular footprint, with the proposed design incorporating a two-storey gable, and a single storey side projection. The proposed external materials include; a slate roof, unspecified render and timber cladding, grey UPVC windows. Garden ground is shown as being formed to the north and north-west of the proposed house, with the access being positioned to the south of the dwellinghouse and leading to a parking and turning area. A level building platform at a height of approximately 77 metres AOD is to be formed so as to accommodate the house. The agricultural building referenced above under application (24/00433/PNF) is shown to be positioned adjacent to the proposed dwellinghouse, and outwith the boundary of the current application site. Access is to be provided by a newly formed access over a distance of approximately 70 metres leading to/ from the public road to the south. A new post and wire fence is proposed around the perimeter of the site. Further details of the development are contained within the drawings and submitted information which accompanies the submission.

4. **Consultations:**

Prestwick Airport – no objection, subject to an advisory note.

Scottish Water – no objection.

Ayrshire Roads Alliance – have identified a need for the access to the site to have a visibility splay of 2.4 metres by 215 metres in both directions at the access of the site and the public road. Further consideration of the consultation response from the ARA is set out below.

AECOM – no objection, subject to conditions.

5. **Submitted Assessments/Reports:**

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

The applicant/ agent has submitted the following information in support of the development proposals, the main points of which are summarised below as follows;

Planning Statement:

- The development represents an extension to an existing cluster comprising of Pierhill, Pierhill Cottage, Highfield Cottage, and Burn Farm;
- The proposal meets with the Councils' Design Guidance in terms of design, siting and location;
- The design sits within the landscape and has no negative impacts;
- The submitted information also refers to the approved agricultural building adjacent to the application site.

Preliminary Ecological Appraisal:

Considers the potential presence of otter, water vole, badger, within close proximity of the site. No evidence of the aforementioned species were identified, and therefore no further dedicated surveys are considered to be necessary. The report recommends good construction practices during site clearance and construction, along with potential mitigation and biodiversity enhancement measures in relation to; the planting of native species, installation of bat and nest boxes.

The submission is accompanied by a landscape plan showing proposed biodiversity enhancement measures, which predominantly comprises of; hedgerow planting, trees along the access road, and some around the perimeter of the site.

6. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development.

None.

7. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

8. Representations:

No representations were received.

9. Development Plan:

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Sections 25(1) and 37(2) of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

National Planning Framework 4 (NPF4) (2023)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/national-planning-framework-4/pages/12/index.aspx):

NPF4 confirms that the purpose of planning is to manage the development and use of land in the long-term public interest. NPF4 also maintains a plan-led system and provides a long-term spatial strategy to 2045 based around enabling the transition to net zero emissions and environmental sustainability; driving inclusive economic growth; and building resilient and sustainable places, which adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment. The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context. An assessment of the proposals against the provisions of NPF4 is set out below.

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - (www.gov.scot):

- Policies 1 and 2 - Tackling the climate and nature crises, and Climate Mitigation and Adaptation;
- Policies 3 and 4 - Biodiversity and Natural Places;
- Policy 5 - Soils;
- Policy 9 - Brownfield, vacant and derelict land and empty buildings;
- Policy 13 - Sustainable Transport;

- Policies 14 and 15 - Design, Quality and Place and Local Living and 20-minute neighbourhoods;
- Policy 16 - Quality Homes;
- Policy 17 - Rural Homes;

Policy 1 gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions. Policy 2 seeks to ensure that emissions from new development are minimised as far as possible. A healthy natural environment is recognised as a key to reducing emissions. Policies 3 and 4 protect, and seek to positively enhance biodiversity and natural assets, which in turn play a crucial role in carbon reduction. With regard to policy 5, the site is not classified as being prime quality agricultural land, but within category 3.2. Further consideration of the potential impact of the development on the natural environment is set out below.

Policy 9 seeks to direct development to the right place, maximising the use of existing assets (such as brownfield, vacant and derelict land and empty buildings), and minimising additional land take (such as greenfield developments). The current application is for residential development in a greenfield site in a rural location. Specifically, Policy 9 (b) states that "proposals on greenfield sites will not be supported unless the site has been allocated for development, or the proposal is explicitly supported by policies in the LDP". The application site is not allocated for development. For the reasons noted below, the proposals are not considered to align with the Rural Housing policy provisions of the Adopted South Ayrshire Local Development Plan 2, and the associated provisions of the related policy guidance, also entitled Rural Housing.

Policy 13 considers the issue of sustainable transport and active travel, and is supportive of development in locations which support safe sustainable travel, and travel by means other than private vehicle. The application proposals involve the formation of an additional and elongated vehicular access to serve an additional dwellinghouse within the rural area. Further consideration of transport matters is set out below.

Policy 14 seeks to encourage and promote the 'Place Principle' and the six qualities of successful places (i.e. healthy, pleasant, connected, distinctive, sustainable, and adaptable). Proposals which are poorly designed, detrimental to the amenity of the surrounding area, or inconsistent with the qualities of successful places will not be supported (under criterion c). Policy 15 encourages and promotes the Place Principle as a means to create connected and compact neighbourhoods where people can meet the majority of their needs within a reasonable distance of their home. In a plan-led system the development planning process is the mechanism to secure local living and 20-minute neighbourhoods, rather than via an incremental and piecemeal basis through individual planning applications; the SALDP2 allocates the site as an area of countryside, rather than an area suitable for residential development. In this instance, the site is a greenfield site within a rural location, where there are no public facilities or services at the site, public facilities and services being located in Annbank, or beyond. However, the aforementioned characteristics of the site, along with the cumulative issues relating to access and connectivity, along with the other reasons noted within this report, are considered to render the site an inappropriate location for further residential development.

With specific regard to new rural homes, development proposals will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area, and the development involves;

- i. land allocated for housing within the LDP;
- ii. reuse of brownfield land;
- iii. reuse of redundant or unused buildings;
- iv. use of a historic environment asset or enabling development to secure the future of historic environment assets;
- v. supporting the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. a single home for the retirement succession of a viable farm holding;
- vii. subdivision of an existing residential dwelling; and
- viii. reinstatement of a former dwelling house or a one-for-one replacement of an existing permanent house.

The development proposals involve the erection of a new residential dwelling, the formation of a new access and associated development, which does not align with the aforementioned criteria (i. - viii.) for rural housing.

In addition to the above provisions of Policy 16, NPF4 states that Local Development plans should set out a tailored approach to rural housing, and reflect locally appropriate delivery approaches. The Council's

SALDP2 Policy: 'Rural Housing' is supportive of the development of rural housing where the site represents an appropriate extension to an existing 'clearly defined and nucleated housing cluster'. Further consideration of the proposals against the provisions of the SALDP2, and the related provisions of the Rural Housing Policy Guidance are set out below.

For the reasons set out above, and elsewhere in this report, the proposals are not considered to align with the policy provisions of the National Planning Framework 4.

South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at Local Development plan 2 - South Ayrshire Council (south-ayrshire.gov.uk):

- Core Principle B8;
- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management;
- Policy: Rural Housing;
- Policy Natural Heritage;
- Landscape Quality;
- Policy Land Use and Transport;

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context. An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

Core Principle B8 supports the development of rural housing in appropriate locations in line with the policies of the Local Development Plan, and the related planning guidance regarding Rural Housing. The policy also confirms that proposals for rural housing outwith the aforementioned parameters, or outwith defined settlement boundaries shall not be supported. Further consideration of the proposed development against the Rural Housing policies and guidance is set out below.

The Strategic Policy 1: Sustainable Development seeks to support the principle of sustainable development by making sure that development respects, protects and where possible, enhances natural, built and cultural heritage resources. Strategic Policy 2: Development Management ensures development is in accordance with the site's land use and will be appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land use, that the proposals do not have an unacceptable impact on the amenity of nearby land uses, and are appropriate to the local area in terms of road safety, parking provision and effects on the transport network. The LDP2 Rural Housing policy is supportive of the development of rural housing where the site represents an appropriate extension to an existing 'clearly defined and nucleated housing cluster', subject to compliance with the policy guidance and criteria set out in the Council's policy guidance also entitled Rural Housing. NPF4 states that Local Development plans should set out a tailored approach to rural housing, and reflect locally appropriate delivery approaches. LDP2 policy: Rural Housing is compliant with NPF4, with the exception of circumstances where the proposed development would be on a site defined as prime Quality agricultural land (Policy 5) and as indicated on the Land Capability Classification at Scale 1:50,000. The Proposed development is not located on prime quality agricultural land.

An assessment of the proposals against the Council's Policy Guidance entitled Rural Housing is set out further in section iii. below, along with a consideration of relevant site-specific factors.

With regard to protected species, LDP Policy: Natural Heritage outlines that planning permission will not be granted for a development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation. The submission is accompanied by a preliminary ecological report which does not identify any ecological matters which require further attention. Notwithstanding, for the reasons noted within this report, there are concerns regarding the proposals. Further consideration of the proposals from a landscape setting perspective are set out elsewhere in this report.

With regards to roads matters, the Ayrshire Roads Alliance have been consulted, and have identified a need for the access to the site to have a visibility splay of 2.4 metres by 215 metres in both directions at the access of the site and the public road. The precise achievable visibility splays at the site entrance are not clear from the submitted information. Therefore, there is a lack of certainty within the submission that

the road geometry and topography of the locale is such that the required visibility splays are capable of being met; on visiting the site it does not appear that visibility splays of 215 metres can be achieved. Where the requisite visibility splays cannot be met, the onus is on the applicant/ agent to demonstrate through speed survey work, that reduced visibility splays are appropriate. No such justification for reduced visibility splays at the junction of the site with the public road has been submitted, and therefore it is necessary to adopt a precautionary approach to the potential for the proposals to result in road safety issues due to the visibility splays at the access to the site being less than required by the Ayrshire Roads Alliance; the application is considered in this context.

For the reasons noted within this report there are concerns in relation to the proposals, which are not considered to fully accord with the combined policy provisions of the development plan as set out within National Planning Framework 4 (2023) and the Adopted South Ayrshire Local Development Plan (2022).

10. Other Relevant Policy Considerations (including Government Guidance):

Planning Advice Note (PAN) 72 - Housing in the Countryside (2005):

PAN 72 sets out the key design principles which need to be taken into account by prospective applicants' and agents' responsible for the preparation of development proposals. PAN 72 provides advice in relation to the siting and design of rural housing and seeks to ensure that rural housing is of a good quality and which respects the Scottish landscape and building traditions. Therefore, PAN 72 is considered to be relevant in the consideration of this application.

In particular, PAN 72 (page 7) acknowledges that buildings in rural areas can often be seen over long distances, and that buildings are there for a long time. For these reasons, PAN 72 concludes that careful design is essential, and that single houses need to be planned, with the location carefully selected and designed so as to be appropriate to the locality. In terms of fitting new development into the landscape, location and the context of a landscape setting is a key consideration, and therefore PAN 72 expects new developments to fit into or nestle within the landscape (page 11). Even where sites are less visible, PAN 72 states that such sites will still require a significant level of skill to assimilate buildings into the landscape. The application has been considered in this context, and for the reasons noted elsewhere in this report, there are concerns in relation to the siting of the development proposal.

As noted elsewhere in this report, the site is approximately 15 metres above the public road and access road which would service the site. As a consequence of the prominent siting of the development, along with the design of the house over two storeys, the proposals, if approved would be visually obtrusive due to the exposed location at the crest of a hill, resulting in skyline development, and unnecessary engineering works to re-grade the uppermost section of the site, contrary to the provisions of Scottish Government Planning Advice Note PAN 72 and the LDP policy in relation to landscape quality, which seek to conserve skylines and hill features.

Developing with Nature Guidance (NatureScot):

The above provides guidance on securing positive effects for biodiversity from local development to support NPF4 policy 3(c). This guidance has been published in support of policy 3(c) of National Planning Framework 4 in relation to planning applications. While the applicant has submitted a Preliminary Ecological Appraisal, there are other concerns in relation to the proposals, for the reasons noted within this report.

Further consideration of the proposal against the provisions of the Council's Local Development Plan and Rural Housing policy guidance entitled Rural Housing, and also site-specific aspects relating to the proposal are considered below and elsewhere in this report.

South Ayrshire Council Planning Guidance - Rural Housing:

The Council's Rural Housing policy guidance supports proposals for new housing in the countryside, where it is an extension to an existing cluster, subject to the following criteria;

Additions to clusters will be acceptable where:

- a) the proposal is sympathetic to the character and landscape setting of the existing cluster.
- b) the development represents the sensitive in-filling of any available gap sites consolidating existing dwellings within the cluster.
- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster.
- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance.
- e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance - 20th November 2014.

For the purposes of applying the above policy guidance, a 'cluster' is defined as a building group consisting of 2 or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place. While it is noted that there are existing properties in the wider locality (Pierhill, Pierhill Cottage, Highfield Cottage, and Burn Farm) it does not automatically follow that the application site is located within a cluster as defined by the above terms, or that any further development within any existing cluster can be accommodated in line with the provisions of the supplementary guidance, and therefore individual site-specific factors, along with any other materially significant issues require to be carefully considered, with the following noted;

In terms of applying the above provisions of the Council's cluster policy to the current proposals it is necessary to consider the physical characteristics of the application site and its surroundings. In terms of separation distances, there is over 250 metres between the closest buildings at Pierhill and Burn Farm, over 100 metres between Burn Farm and Highfield Cottage, over 230 metres between Highfield Cottage and Pierhill and Pierhill Cottage. With the exception of Pierhill and Pierhill Cottage which partially share an access road, the other aforementioned properties have their own access road separate from other properties, which is considered to emphasise the stand-alone and isolated nature of the properties, with each of the aforementioned properties functioning independently and separately from other properties. In planning terms, it would not be uncommon for properties with a close physical, visual and functional cohesion to also share infrastructure and resources such as, an access road, waste facilities, waste collection point and drop off facilities etc.; this is not the case in this instance.

It is also important to consider the topography and character of the locale, which is noted to slope from north to south, but also east to west. In addition, the presence of the burn and woodland that separate Pierhill and Pierhill Cottage from Highfield Cottage and in particular Burn Farm, represent both physical and visual barriers between the dwellings. Given the distances between the dwellings, the presence of intervening agricultural land, and the lack of shared and common infrastructure, it is not considered that the aforementioned properties form a cluster with a sense of visual, physical and functional cohesion for the purposes of applying this policy.

In addition, and as noted above, the site is bound in the majority by the remaining field, and by a small section of woodland to the north-east, and the existing field access to the south. Given that the boundaries of the site are largely not delineated by any physical features, and would be separated from adjacent properties by intervening areas of land over some distance, there are no defining features to suggest that the application site could reasonably be described as being an infill or gap site within a cluster of properties. Given the aforementioned, it is considered that the proposals, rather than consolidating the existing steading development, represent an encroachment of development into the countryside, and into a location where no development currently exists, rather than development within a coherent cluster of dwellings; the application is considered in this context.

To highlight the above further, even were the existing dwellings to be considered an acceptable coherent cluster then the proposal would need to meet the criteria set out in points (a) to (e) of the Supplementary Guidance. In particular, point (c) requires that the development have a clear relationship with the existing cluster by being physically connected with the cluster. In this instance, the redline boundary of the application site does not connect with any of the residential amenity land (garden land) areas of any of the dwellings mentioned above, while access to the dwelling would be from a new access point from the public road to the south, and would therefore not share an existing access point, or be connected to any of the existing dwellings. The formation of a new and separate access road to and from the proposed house is considered to reinforce the physical and functional separation of the development. Given the aforementioned, the proposals would appear, and function as a standalone dwelling in the countryside and unrelated to neighbouring properties.

Additionally, the proposals, if approved, would have a suburbanising effect on the countryside, through the sub-division of the field, the loss of grazing land to urban development including, not only the dwelling,

but also the additional development in the form of boundary treatment and means of enclosure, and the formation of hardstanding and an elongated access road over a distance of 70 metres so as to service the new dwelling. Given the undulating topography, the proposed house, would be visible over a wider area, and from numerous public vantage points, particularly to public road to the south which would be approximately 15 metres below the ground level of the proposed house due to the exposed and elevated location of the site. Further consideration of the design of the dwellinghouse is set out below.

For the aforementioned reasons, it is considered that the development proposals do not meet with the Council's policy guidance and criteria in relation to additions to clusters, and the applicable criteria a. - e. and therefore, there is no policy support for the development proposed.

With regards to design, this requires to be in keeping with the character and built form of the existing cluster and for the design to be in compliance with the design guidance as set out in the Council's Rural Housing Policy which provides advice on the siting and design of new housing, and which is materially significant in the consideration of the applications. The aforementioned policy guidance acknowledges that planning policies controlling the siting and design of new housing development in the countryside play an important role in maintaining its character, and that when considering new housing in the countryside, it is important that cognisance is taken of the heritage of an area in order to preserve and enhance the countryside of South Ayrshire's countryside.

In particular, the design guidance states that;

Houses should be designed to fit a site, not the other way around. Design solutions that do not consider the landscape setting of the site will often be ill-suited for the site, detracting from the surrounding landscape. This can represent a lost opportunity to allow the good quality design to be inspired by the site.

New houses in the countryside must comply with the following criteria: -

- a) There will be a presumption against rural housing being located on ridge lines and hill tops, or where the building will disrupt a skyline. Other locations where the building interrupts and conflicts with the flow of the landform will also be resisted.
- b) Existing landscape features such as treebelts, rising ground or natural hollows should be used as a setting to help reduce the prominence of the building(s).
- c) Advantage should be taken of sunlight and aspect; and the landform and landscape features should be used to provide natural shelter from winter exposure.
- d) Changes to the existing topography of a site should be minimised in order that the house fits into the landform naturally, rather than giving the appearance of being engineered into the site.
- e) New housing in close proximity to existing traditional vernacular building(s) should respect and relate to the pattern and design of the existing building(s), and should integrate into the existing layout.
- f) Where the floor area of a proposed dwelling is in excess of 200 square metres, accommodation should be grouped in a courtyard form. Traditional rural domestic scale should be preserved. Generally, houses should not exceed 1½ storeys in height.

In considering the above, the following is noted relative to the proposals;

- a. The site is prominently located in an exposed and elevated location at the crest and ridge of a hill. The proposed house would therefore represent skyline development.
- b. The site is only partially bound to the woodland planting to the north and north-east of the site. Therefore, there are concerns that the proposals will be unsympathetic and visually obtrusive in the locale.
- c. While the proposals do take advantage of solar gain, the house is positioned at the crest of a hill and in a most exposed and visually prominent location.
- d. The location of the site at the top of a hill necessitates the building of an engineered platform and levelling of the northern portion of the site.
- e. See below.
- f. The proposed footprint of the dwelling is approximately 205 sq metres. The house is not laid out in a courtyard form, and the design incorporates a large two storey gable. Further comments in terms of the design of the development are set out below.

Other rural residential properties within the wider area are noted to typically reflect the simplicity of scale and form of traditional rural domestic architecture. The rural vernacular of the houses in the wider area is characterised by two distinctive typologies; traditional stone built two-storey farmhouses (Pierhill Farm, and Burn Farm) which are typical of their age (circa mid/ late 19th century) and reflective of their original purpose and status as farmhouses. The aforementioned properties are both positioned unobtrusively in the landscape and avoiding elevated and exposed locations, and with substantial areas of natural

landscaping formed around them either as a foreground, or backdrop, which provide a landscaped setting for the houses. The other typology being the substantially later 20th century single storey properties as evidenced at Highfield Cottage, and Pierhill Cottage and which are constructed of more recent building materials such as brick, or similar modern/ non-traditional materials. The aforementioned properties are also noted to be positioned close to and parallel to the public road, and would have most likely been built as additional accommodation for the adjacent or nearby farms.

In terms of the proposals, the submitted drawings show a dwellinghouse of a modern design and appearance and of a scale more akin to a suburban dwellinghouse, rather than being reflective of the more traditional scale, form and proportions. The proposed house is also noted to provide accommodation over two storeys with a large two storey gable forming the south-eastern portion of the dwelling. Therefore, the design of the proposed house is not in keeping with the scale, character and design of the later and more recent properties in the locale, or the provisions of the Council's rural housing design guidance. As noted above, there are a number of concerns arising from the siting and design of the proposed house. The proposed house does not meet with the Council's design guidance as set out within the planning guidance in relation to Rural Housing; the application is considered in this context.

South Ayrshire Council Planning Guidance - Open Space and Designing New Residential Developments:

The Council's Supplementary Planning Guidance (SPG) 'Open Space and Designing New Residential Developments' is relevant in the consideration of this application. This policy provides guidelines on plot spacing for new residential dwellings including minimum private garden sizes. This policy guidance also recommends a minimum of 9 metre depth for rear gardens. This policy also sets out expected private open space standards within new residential developments, which for detached properties extends to a minimum of 1.5 times the ground floor area and in any case, not less than, 100 square metres. While the development proposals might be capable of meeting with the above policy provisions, for the reasons noted elsewhere in this report, there are concerns in relation to the proposals.

11. Assessment (including other material considerations):

Planning permission is sought for the erection of a dwellinghouse, formation of access, and associated development. In terms of the residential amenity of other properties in the wider locale, the proposals are sited some distance from nearby properties, and separated by intervening agricultural land and therefore the proposals are not considered to impact on the amenity of other properties in the wider area, however, there are other over-riding concerns in relation to the proposals.

For the reasons noted above, there are policy concerns in relation to the proposal, and the principle of the erection of residential development in this location, is not considered to meet with the above noted provisions of National Planning Framework 4, the Adopted South Ayrshire Local Development Plan policies in relation to: Sustainable Development, Development Management, Rural Housing. The proposals do not accord with or the provisions of the Council's additional policy guidance entitled Rural Housing. The premise underpinning the strategy and policies of the adopted Local Plan accords with the objective to rural housing, is to curtail sporadic development within the countryside; thereby protecting the countryside for its own sake whilst also ensuring that an unsustainable increase in infrastructure and resource demands and costs are occasioned by reason of the unrestrained proliferation of development in the countryside. The primacy of the development plan is noted above, and the application has been considered in this context.

It should also be noted that, the purpose of planning (as set out in the Planning (Scotland) Act 2019 and reiterated in National Planning Framework 4) is to manage the development and use of land in the long-term public interest, however, the proposed development is not considered to be in the long-term public interest. Given the above assessment and having balanced the applicants' rights against the general interest, it is recommended that the application be refused, for the reasons below.

12. Recommendation:

It is recommended that the application is refused for the following reasons;

(1R) That the development proposal is contrary to National Planning Framework 4 policy 9, due to constituting greenfield development, and in relation to rural housing (policy 17 criteria i. - viii.), and policy 14 Design Quality and Place, and Scottish Planning Advice Note PAN 72 in relation to Housing in the Countryside due to not being suitably scaled, sited, and designed so as to be in keeping with the

character of the rural area, and due to being visually prominent and uncharacteristic to the detriment of the rural landscape setting at the locality and no robust justification having been provided for a departure from these policies.

(2R) That the development proposal is contrary to the South Ayrshire Local Development Plan Policies in relation to Sustainable Development, Development Management, Rural Housing by virtue of the proposals not being in being located within a cluster of residential properties, which results in the urbanisation of the countryside and the design of the development not being in keeping of sympathetic with the character of the locale. Additionally, the proposals are not considered to be suitably scaled, sited, and designed so as to be in keeping with the character of the rural area, and due to being visually prominent and uncharacteristic to the detriment of the rural landscape setting at the locality, and also have the potential to have an adverse impact on road safety at the locale and no justification has been provided for a departure from the aforementioned policies.

(3R) That the development proposal is contrary to the Council's planning guidance entitled Rural Housing, in that the development; is not sympathetic to the character and landscape setting of the locale, does not represent the sensitive in-filling of any available gap sites which consolidating existing dwellings, is physically, visually and functionally separate from the nearby development, is of a design which is not in keeping with the character, and built form of the nearby development, and does not accord with the Council's design guidance, and no justification has been provided for a departure from this policy guidance.

(4R) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan policy in relation to Land Use and Transport, in that the proposals as submitted do not meet the visibility sightline splay requirements of the of 2.4 metres by 215 metres in both directions at the access of the site and the public road, and no justification and evidence has been submitted which would demonstrate that reduced visibility splays are appropriate, and as such, the proposals are potentially prejudicial to road safety at this locus.

Advisory Notes:

None.

List of Plans Determined:

Plan Type	Reference	Version No.	Received Date
Drawing	LOC 01		09.10.2024
Drawing	LOC 02		09.10.2024
Drawing	LOC 03		09.10.2024
Drawing	PL1		09.10.2024
Drawing	PP 01		09.10.2024
Drawing	PP 02		09.10.2024
Drawing	PP 03		09.10.2024
Supporting Information	Preliminary Ecological Appraisal		09.10.2024
Supporting Information	Supporting Statement		09.10.2024

Reason for Decision (where approved):

N/A

Integrated Impact Assessment:

The consideration of this planning application sits within a policy framework of the Council's Local Development Plan 2 and National Planning Framework 4. These have been the subject of Equalities Impact Assessments which considered how the policies may impact on protected characteristics. Therefore, no separate Integrated Impact Assessment is required.

<i>Decision Agreed By:</i>	<i>Appointed Officer</i>
<i>Date:</i>	<i>18 December 2024</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: [REDACTED] Email: [REDACTED]

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100674484-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Stairhill Architecture Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Alistair	Building Name:	Burn Farm
Last Name: *	Mair	Building Number:	
Telephone Number: *		Address 1 (Street): *	Annbank
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Ayr
Fax Number:		Country: *	United Kingdom
		Postcode: *	KA6 5AW
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Pierhill
First Name: *	J	Building Number:	
Last Name: *	Mackay	Address 1 (Street): *	Annbank
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Ayr
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA6 5AW
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

PIERHILL FARM

Address 2:

ANNBANK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA6 5AW

Please identify/describe the location of the site or sites

Northing

624244

Easting

242891

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of a dwellinghouse, formation of access and associated development

Type of Application

What type of application did you submit to the planning authority? *



Application for planning permission (including householder application but excluding application to work minerals).



Application for planning permission in principle.



Further application.



Application for approval of matters specified in conditions.

What does your review relate to? *	
<input checked="" type="checkbox"/> Refusal Notice. <input type="checkbox"/> Grant of permission with Conditions imposed. <input type="checkbox"/> No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.	
<h2 style="margin: 0;">Statement of reasons for seeking review</h2> <p>You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)</p> <p>Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.</p> <p>You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.</p> <div style="border: 1px solid black; height: 60px; margin-top: 10px; padding: 5px;"> local review statement attached </div>	
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)	
<div style="border: 1px solid black; height: 60px; margin-top: 10px; padding: 5px;"> ARA requested further information regarding visibility splays. Road traffic survey has been carried out since refusal received. The report demonstrates that the proposed access is in line with ARA guidelines. This removes the reason for refusal based on ARA consultation </div>	
Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)	
<div style="border: 1px solid black; height: 60px; margin-top: 10px; padding: 5px;"> 24/00433/PNF existing site plan, 24/00433/PNF location plan, 24/00433 proposals, 24/00433/PNF decision notice, 24/00757/APP decision notice, 24/00757/APP delegated report, 0880 Loc 01-A1-Site plan, 0880 Loc - rev A - A1 Site plan, 0880 Loc 02-A1-Block plan, 0880 Loc 03-A2-Location Plan, 0880 PP 01-A1 Landscape Plan, 0880 PP 02-A1-Renders, 0880 PP 03-A1-Site Sections, 0880 supporting statement, 2248 Mackay PL1.07.10.24, Mach.MAI.008.PEA, Traffic Survey, 0880 local review statement. </div>	
<h2 style="margin: 0;">Application Details</h2>	
Please provide the application reference no. given to you by your planning authority for your previous application.	<div style="border: 1px solid black; height: 20px; margin-top: 10px; padding: 2px 5px;">24/00757/APP</div>
What date was the application submitted to the planning authority? *	<div style="border: 1px solid black; height: 20px; margin-top: 10px; padding: 2px 5px;">08/10/2024</div>
What date was the decision issued by the planning authority? *	<div style="border: 1px solid black; height: 20px; margin-top: 10px; padding: 2px 5px;">18/12/2024</div>

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Alistair Mair

Declaration Date: 14/03/2025

Local Review Body
Notice of Review Statement

24/00757/APP

Erection of a dwellinghouse, formation of access and associated development.

Land at Pierhill

Annbank

Ayr.

Client

Mr & Mrs J Mackay

Applicant: Mr & Mrs J Mackay
Pierhill
Annbank
Ayr. KA6 5AW

Agent: Stairhill Architecture Ltd
Burn Farm
Annbank
South Ayrshire.
KA6 5AW

Planning history

24/00433/PNF	Prior notification for agricultural shed APPROVED
24/00757/APP	Erection of a dwellinghouse, formation of access and associated development. REFUSED

Planning Officers Reasons for Refusal

The planning officers' reasons for the application being refused can be summed up as follows;

Contrary to NPF4 Policy 9 due to constituting greenfield development.

Proposals are deemed not to be part of an existing cluster and does not consolidate an existing cluster.

The design is visually prominent and not sympathetic or in keeping with the rural character of the locale.

ARA road safety concerns regarding visibility sightlines.

New Information

This review statement includes new information in the form of a road traffic survey.

This information was not included within the original planning application 24/00757/APP as the access to the public road is an existing formed access approved under application 24/00433/PNF.

The planning officer has included ARA objections regarding visibility sightlines as a reason for refusal.

A speed survey has been carried out with the information sent to ARA for a response regarding reduced sightlines to the West.

The survey determined an average speed of under 30mph therefore we have proposed visibility sightlines of 2.5 x 90m in line with ARA guidelines.

ARA have confirmed acceptance of the proposed visibility splays.

It should be noted that the access is an existing access formed as part of a previously approved planning application.

Reasons for Review

The crux of the application and justification is the opinion on whether the proposed site is within an existing hamlet or forms an addition to an existing cluster reinforcing the existing grouping.

In terms of design we have addressed the perceived issues raised by the planners report and demonstrated how we feel the design is appropriate for the rural setting.

The new information has addressed and removes the objection raised by ARA.

The existing grouping has been detailed within the planning application and can be shown as consisting of the following properties;

Pierhill
Pierhill Cottage
Highfield Cottage (formerly known as - Nether Pierhill)
Approved Agricultural Shed on application site.
Burn Farm

The planning history of the properties gives conclusive evidence of the establishment and the previous permitted consolidation of the cluster granted by Ayr County Council in the 1960s.

Pierhill and Burn Farm have existed since the 1700s as demonstrated by their inclusion in Ayrshire maps from that date.

Application was made in the early 1960s to develop Pierhill Cottage at the entrance to Pierhill for use as the Housekeepers cottage and in mid 1960s to develop Nether Pierhill (Highfield Cottage) as the Jockeys cottage. At that time, Pierhill was both a farm and racing stable. Permission was granted for both developments and both new properties were built to clearly consolidate the cluster from then onwards.

South Ayrshire Council were approached to provide copies of the planning applications from the 1960s and referred us to Ayrshire Archives who advised that they have no records for Ayr County Council planning applications for that period. Maps from 1962 evidence Pierhill Cottage as existing from then onwards with the 1968 map evidencing Nether Pierhill from then onwards.

In addition to the clear history of the cluster above, this group of properties are all visually linked to the application site and are covered by a radius of approx. 132m.

The same pattern of development (small holdings) can be found repeated locally at Yett and Stair both less than 1km from the proposed application site.

Sample shown below is of Yett Smallholdings and has spacing almost identical to that of the proposed site with all properties with independent access being within a radius of approx. 130m and spacing ranging from 44m to approx. 130m.



The below image (extracted from application supporting statement) clearly shows the existing properties highlighted in purple circles as a clearly delineated rural grouping reflective of the above



The grouping is formed around Crawfordston Burn; the burn runs through the centre (north-south) of the grouping with two properties on either side. To the North the grouping is bound by Crawfordston Burn and its Tributary surrounded by mature woodland and to the south by the U91 and further nature trees and hedgerows.

NFP4 Policy 9 states that *'proposals on greenfield sites will not be supported unless the site has been allocated for development, or the proposal is explicitly supported by policies in the LDP* '

The proposals are fully supported by LDP policy for the extension to a hamlet as detailed above.

Design – Rural Housing

The planning officer has detailed their issues in terms of the design, siting and scale and massing which we disagree with wholeheartedly.

Siting

Levels and siting were carefully considered to ensure the dwelling sits naturally within the landscape and does not constitute skyline development. The hill on which the proposals sit has a maximum height identified by the topographical survey at 80.0 AOD.

The proposed dwelling is sitting at a level of 76.5 AOD. This means that only the roof shall be visible over the crest of the hill.

There is a mature tree line to the northern portion of the site which forms a natural screen to the proposals. Viewed from the public road facing west the dwelling will be screened by the agricultural shed to the front with mature trees behind forming a sympathetic grouping which sits within the landscape.

(image from supporting statement)



Viewed from the public road looking east the proposals sit down below the crest of the hill and again have a natural backdrop of mature trees.

(image from supporting statement)



The proposed site section shows the dwelling siting within the landscape with the proposed levels being minimally reduced at the highest point to create a dwelling that sits within the landscape and is firmly rooted to the landscape. The tree line to the rear of the property seamless blends proposals and forms a natural backdrop.



The planning officer has referred to the dwelling access as being suburbanising. We wish to clearly state that the access road was APPROVED as part of the agricultural shed on site 24/00433/PNF.

The formation of access detailed within the planning application is only the proposed parking and turning area around the dwelling.

Scale

Planning officer comments refer to the small section of dwelling over two storeys as not being in keeping with the scale, character and design of the later and more recent properties in the locale.

This statement is extremely broad brush and does not address the fact that two of the closest properties, Burn Farm and Pierhill are both two storey dwellings.

Roof ridges are varied in height to reduce massing and create visual interest. Proposed finishes reflect the natural rural setting, tying in to both the adjacent domestic and agricultural heritage with a mixture of white render reflecting the whitewashed walls of farm steadings and vertical cladding reflecting the architecture of the agricultural buildings clad with corrugated sheeting.

Submitted renders show a well-designed property that is of suitable scale and massing to reflect the rural character. The proposals speak of the time and place siting adjacent the approved agricultural shed creating a nucleated grouping within the existing cluster.



Design

Proposed finishes include white wet cast render with vertical larch cladding, natural slate roofs and anthracite-coloured triple glazed windows.

Glazing fenestrations take on a vertical emphasis, the southern and western facades maximising the solar gain and offer views across the adjacent landscape

The design is mindful of planning policy and the current economic situation in terms of energy efficiency and sustainability. The dwelling has been designed to high standards of energy efficiency to include a GSHP connected to underfloor heating.

Access

As stated previously a traffic survey has been carried out and demonstrates that a visibility sightline of 90m is adequate and achievable as per the drawing submitted to ARA.

ARA have accepted the traffic survey and proposed sightlines of 90m.

The existing field access and road way up to the agricultural shed has been approved under application 24/00433/PNF. It should be noted that approved works to widen the access, improve hardstanding and install a new culvert pipe were carried out in September 24 prior to the planning officers visit.

CONCLUSION

This report has clearly demonstrated that the access is in line with ARA guidelines

It has been shown that the existing grouping clearly reflects the architectural patterns found in the immediate vicinity in line with planning policy and the proposals form a clearly defined and previously consolidated cluster.

The design is in keeping with the surrounding architecture and creates a modern family home of its time. Finishes have been chosen to reflect the rural setting in line with design guidance.

It has been demonstrated through design together with modelling and images that the dwelling house sits within the landscape and has no negative impact in full compliance with LDP.

Mr and Mrs MacKay have resided at Pierhill for more than 25 years and wish to continue their strong connection to Pierhill while retiring to a smaller and more environmentally friendly dwelling within the boundary but still maintaining some agricultural activities.

It is for the above reasons that we feel the planning application should be supported by South Ayrshire Council Planning Department and the application duly approved.

Appendix

Official

CLASSIFICATION: PUBLIC

Hi Alistair,

As discussed, the speed survey supplied by yourself along with the proposed 90m visibility distance are both acceptable by the Ayrshire Roads Alliance.

However the following conditions and advisory notes would still apply to this applications proposals.

Advisory notes

Road Opening Permit:

That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.

Roads (Scotland) Act:

The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

New Roads and Street Works Act 1991:

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

Costs of Street Furniture:

The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

Costs of TROs:

The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings.

Conditions

Access Construction (single access or small development):

That the proposed access shall be constructed in accordance with the specifications in the Council's National Roads Development Guide and be a minimum of 7.3 metres wide over the initial 10 metres as measured from the rear of the public roadway. The access shall be constructed, as approved, prior to completion of the development.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction.

Private Access Surfacing:

That the private access shall be surfaced for a minimum of 10 metres as measured from the rear of the public roadway, prior to occupation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction.

Junction Visibility Splays:

That junction access visibility sightline splays of 2.5 metres by 90 meters shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road.

Discharge of Water:

That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason:

In the interest of road safety and to avoid the discharge of water onto the public road.

Off Road Parking Provision (Detailed Consent):

That a minimum of 3 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Reason:

In the interest of road safety and to ensure adequate off-street parking provision.












If you have any further questions please let me know.

Kind regards,

Dylan Cook
Development Control
Technical Officer
County Buildings, Ayr
Ayrshire Roads Alliance



ATC VEHICLE CATEGORIES

Axles	Groups	Description	Class		Parameters	Dominant Vehicle	Aggregate
2	1 or 2	Very Short - Bicycle or Motorcycle	MC	1	d(1)<1.7m & axles=2		1 (Light)
2	1 or 2	Short - Sedan, Wagon, 4WD, Utility, Light Van	SV	2	d(1)>=1.7m, d(1)<=3.2m & axles=2		
3, 4 or 5	3	Short Towing - Trailer, Caravan, Boat, etc.	SVT	3	groups=3, d(1)>=2.1m, d(1)<=3.2m, d(2)>=2.1m & axles=3,4,5		
2	2	Two axle truck or Bus	TB2	4	d(1)>3.2m & axles=2		2 (Medium)
3	2	Three axle truck or Bus	TB3	5	axles=3 & groups=2		
>3	2	Four axle truck	T4	6	axles>3 & groups=2		
3	3	Three axle articulated vehicle or Rigid vehicle and trailer	ART3	7	d(1)>3.2m, axles=3 & groups=3		3 (Heavy)
4	>2	Four axle articulated vehicle or Rigid vehicle and trailer	ART4	8	d(2)<2.1m or d(1)<2.1m or d(1)>3.2m axles = 4 & groups>2		
5	>2	Five axle articulated vehicle or Rigid vehicle and trailer	ART5	9	d(2)<2.1m or d(1)<2.1m or d(1)>3.2m axles=5 & groups>2		
>=6	>2	Six (or more) axle articulated vehicle or Rigid vehicle and trailer	ART6	10	axles=6 & groups>2 or axles>6 & groups=3		
>6	4	B-Double or Heavy truck and trailer	BD	11	groups=4 & axles>6		
>6	>=5	Double or triple road train or Heavy truck and two (or more) trailers	DRT	12	groups>=5 & axles>6		



16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Site No.	Location.	Direction.	Speed Limit - PSL (mph)	Start Date.	End Date.	Total Vehicles.	5 Day Ave.	7 Day Ave.	No. > Speed Limit.	% > Speed Limit.	No. > ACPO Limit.	% > ACPO Limit.	No. > DfT Limit.	% > DfT Limit.	Mean Speed	85%ile Speed
1	Local Road - as close to the existing gated access on North side of Carriageway	East	60	Wednesday, 22 January 2025	Tuesday, 28 January 2025	110	17	16	0	0.0	0	0.0	0	0.0	27.4	34.0
		West	60	Wednesday, 22 January 2025	Tuesday, 28 January 2025	149	24	21	0	0.0	0	0.0	0	0.0	31.0	38.2
		East West	60	Wednesday, 22 January 2025	Tuesday, 28 January 2025	259	41	37	0	0.0	0	0.0	0	0.0	29.4	37.0

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Thursday, 23 January 2025

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Friday, 24 January 2025

Site 1
Location Local Road - as close to the existing gated access on North side of Carriageway
Direction East

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DFT	JSL2% 75 DFT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0645	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	35.1	-
0700	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.2	-
0715	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27	-
0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1330	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.4	-
1345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1415	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.5	-
1430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1500	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.6	-
1515	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	12.1	-
1530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1700	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.2	-
1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-

Site 1
 Location Local Road - as close to the existing gated access on North side of Carriageway
 Direction East

16340 / Ayr Speed Survey
 January 2025
 Automatic Traffic Count

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DFT	JSL2% 75 DFT	Mean	Vpp 85		
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT										
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-	
0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0715	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	25.7	-
0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0800	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.5	-
0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0900	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.2	-
0915	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	23.2	-
0930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1115	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	18.8	-
1130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1145	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.4	-
1200	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.6	-
1215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1300	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	20.1	-
1315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1330	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.9	-
1345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1400	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.8	-
1415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1430	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	11	-
1445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1515	0	0	0	0																			

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

[illegible]

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count



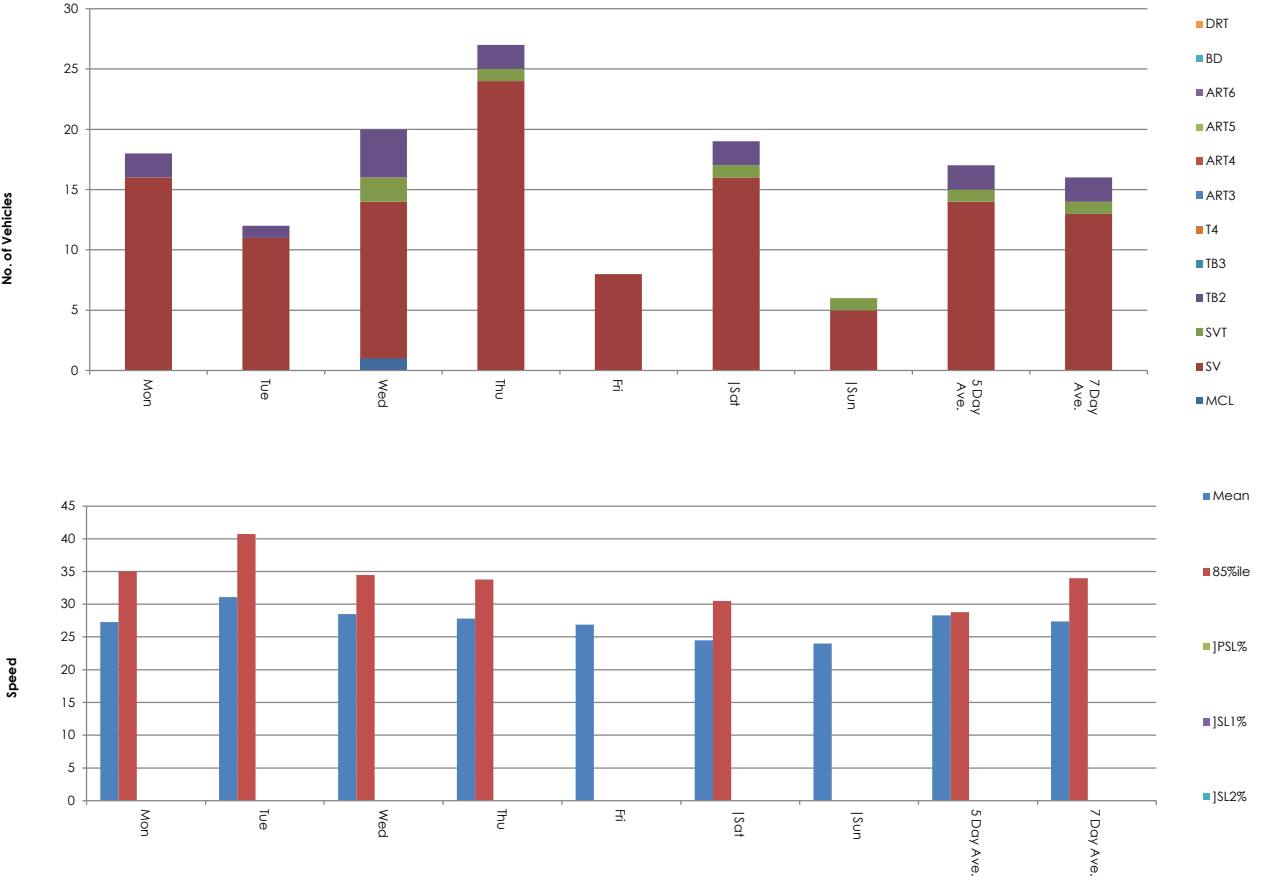
16340 / Ayr Speed Survey
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Automatic Traffic Count



Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.5	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34.7	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	35.1	-
0700	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.9	-
0800	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.6	-
0900	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.8	-
1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.7	-
1100	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	23.8	-
1200	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.7	-
1300	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.5	-
1400	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	20.2	-
1500	3	0	2	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.7	-
1600	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.5	-
1700	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.9	-
1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32.2	-
1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32.5	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	22.7	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34.4	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
07-19	14	0	12	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.7	32.5
06-22	15	0	13	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.1	33.2
06-00	15	0	13	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.3	33.7
00-00	16	0	13	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.4	34

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
Mon	18	0	16	0	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.3	35
Tue	12	0	11	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.1	40.7
Wed	20	1	13	2	4	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.5	34.5
Thu	27	0	24	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.8	33.8
Fri	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.9	-
Sat	19	0	16	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	24.5	30.5
Sun	6	0	5	1	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	24	-
5 Day Ave.	17	0	14	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.3	28.8
7 Day Ave.	16	0	13	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.4	34.0
--	110	1	93	5	11	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.4	34.0

Summary Graphs



16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Thursday, 23 January 2025

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Friday, 24 January 2025

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Saturday, 25 January 2025

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January 2025
Automatic Traffic Count

[illegible]

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January 2025
Automatic Traffic Count

[illegible]

Site 1
Location Local Road - as close to the existing gated access on North side of Carriageway
Direction East
Monday, 27 January 2025

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Time	Total	Speed Bins (mph)																											
		0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100-105	105-110	110-115	115-120	120-125	125-130	130-135	135-140
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0700	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0900	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0915	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1115	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1145	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1200	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1230	0	0	0	0	0	0	0	0	0	0	0	0																	

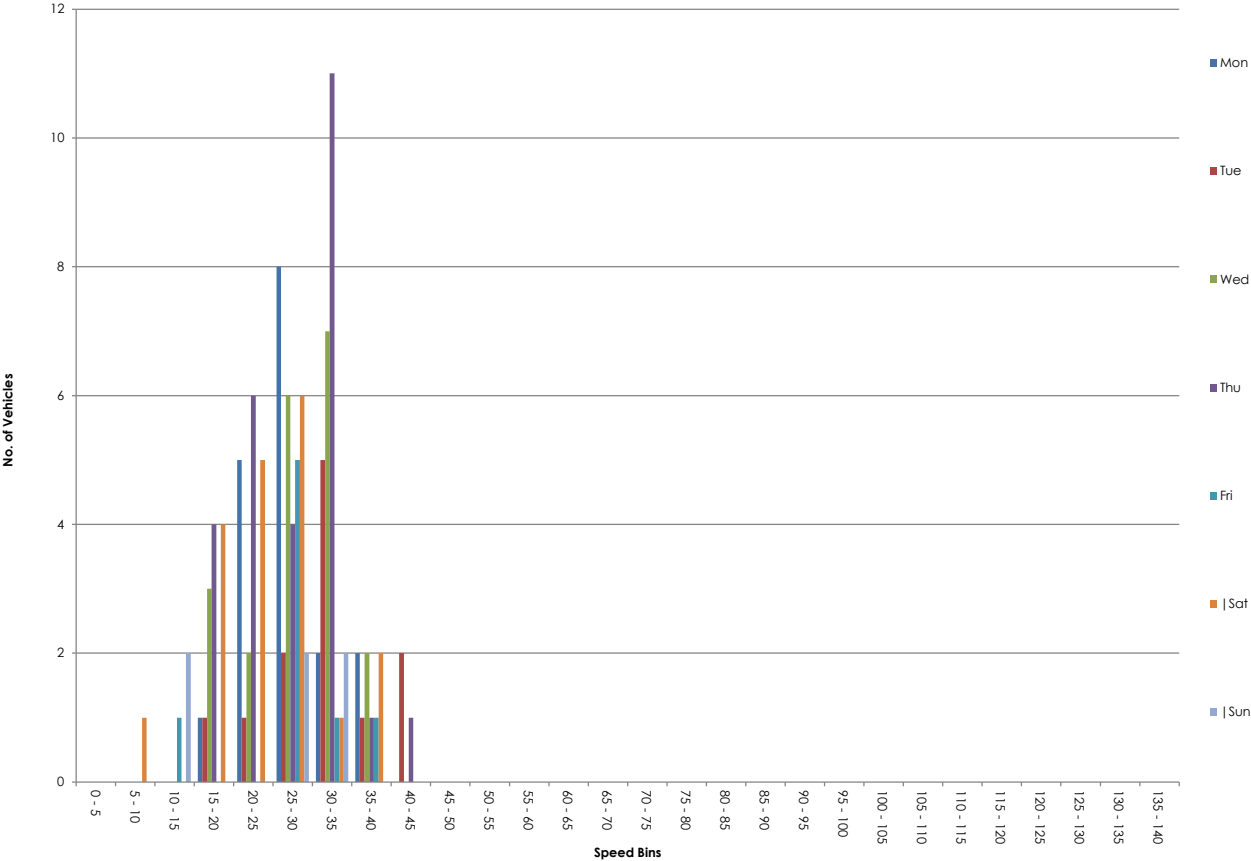
16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count



Time	Total	Speed Bins (mph)																											
		0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100-105	105-110	110-115	115-120	120-125	125-130	130-135	135-140
0000	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0400	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0600	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0700	<div><div></div>1</div>	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800	<div><div></div>1</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0900	<div><div></div>1</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1000	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1100	<div><div></div>1</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1200	<div><div></div>1</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1300	<div><div></div>2</div>	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1400	<div><div></div>2</div>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1500	<div><div></div>3</div>	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	<div><div></div>1</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	<div><div></div>1</div>	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1800	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1900	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2000	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2100	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2200	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2300	<div><div></div>0</div>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07-19	14	0	0	0	2	2	5	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06-22	15	0	0	0	2	3	5	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06-00	15	0	0	0	2	3	5	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00-00	16	0	0	0	2	3	5	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Virtual Week (1)																													
Time	Total	Speed Bins (mph)																											
		0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100-105	105-110	110-115	115-120	120-125	125-130	130-135	135-140
Mon	18	0	0	0	1	5	8	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tue	12	0	0	0	1	1	2	5	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wed	20	0	0	0	3	2	6	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thu	27	0	0	0	4	6	4	11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fri	8	0	0	1	0	0	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sat	19	0	1	0	4	5	6	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun	6	0	0	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 Day Ave.	17	0	0	0	2	3	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Day Ave.	16	0	0	0	2	3	5	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
--	110	0	1	3	13	19	33	29	9	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Summary Graphs



16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

[illegible]

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

[illegible]

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85	
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT									
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-	
0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0445	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0715	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	17.6	-
0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0800	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.5	-
0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0900	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	37.8	-
0915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1330	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	36	-
1345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1415	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	36.6	-
1430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1500	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	35.7	-
1515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0			

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Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DFT	JSL2% 75 DFT	Mean	Vpp 85		
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT										
0000	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-	
0015	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0030	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0045	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0100	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0115	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0130	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0145	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0215	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0230	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0245	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0315	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0330	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0345	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0415	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0430	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0445	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0500	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0515	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0530	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0545	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0615	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0630	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0645	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0700	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0715	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0730	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0745	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0800	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0815	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0830	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	38.2	-
0845	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0900	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0915	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0930	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0945	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1000	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1015	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1030	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1045	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1100	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1115	<div><div></div></div> 2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32.9	-
1130	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1145	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1200	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1215	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.7	-
1230	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1245	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1300	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	20.6	-
1315	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	23.6	-
1330	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1345	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1400	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1415	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1430	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1445	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1500	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1515	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	10.1	-
1530	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	17.3	-
1545	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1600	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1615	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1630	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1645	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1700	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1715	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1730	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1745	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1800	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1815	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0</										

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[illegible]

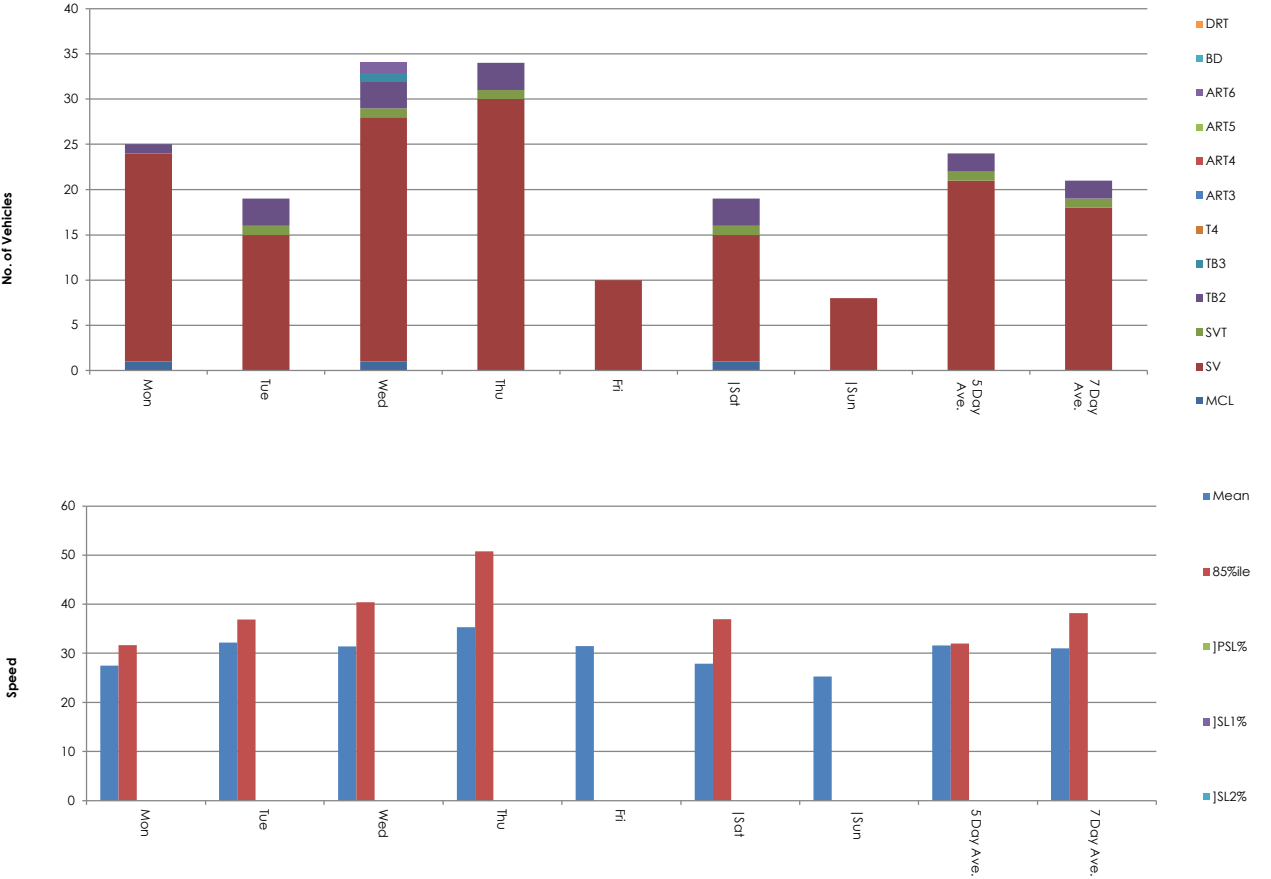
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Automatic Traffic Count



Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34	-
0700	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.6	-
0800	2	0	1	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.1	-
0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32.5	-
1000	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.7	-
1100	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28	-
1200	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.9	-
1300	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.5	-
1400	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.7	-
1500	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	33.8	-
1600	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.9	-
1700	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.2	-
1800	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.6	-
1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	37.1	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.8	-
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	23.5	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
07-19	20	0	17	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31	38.3
06-22	21	0	18	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.1	38.2
06-00	21	0	18	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31	38.2
00-00	21	0	18	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31	38.2

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
Mon	25	1	23	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.5	31.7
Tue	19	0	15	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32.2	36.9
Wed	34	1	27	1	3	1	0	0	0	0	1	0	0	0	0.0	0	0.0	0	0.0	31.4	40.4
Thu	34	0	30	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	35.3	50.8
Fri	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.5	-
Sat	19	1	14	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.9	37
Sun	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	25.3	-
5 Day Ave.	24	0	21	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.6	32.0
7 Day Ave.	21	0	18	1	2	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.0	38.2
--	149	3	127	4	13	1	0	0	0	0	1	0	0	0	0.0	0	0.0	0	0.0	31.0	38.2

Summary Graphs



Site	1
Location	Local Road - as close to the existing gated access on North side of Carriageway
Direction	West
	Wednesday, 22 January 2025

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January 2025
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[illegible]

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January 2025
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January 2025
Automatic Traffic Count



16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

[illegible]

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count



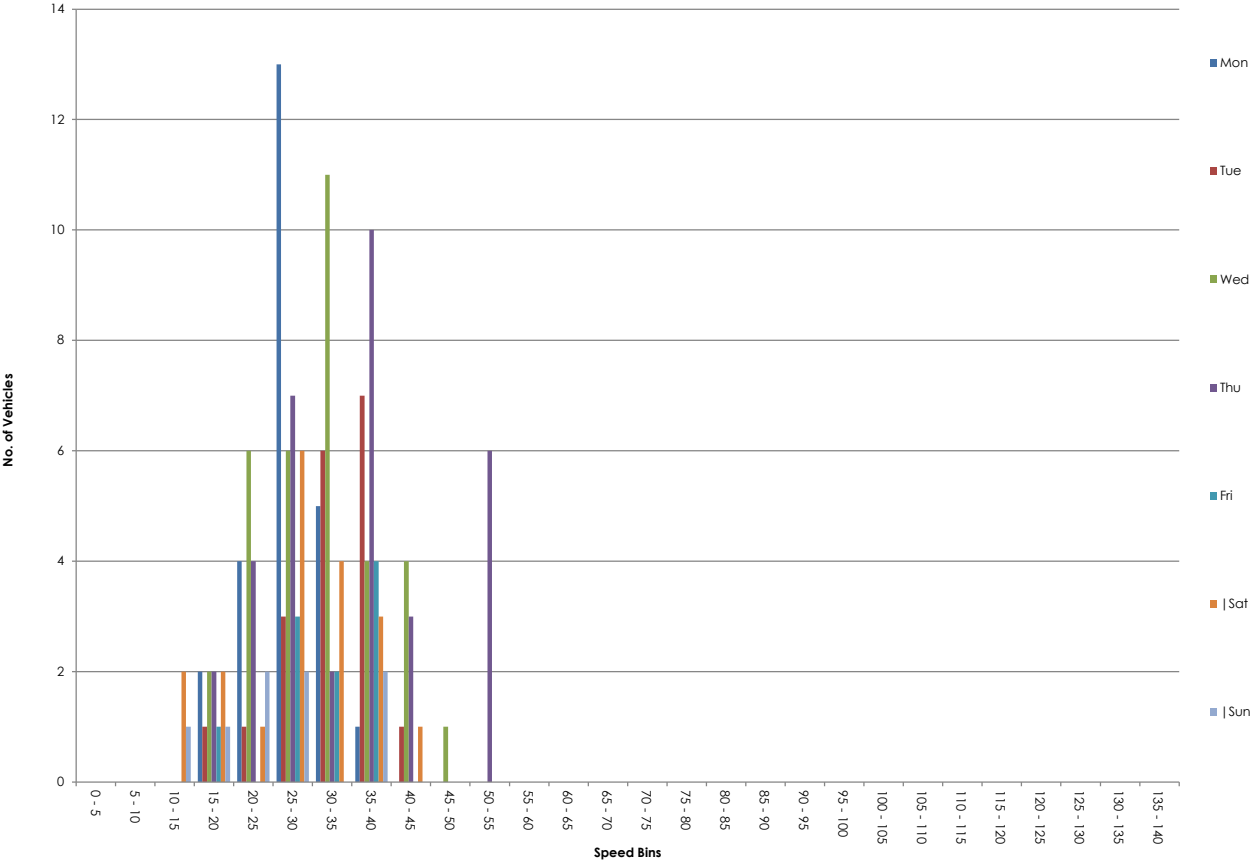
16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

[illegible]

Time	Total	Speed Bins (mph)																											
		0 - 5	5 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 45	45 - 50	50 - 55	55 - 60	60 - 65	65 - 70	70 - 75	75 - 80	80 - 85	85 - 90	90 - 95	95 - 100	100 - 105	105 - 110	110 - 115	115 - 120	120 - 125	125 - 130	130 - 135	135 - 140
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0700	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1000	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1100	2	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1200	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1300	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1400	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1500	3	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1800	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07-19	20	0	0	0	1	3	6	4	4	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06-22	21	0	0	0	1	3	6	4	4	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06-00	21	0	0	0	2	3	6	4	4	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00-00	21	0	0	0	2	3	6	4	4	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Time	Total	Speed Bins (mph)																											
		0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100-105	105-110	110-115	115-120	120-125	125-130	130-135	135-140
Mon	25	0	0	0	2	4	13	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tue	19	0	0	0	1	1	3	6	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wed	34	0	0	0	2	6	6	11	4	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thu	34	0	0	0	2	4	7	2	10	3	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fri	10	0	0	0	1	0	3	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sat	19	0	0	2	2	1	6	4	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun	8	0	0	1	1	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 Day Ave.	24	0	0	0	2	3	6	5	5	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Day Ave.	21	0	0	0	2	3	6	4	4	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
--	149	0	0	3	11	18	40	30	31	9	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Summary Graphs



Site 1
Location Local Road - as close to the existing gated access on North side of Carriageway
Direction East West
Wednesday, 22 January 2025

16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85	
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT									
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-	
0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0715	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27	-
0730	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27	-
0745	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.4	-
0800	2	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.8	-
0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0830	4	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0.0	0	0.0	0	0.0	26.8	-
0845	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.4	-
0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1000	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	37.7	-
1015	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34	-
1030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1130	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.6	-
1145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1200	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27	-
1215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1230	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	41.3	-
1245	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	38.5	-
1300	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	36.4	-
1315	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.7	-
1330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1345	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	33.7	-
1400	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	44.1	-
1415	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.5	-
1430	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	25.9	-
1445	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	21	-
1500	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	33.8	-
1515	4	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.5	-
1530	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	23.2	-
1545	2	0																				

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[illegible]

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[illegible]

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January 2025
Automatic Traffic Count

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DFT	JSL2% 75 DFT	Mean	Vpp 85	
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 8D	12 DRT									
0000	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-	
0015	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0030	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0045	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.5	-
0100	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0115	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0130	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0145	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0215	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0230	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0245	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0315	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0330	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0345	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0415	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0430	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0445	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0500	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0515	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0530	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0545	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0600	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0615	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	1	12	0	0	0.0	0	0.0	0	0.0	-	-
0630	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0645	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0700	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0715	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0730	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0745	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0800	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0815	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0830	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	38.2	-
0845	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0900	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0915	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0930	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0945	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1000	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1015	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1030	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1045	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1100	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1115	<div><div></div></div> 2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32.9	-
1130	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1145	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1200	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1215	<div><div></div></div> 2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.7	-
1230	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1245	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1300	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	20.6	-
1315	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	23.6	0	0	0.0	0	0.0	0	0.0	23.6	-
1330	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1345	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1400	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1415	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1430	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1445	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1500	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26	-
1515	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	10.1	-
1530	<div><div></div></div> 2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	15.1	-
1545	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1600	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1615	<div><div></div></div> 1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	14.5	-
1630	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1645	<div><div></div></div> 1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.5	-
1700	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1715	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1730	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1745	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1800	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1815	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1830	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1845	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
1900	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0												

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[illegible]

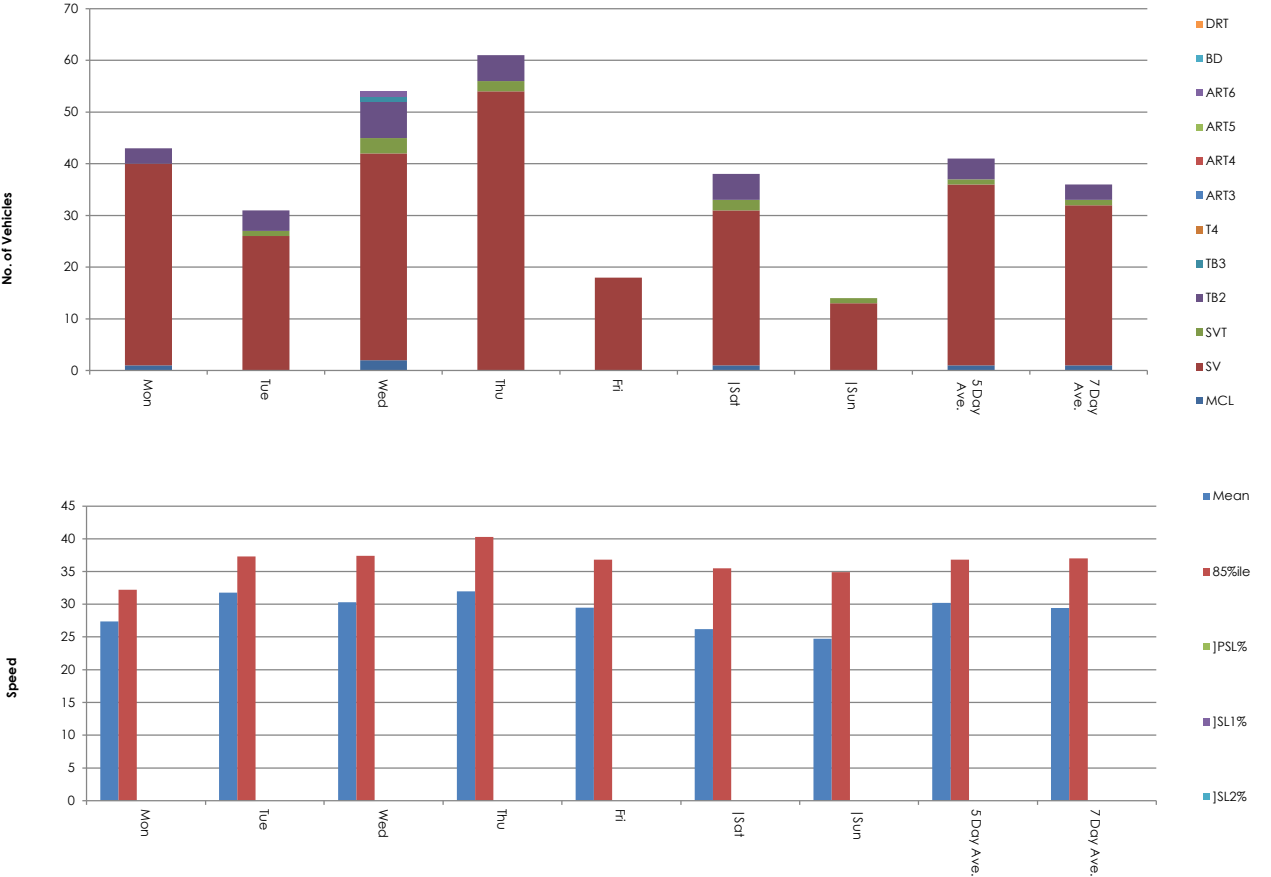
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Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.5	-
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31	-
0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34.7	-
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34.5	-
0700	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.3	-
0800	3	0	2	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.8	-
0900	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.2	-
1000	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.5	-
1100	3	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.5	-
1200	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.4	-
1300	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.5	-
1400	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	25.8	-
1500	6	0	5	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.7	-
1600	3	0	2	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.3	-
1700	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	28.9	-
1800	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.2	-
1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34	-
2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	34	-
2100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.8	-
2200	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30	-
2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	-	-
07-19	34	1	29	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.3	36.8
06-22	36	1	30	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.4	36.9
06-00	37	1	31	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.4	37.1
00-00	37	1	31	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.4	37

Time	Total	Classification												JPSL 60	JPSL% 60	JSL1 68 ACPO	JSL1% 68 ACPO	JSL2 75 DfT	JSL2% 75 DfT	Mean	Vpp 85
		1 MCL	2 SV	3 SVT	4 TB2	5 TB3	6 T4	7 ART3	8 ART4	9 ART5	10 ART6	11 BD	12 DRT								
Mon	43	1	39	0	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	27.4	32.2
Tue	31	0	26	1	4	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	31.8	37.3
Wed	54	2	40	3	7	1	0	0	0	0	1	0	0	0	0.0	0	0.0	0	0.0	30.3	37.4
Thu	61	0	54	2	5	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	32	40.3
Fri	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.5	36.8
Sat	38	1	30	2	5	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	26.2	35.5
Sun	14	0	13	1	0	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	24.7	34.9
5 Day Ave.	41	1	35	1	4	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	30.2	36.8
7 Day Ave.	37	1	31	1	3	0	0	0	0	0	0	0	0	0	0.0	0	0.0	0	0.0	29.4	37.0
--	259	4	220	9	24	1	0	0	0	0	1	0	0	0	0.0	0	0.0	0	0.0	29.4	37.0

Summary Graphs



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[illegible]

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Time	Total	Speed Bins (mph)																											
		0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100-105	105-110	110-115	115-120	120-125	125-130	130-135	135-140
0000	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0015	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0030	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0045	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0115	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0130	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0145	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0215	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0230	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0245	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0315	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0330	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0345	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0400	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0415	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0430	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0445	<div><div></div></div> 1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0515	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0530	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0545	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0600	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0615	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0630	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0645	<div><div></div></div> 1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0700	<div><div></div></div> 1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715	<div><div></div></div> 2	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800	<div><div></div></div> 1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0900	<div><div></div></div> 1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0915	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0930	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0945	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1000	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1015	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1030	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1045	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1100	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1115	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1130	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1145	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1200	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1215	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1230	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1245	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1300	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1315	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1330	<div><div></div></div> 3	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1345	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1400	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1415	<div><div></div></div> 2	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1430	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1445	<div><div></div></div> 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0</					

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[illegible]

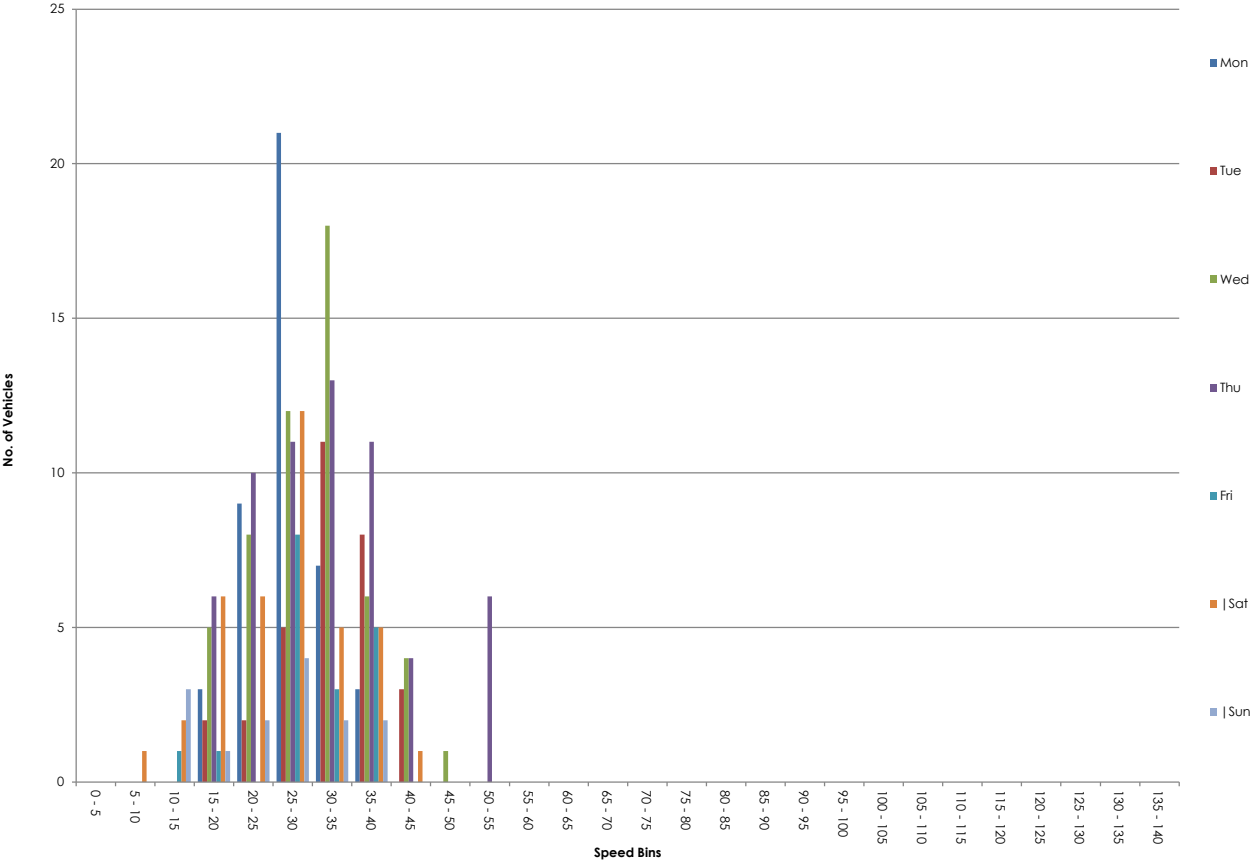
16340 / Ayr Speed Survey
January 2025
Automatic Traffic Count

[illegible]

Time	Total	Speed Bins (mph)																											
		0 - 5	5 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 45	45 - 50	50 - 55	55 - 60	60 - 65	65 - 70	70 - 75	75 - 80	80 - 85	85 - 90	90 - 95	95 - 100	100 - 105	105 - 110	110 - 115	115 - 120	120 - 125	125 - 130	130 - 135	135 - 140
0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0700	3	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800	3	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0900	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1000	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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1200	3	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1300	3	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1400	4	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1500	6	0	0	0	0	1	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	3	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1800	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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06-22	36	0	0	1	3	5	10	8	6	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Virtual Week (1)																													
Time	Total	Speed Bins (mph)																											
		0-5	5-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100-105	105-110	110-115	115-120	120-125	125-130	130-135	135-140
Mon	43	0	0	0	3	9	21	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tue	31	0	0	0	2	2	5	11	8	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wed	54	0	0	0	5	8	12	18	6	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thu	61	0	0	0	6	10	11	13	11	4	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fri	18	0	0	1	1	0	8	3	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sat	38	0	1	2	6	6	12	5	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun	14	0	0	3	1	2	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 Day Ave.	41	0	0	0	3	6	11	10	7	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Day Ave.	37	0	0	1	3	5	10	8	6	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
--	259	0	1	6	24	37	73	59	40	12	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Summary Graphs





County Buildings Wellington Square Ayr KA7 1DR Tel: [REDACTED] Email: [REDACTED]

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100674484-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed dwelling house

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? ☐ Yes ☒ No
(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Stairhill Architecture Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Alistair	Building Name:	Burn Farm
Last Name: *	Mair	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	Annbank
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	KA6 5AW
Email Address: *	<input type="text"/>		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="radio"/> Individual <input type="radio"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	Pierhill
First Name: *	J	Building Number:	<input type="text"/>
Last Name: *	Mackay	Address 1 (Street): *	Annbank
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Ayr
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	KA6 5AW
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

PIERHILL FARM

Address 2:

ANNBANK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA6 5AW

Please identify/describe the location of the site or sites

Northing

624244

Easting

242891

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3265.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

grazing land

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ≤ Yes T No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px 10px; width: 100px;">0</div>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<div style="border: 1px solid black; padding: 2px 10px; width: 100px;">3</div>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * T Yes ≤ No</p>	
<p>Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *</p> <p>≤ Yes – connecting to public drainage network</p> <p>T No – proposing to make private drainage arrangements</p> <p>≤ Not Applicable – only arrangements for water supply required</p>	
<p>As you have indicated that you are proposing to make private drainage arrangements, please provide further details.</p> <p>What private arrangements are you proposing? *</p> <p>≤ New/Altered septic tank.</p> <p>T Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).</p> <p>≤ Other private drainage arrangement (such as chemical toilets or composting toilets).</p>	
<p>Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *</p> <div style="border: 1px solid black; padding: 10px; min-height: 100px; margin-top: 5px;"> <p>package sewage treatment plant connected to partial soakaway</p> </div>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * T Yes ≤ No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p>T Yes</p> <p>≤ No, using a private water supply</p> <p>≤ No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

≤ Yes **T** No ≤ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

≤ Yes **T** No ≤ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

T Yes ≤ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

T Yes ≤ No

If Yes or No, please provide further details: * (Max 500 characters)

bin store adjacent agricultural shed

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

T Yes ≤ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

≤ Yes **T** No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

≤ Yes **T** No ≤ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

≤ Yes **T** No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☐ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☐ No

Do you have any agricultural tenants? *

☐ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

--

Signed: Alistair Mair

On behalf of: Mr J Mackay

Date: 08/10/2024

☐ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☐ Site Layout Plan or Block plan.
☐ Elevations.
☐ Floor plans.
☐ Cross sections.
☐ Roof plan.
☐ Master Plan/Framework Plan.
☐ Landscape plan.
☐ Photographs and/or photomontages.
☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

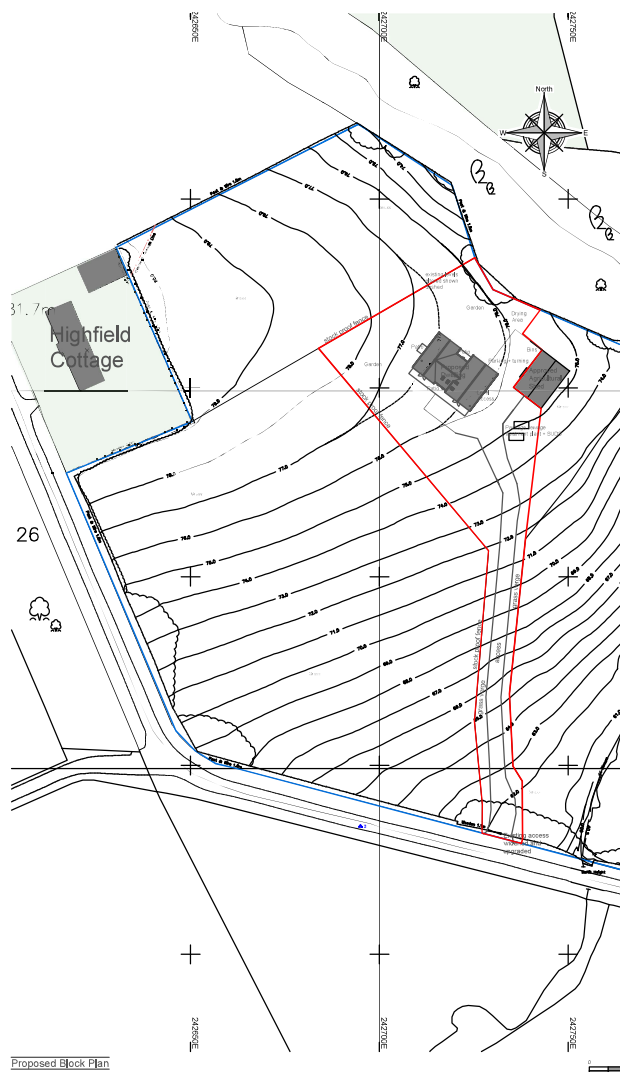
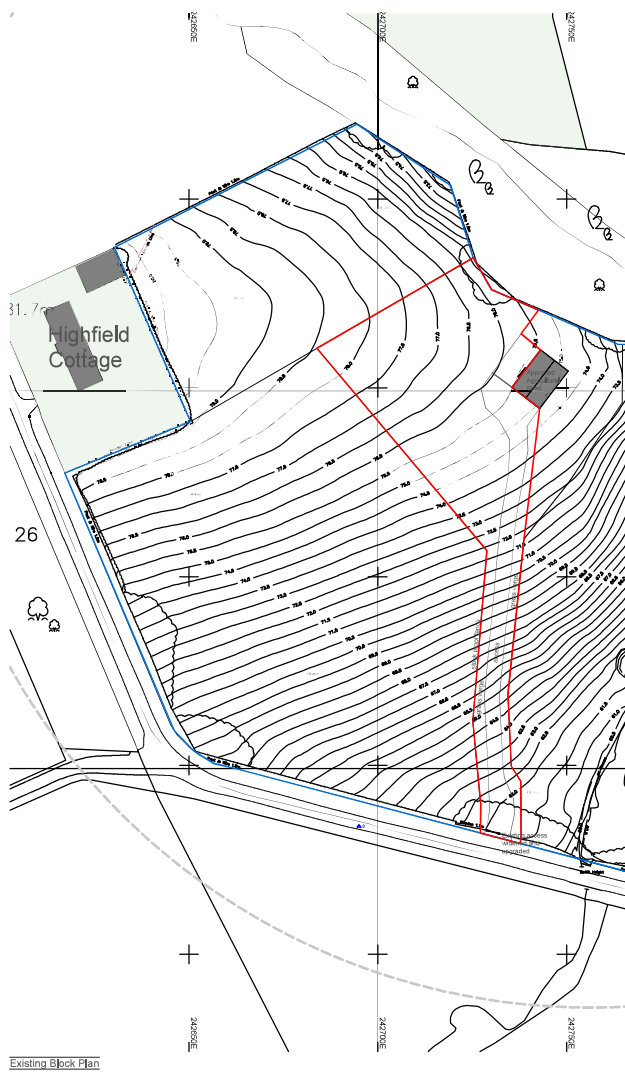
Declaration Name: Mr Alistair Mair

Declaration Date: 08/10/2024

Payment Details

Pay Direct

Created: 08/10/2024 14:58

[illegible]

Stairhill
ARCHITECTURE LTD

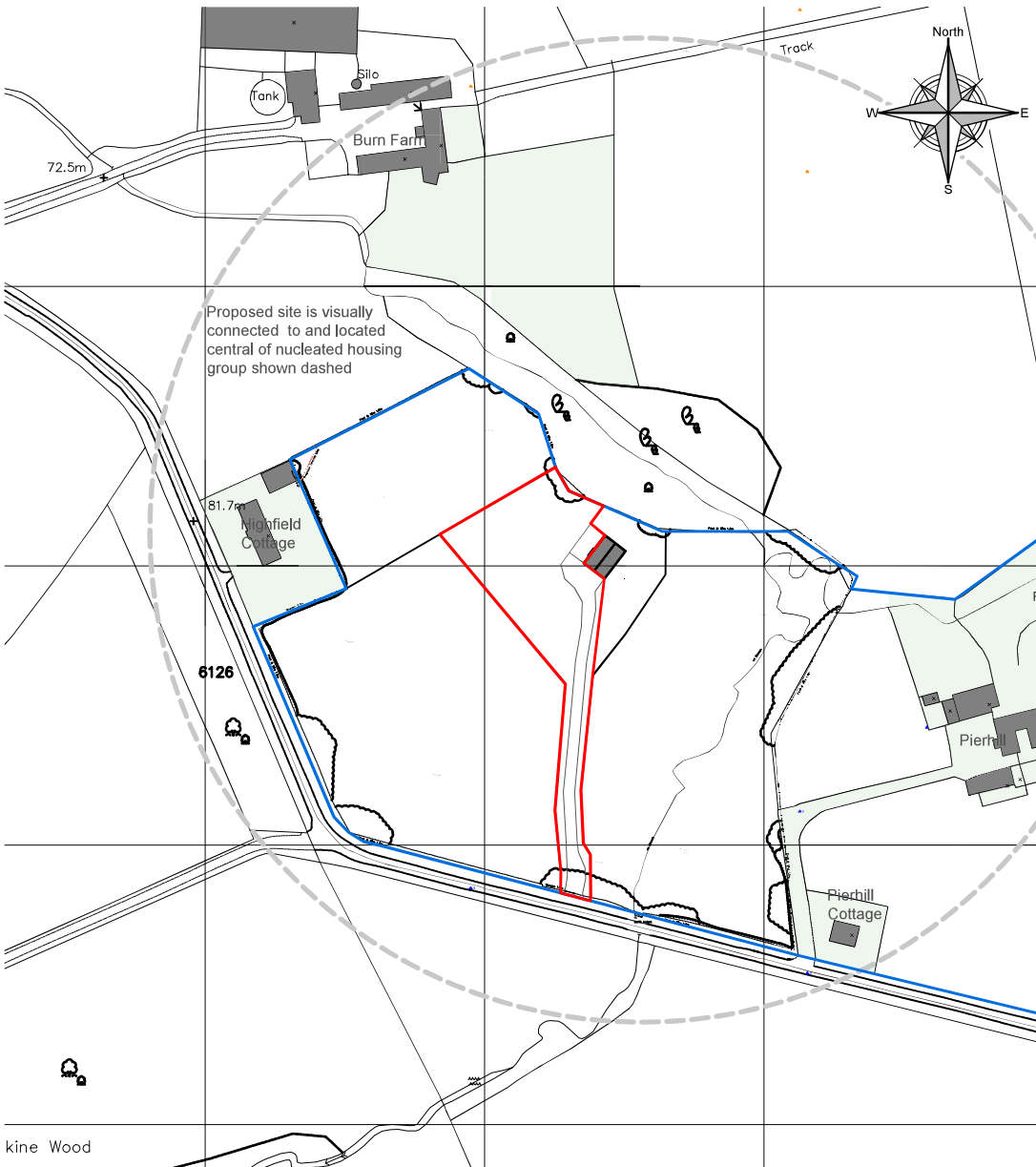
01224 412241 • 01224 412242 • 01224 412243 • 01224 412244

 ACCREDITED MEMBER
 INCLUSIVE TRUST AWARD
 THE SOUTH COAST PARTNERSHIP



Rural Location Plan

NTS



Proposed Location Plan

1:1250



NOTES

Visually coherent cluster consisting of;

Pierhill
Pierhill Cottage
Highfield Cottage (formerly Nether Pierhill)
Burn Farm

REVISION SCHEDULE

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SKETCH DWG	PRESENTATION
PLANNING DWG	WARRANT DWG
TENDER DWG	FINAL ISSUE

CLIENT **Mr & Mrs Mackay**

ADDRESS
**Pierhill
Annbank
Ayr. KA6 5AW**

PROJECT
Proposed Dwelling House

SITE
Land of Pierhill, Annbank. KA6 5AW

TITLE
Location Plans

DWG NO
0880 LOC 03

SHEET SIZE
A2

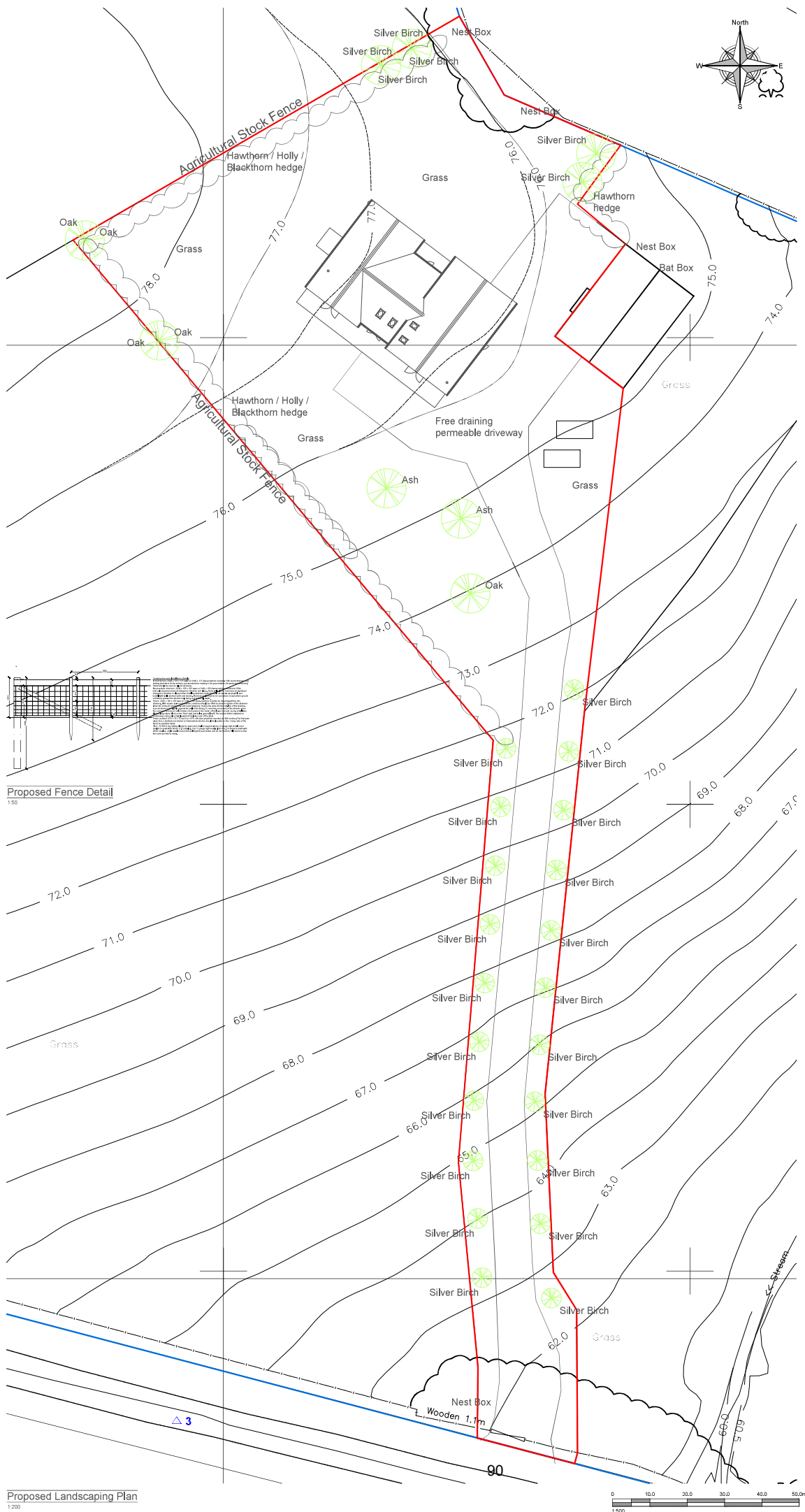
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DRAWN BY
A. Mair

DATE
Sep 24



STAIRHILL, MAUCHLINE AYRSHIRE KA5 5HN
WWW.STAIRHILL.CO.UK • INFO@STAIRHILL.CO.UK T: 01292 591500



REVISION SCHEDULE

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SKETCH DWG	PRESENTATION
PLANNING DWG	WARRANT DWG
TENDER DWG	FINAL ISSUE

CLIENT: **Mr & Mrs Mackay**

ADDRESS: **Pierhill
Annbank
Ayr, KA6
5AW**

PROJECT: **Proposed Dwelling House**

SITE: **Land of Pierhill, Annbank, KA6 5AW**

TITLE: **Landscaping Plan**

DWG NO: **0880 PP 01**

SHEET NO:	SCALE:	
A1	1:200	
DRAWN BY:	DATE:	
A. Mair	Sep 24	



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Notes:

Revision Schedule

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SKETCH DWG	PRESENTATION
TENDER DWG	WARRANT DWG
	FINAL ISSUE

Client: Mr & Mrs Mackay

Address: Pierhill
Annbank
K&S SAW

Project: Proposed Dwelling House

Site: Land of Pierhill, Annbank

Title: Renders

DWG NO: 0880 PP 02

Drawn By: A. Mair Date: Sep 24 Scale: 1 : 100



Notes:

Revision Schedule

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SKETCH DWG	PRESENTATION
TENDER DWG	WARRANT DWG
	FINAL ISSUE

Client: Mr & Mrs Mackay
Address: Pierhill, Annbank, K&S SAW

Project: Proposed Dwelling House
Site: Land of Pierhill, Annbank

Title: Site Section
DWG NO: 0880 PP 03

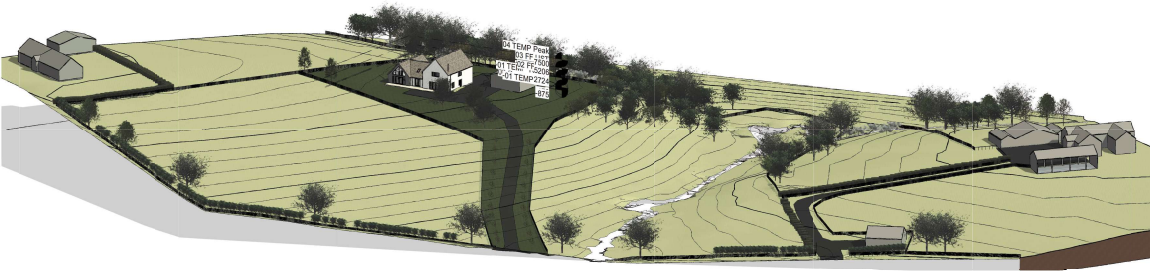
Drawn By: A. Mair	Date: 10/04/24	Scale: 1:50
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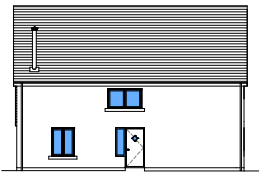
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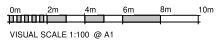
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www.stairhill.co.uk
info@stairhill.co.uk
T: 01330 291600



Site Section
1:50



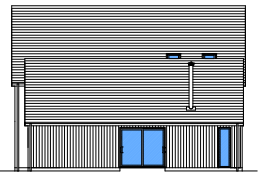
East Elevation
1 : 100



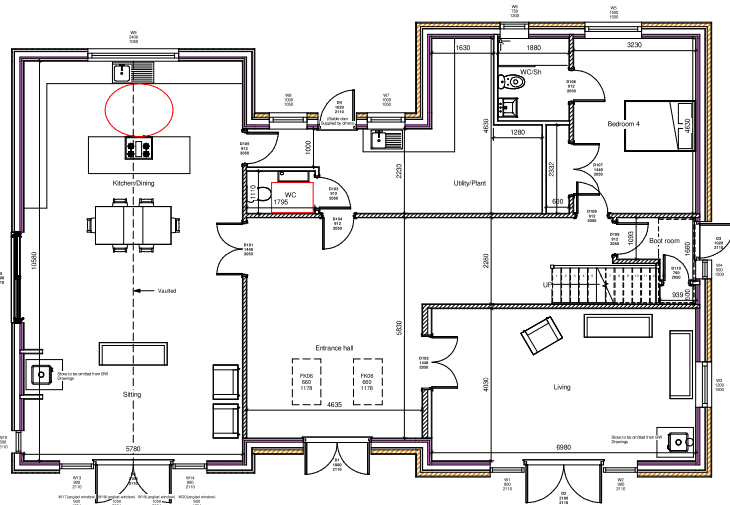
North Elevation
1 : 100



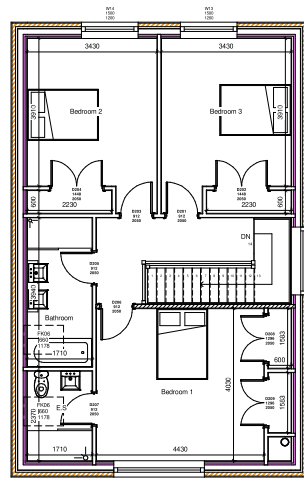
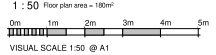
South Elevation
1 : 100



West Elevation
1 : 100



Ground Floor Plan
1 : 50 Floor plan area = 189m²



First Floor Plan
1 : 50 Floor plan area = 78m²

Materials List:

Roof - Slate

Walls - Render on blockwork and timber cladding

Windows - UPVC in grey



Station Road, Duns, Berwickshire, UK,
TD11 3JG
Telephone: (01551) 883 785
Fax: (01551) 883 898
Email: enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

PROJECT:

Erection of dwelling house

FOR:

John & Anne MacKay

SITE:

Penthill House

Arnbank

Ayr

K&S SAW

Planning Issue

THIS DRAWING IS COPYRIGHT
It is the responsibility of the customer and contractor to ensure that the design of electrical
work meets the requirements of the relevant standards. These standards may change over time and
therefore the customer and contractor must ensure that the design is up to date.
The customer and contractor must ensure that the design is up to date and that the design is
approved by the relevant authorities.
The customer and contractor must ensure that the design is up to date and that the design is
approved by the relevant authorities.

Rev	Description	Date

SCALE	PAPER	DRAWN	CHECKED	DATE
As indicated	A1	ERDS	SRH	07.10.24

DRAWN REF:	CONTRACT NUMBER:
6394.PL1	2248

Supporting Statement

Erection of dwelling.

Land at Pierhill

Annbank

Ayr.

Client

Mr & Mrs J Mackay

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2. Proposals	Page 4
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4. Planning Policy	Page 11
5. Conclusion	Page 15

0.1 Introduction

01.01 The following information is provided as a supporting statement relating to the planning application for the erection of dwelling house and associated landscaping as a limited addition to an existing clearly defined group of houses not delineated by a formal settlement boundary.

01.02 The proposed site lies to the West of Pierhill, Annbank situated between Pierhill and Highfield Cottage (formerly Nether Pierhill). Located approx. 2km East of Mossblown with a site area of approx. 3265 sq m which includes the access.

01.03 The Statement should be read in conjunction with all submitted plans, surveys, reports, and photos that form part of the planning application.

01.04 Applicant: Mr & Mrs J Mackay
Pierhill
Annbank
Ayr. KA6 5AW

01.05 Agent: Stairhill Architecture Ltd
Burn Farm
Annbank
South Ayrshire.
KA6 5AW

01.06 The documents which are 'material' to the determination of this planning application are:-

Scottish Planning Policy (SPP) as revised December 2020
South Ayrshire Local Development Plan
South Ayrshire Supplementary Guidance: Rural Housing
Scottish National Policy Framework 4 (NPF4)

01.07 Stairhill Architecture Ltd accepts no liability in the event of the planning application being refused. In the event of planning permission being granted, Stairhill Architecture Ltd accept no liability for any planning condition which South Ayrshire Council may impose on said application.

0.2 Proposals

- 02.01 The proposals are for the erection of a 4-bedroom dwelling with associated access and landscaping.
- 02.02 Design details have been taken from the local architecture in line with SAC Design guidance document taking elements of the rural surroundings to include design details and materials to reflect the local landscape.
- 02.03 The proposals consolidate the existing rural group of dwellings at Pierhill consisting of Pierhill, Pierhill Cottage, Highfield Cottage (formerly Nether Pierhill) and Burn Farm.
- 02.04 Proposed finishes include white wet cast render with vertical larch cladding, natural slate roofs and anthracite-coloured triple glazed windows.
- 02.05 Glazing fenestrations take on a vertical emphasis, the southern and western facades maximising the solar gain and offer views across the adjacent landscape.



- 02.06 The design is mindful of planning policy and the current economic situation in terms of energy efficiency and sustainability. The dwelling has been designed to high standards of energy efficiency to include a GSHP connected to underfloor heating.
- 02.07 Included within the design ethos was sustainability. The proposals include a 4th bedroom / home office, additional recycling storage together with low flow water fixtures including external garden water butt to make the dwelling as sustainable as possible with the aim of achieving the gold standard.
- 02.08 Existing landscape features shall be retained and improved upon with planting of new hedge rows and trees to maintain privacy and integrate the development with the adjacent agricultural shed and wider landscape.



02.09 The natural topography allows the west of the dwelling to be cut into the slope anchoring the dwelling within the landscape. The existing hedge and woodland to the north are being retained with additional planting to the southern boundary retaining existing field patterns.



0.3 Site and Context

03.01 Pierhill lies approx. 2 miles East of Mossblown on the north side of the U91 from B730 junction near Stair to B744 junction near Commonsides, Annbank.

03.02 Our clients land ownership consists of Pierhill and Pierhill Cottage on a land holding of approx. 11 acres. (shown outlined in red below)

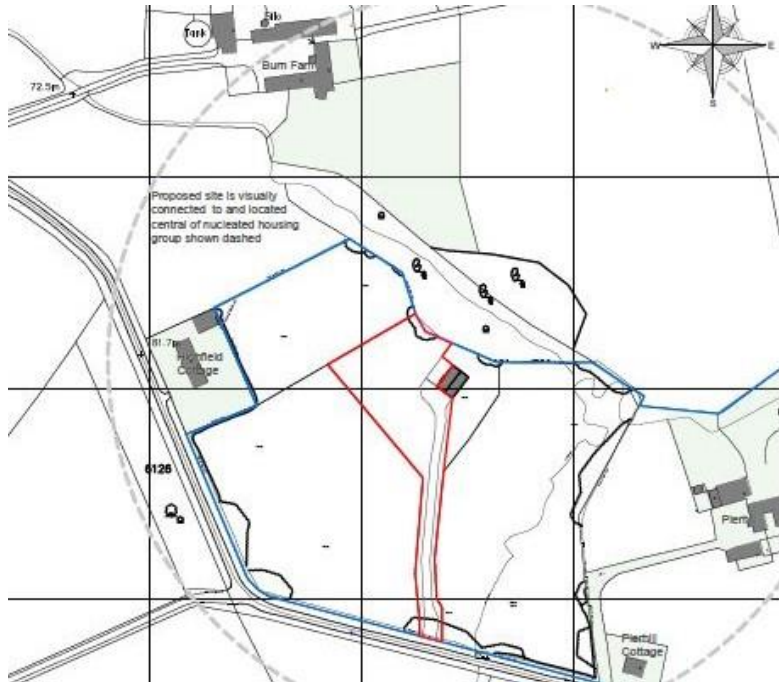


03.03 Pierhill sits approx. 90m off the U91 accessed by a small private driveway to the southwest of the property.

03.04 Pierhill Cottage is located adjacent the U91 and the private access.

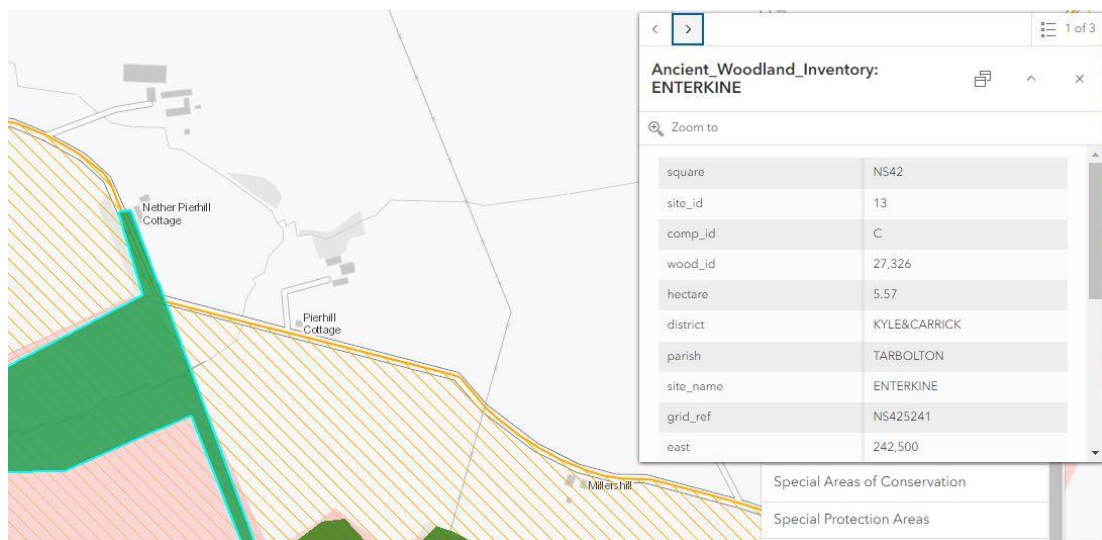
03.05 The land holding is split north to south through the centre by Crawfordston Burn a tributary of the River Ayr.

03.06 The proposed dwelling house site lies to the west of Crawfordston Burn, equidistant between Pierhill Cottage and Highfield Cottage

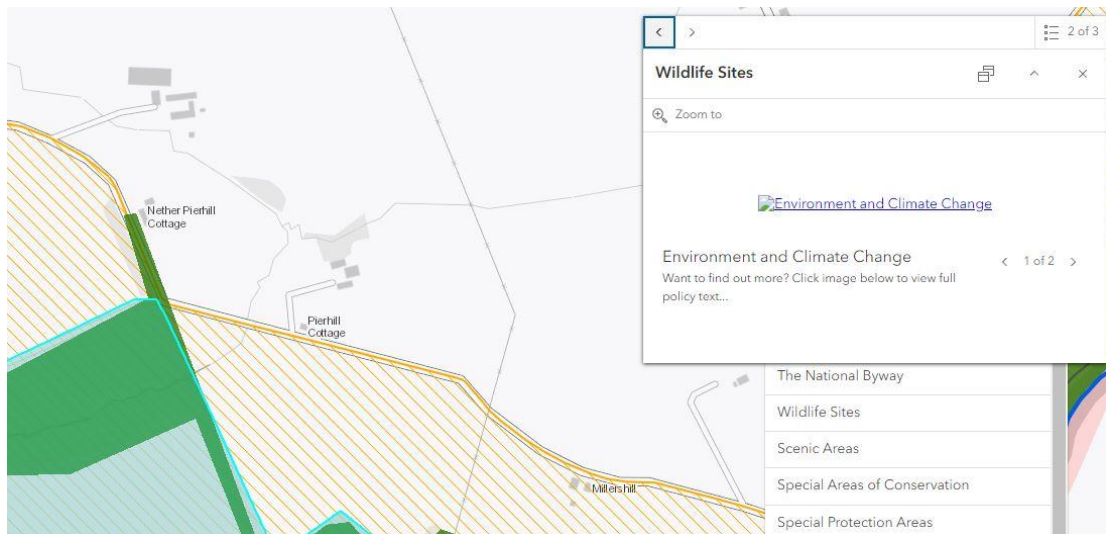


- 03.07 The topography slopes from the west down towards Crawfordston Burn east of the site.
- 03.08 The land is located at the edge of The Ayr Valley and is outwith the Greenbelt.
- 03.09 There are no records of any historical structures within the land ownership on the National Library of Scotland OS map search.
- 03.10 The site does not pose any perceived threat from flooding as per SEPA flood risk map
- 03.11 Land within Enterkine Estate on the southern side of the U91 has designations of;

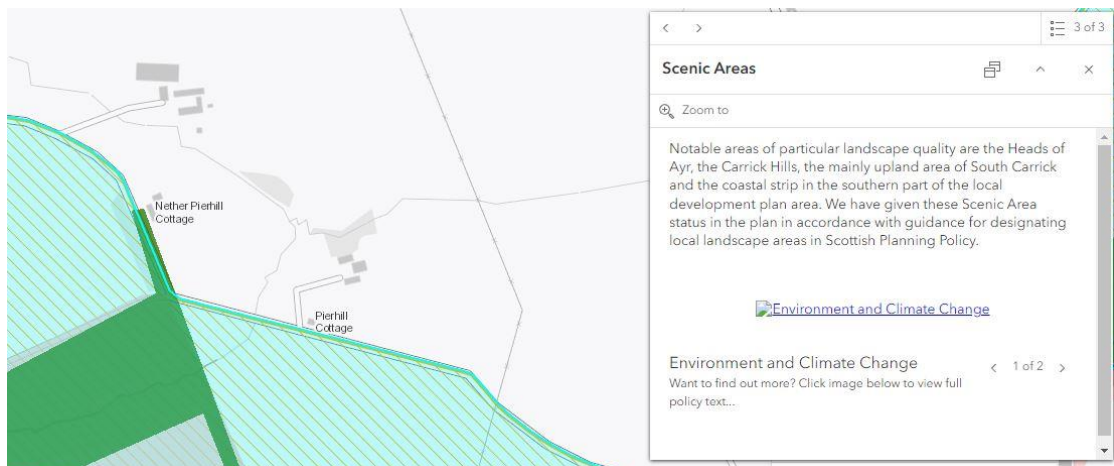
Ancient Woodland Inventory



Wildlife Site



Scenic Area



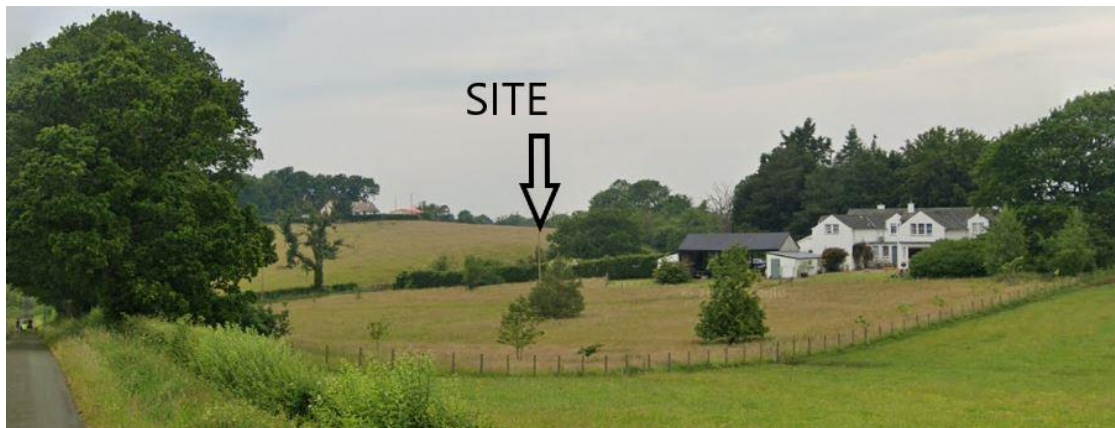
- 03.12 The land within our client's ownership is graded as 3.2 on The James Hutton Institute land capability maps.
- 03.13 The surrounding area is attractive rural, undulating open countryside with a dispersed settlement pattern consisting of isolated single houses, large groupings of farm buildings often accessed via farm lanes and small-scale hamlets as proposed.

03.14 Google Maps overview of the site and surrounding properties and approved agricultural shed shown hatched grey.



03.15 Views towards site

Looking West towards site – Pierhill in right foreground, Highfield Cottage in centre background, proposed site central background.



View from public road looking East towards site. Site located to rear of agricultural stock fence behind brow of hill. Highfield Cottage to right.



03.16 Views from site



View south toward Pierhill Cottage and access gate.



View west towards rear of Highfield Cottage.

0.4 Planning Policy

Planning Policies

LDP policy: rural housing

In countryside areas, including green belt, we may accept the following proposals for new housing.

- a. The replacement of an existing house, as long as the development is sympathetic to the scale and character of the local area.
- b. An extension to an existing house, as long as it is sympathetic to the scale, character and proportions of the original house, which should remain the main feature.
- c. The conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale for residential use if the building is largely intact, structurally sound or can be repaired or restored. The original building must remain the main feature.
- d. A home that is essential to a rural business. The developer must satisfy us, through a sound business plan, that the business is economically viable and could not be run without residential accommodation.

In countryside areas, outwith the greenbelt, we may accept proposals for new housing that are a limited extension to: an existing clearly defined and nucleated housing cluster, group of four or more houses, or small settlement, subject to an acceptable impact on the existing form and character of the cluster. We would particularly encourage the sensitive infilling of gap sites that would consolidate existing dwellings within the group.

All proposals must comply with the policy guidance set out in the rural housing supplementary guidance.

We will aim to make sure that gardens at new or converted properties are in proportion to the size of the property.

Guidance on additions to clusters (existing groups of houses in the countryside but not within a town or village)

Additions to clusters will be acceptable where:

- a) the proposal is sympathetic to the character and landscape setting of the existing cluster.
- b) the development represents the sensitive in-filling of any available gap sites consolidating existing dwellings within the cluster.
- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster.
- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance.

e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance - 20th November 2014.

Additions to clusters will not be acceptable where: -
the cluster is located within the greenbelt.
the development results in the coalescence of settlements.
the development extends/creates a ribbon of development.
the development has an unacceptable impact on the character of the existing building group or its landscape setting and settlement.

NOTE: In applying LDP Policy: Rural Housing, and this supplementary guidance, a 'cluster' is defined as a building group consisting of 2 or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place.

NPF4

Rural homes

Policy Principles

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

Policy Outcomes:

- Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.
- Homes are provided that support sustainable rural communities and are linked with service provision.
- The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.

Local Development Plans:

LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.

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. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. Plans should reflect locally appropriate delivery approaches. Previously inhabited areas that are suitable for resettlement should be identified in the spatial strategy.

Policy 17

a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

c) Development proposals for new homes in remote rural areas will be supported where the proposal:

- i. supports and sustains existing fragile communities;
- ii. supports identified local housing outcomes; and
- iii. is suitable in terms of location, access, and environmental impact.

d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:

- i. is in an area identified in the LDP as suitable for resettlement;
- ii. is designed to a high standard;
- iii. responds to its rural location; and
- iv. is designed to minimise greenhouse gas emissions as far as possible

The proposals have been designed in full compliance with Rural Design Guidance

The proposals are for a domestic dwelling house within an existing established cluster. The proposals will have no detrimental effects on the local amenity.

The existing grouping is detailed within drawing 0880 LOC 03 which details all properties within the grouping.

The proposed site sits within the existing cluster of Pierhill with a proposed site size of approx. 3265 sq m (includes access) which is proportional and in keeping with the existing settlement pattern. The dwelling has been sited off the public road to match the neighbouring settlement pattern. The proposed ridge level steps to break up massing and is finished with a simple palette of materials to reflect that of the local architecture.

The design has been created with the use of the rural design guidance and reflects the rural architecture in the surrounding area. The design and layout utilises the countryside setting and south facing aspect.

The application has been designed to comply with ARA guidelines with a minimum of 3 no parking spaces and sufficient space to allow vehicles to enter and leave the dwelling in forward gear. The first 10m of the access is to be laid to tar with no water run off entering the public road.

The design has been mindful of a barrier free approach to make the proposals accessible to all. Level access is to be provided to the main door adjacent the driveway and car parking as this will be the clients main entrance and egress from the dwelling. There shall also be level access from the garden patio to the main living space to the rear of the dwelling.

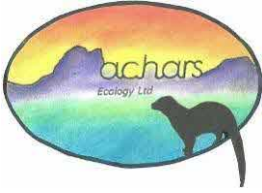
0.5 Conclusion

Planning policy has been demonstrated to be met with a dwelling designed in accordance with the Rural Design Guidance taking careful consideration of the design siting and location of the site.

The application has been fully assessed and found compliant with planning policy for extension to an existing cluster not delineated by a settlement boundary.

It has been demonstrated through design together with modelling and images that the dwelling house sits within the landscape and has no negative impact in full compliance with LDP.

It is for the above reasons that we feel the planning application should be supported by South Ayrshire Council Planning Department and the application duly approved.



Preliminary Ecological Appraisal Land at Pierhill, near Annbank

Client: Stairhill Architecture Ltd

Report Reference: MACH.MAI.008/PEA

Date: 28th August 2024

Confidential

Quality Control	Name	Signature	Date
Prepared by	Ed Robinson		27 th August 2024
Reviewed by	Suzi Robinson		28 th August 2024

Revision History	Reason	Date
1 st Draft	First draft for client comment	28 th August 2024
2 nd Draft		
Final		

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FIGURES

Figure 1: Survey boundary for the PEA on land at Pierhill.

Figure 2: Overhead screenshot detailing the approximate boundary for the new dwelling house.

Figure 3: Phase 1 Habitats

1 INTRODUCTION

Machars Ecology Ltd. was commissioned by Alistair Mair of Stairhill Architecture Ltd to complete a preliminary ecological appraisal of land at Pierhill, near Annbank in South Ayrshire (National Grid Reference (NGR) NS427 424).

Mr Mair has lodged a planning application for a new dwelling house on the site on behalf of his client, Mr J. MacKay.

2 METHODOLOGY

A preliminary ecological appraisal (PEA) is a base level assessment of a site and its ecological features. A PEA typically includes a desk study and a walkover survey examining the site for the presence of protected or notable habitats and protected species.

The extent of information sought as part of a desk study can vary depending upon the scale of the assessments or the requirements of the planning office or other key stakeholders. In this instance the desk study has been restricted to a search for statutory designated nature conservation sites (e.g. SACs, SPAs, RAMSAR sites, SSSIs, NNRs and LNRs) using NatureScot's Sitelink online resource¹

The PEA survey was conducted by Ed Robinson of Machars Ecology on the 22nd August 2024.

3 BASELINE RESULTS

3.1 Site Description

The site of the proposed dwelling house is located within an agricultural field between Pierhill Cottage to the southeast and Nether Pierhill Cottage to the west (see Figures 1 & 2). The farm steading of Burn Farm is situated to the northwest. Pierhill is located a short distance to the east of the site.

The field is bounded by mixed hedgerow dotted with mature deciduous trees on its south/southwest boundary with a minor public road beyond. The east boundary is also marked by a hedgerow. Mature deciduous woodland lies adjacent to the north boundary and on the opposite side of the minor public road on the west boundary. There is more extensive mature woodland to the south of the site (Enterkine Wood). Crawfordston Burn runs north to south through the site and is bounded by rank grassland and rush pasture. The surrounding area contains a patchwork of grazing pasture and silage fields with coniferous woodland belts and scattered pockets of deciduous and mixed woodland.

¹ <https://sitelink.nature.scot/home>



Figure 1: Survey boundary for the PEA on land at Pierhill (base image courtesy of Stairhill Architecture).



Figure 2: Overhead screenshot detailing the approximate boundary for the new dwelling house (base image courtesy of Stairhill Architecture).

3.2 Desk Study

There are no statutory designated sites for nature conservation within or directly adjacent to the site for the proposed new dwelling.

The nearest statutory designated site is Afton Lodge SSSI² which is approximately 2 km to the northwest. Stairhill SSSI³ which lies approximately 2.3 km to the east of the site at nearest point. Both Afton Lodge SSSI and Stairhill SSSI are geologically designated sites.

River Ayr Gorge SSSI⁴ is located approximately 2.5 km to the east of the site at nearest point. The site is designated for its upland oak woodland and its assemblage of beetles (which include some nationally scarce saproxylic species).

3.3 Habitats

3.3.1 Semi-improved grassland

The field where the new dwelling will be sited consists of semi-improved grassland (see Photos 1 and 2). Much of the field had been recently cut and baled to produce silage for winter forage. The steeper banking down towards the Crawfordston Burn remained uncut allowing a species assemblage to be gathered. The sward is reflective of some agricultural improvement on account of the limited presence of forbs but the limited presence of perennial ryegrass *Lolium perenne* and the absence of clover *Trifolium* sp. suggests that the sward may be older.

The sward contained fescue *Festuca* sp., sweet vernal grass *Anthoxanthum odoratum*, timothy grass *Phleum pratense* and Yorkshire fog *Holcus lanatus* with creeping buttercup *Ranunculus repens*, common mouse-ear *Cerastium fontanum*, soft rush *Juncus effusus*, nettle *Urtica dioica* and broadleaved dock *Rumex obtusifolius*. Along the banks of the burn nettles and soft rush are more extensive with hemlock *Conium maculatum* and silverweed *Potentilla anserina* (see Photo 3).

² <https://sitelink.nature.scot/site/19>

³ [SiteLink - Stairhill SSSI \(nature.scot\)](#)

⁴ [SiteLink - River Ayr Gorge SSSI \(nature.scot\)](#)



Photo 1: View of the plot of land at Pierhill.



Photo 2: Semi-improved grassland dominates the site. It had been cut and baled for silage within a few days of the survey.



Photo 3: Silverweed on the banks of the Crawfordston Burn

3.3.2 Rush pasture

Rush pasture is a minor habitat feature within the site. It occurs patchily along the banks of the Crawfordston Burn amongst wider areas of rank grassland where soft rush is also a component species. Up close the two communities subtly grade into one another where the density of grasses is reduced at the expense of rushes over wetter areas (see Photo 4).

Both soft rush and sharp-flowered rush *Juncus acutiflorus* occur within areas of rush pasture along with meadowsweet *Filipendula ulmaria*, creeping thistle *Cirsium arvense* and nettle.



Photo 4: The Crawfordston Burn with rank grassland and rush pasture on its banks.

3.3.3 Hedgerow

The south and west boundary of the site are demarcated by a mixed hedgerow (see Photos 5 & 6). The hedgerow is a well-established, continuous boundary feature with an assortment of species and occasional mature stands of oak *Quercus robur* and ash *Fraxinus excelsior* along its length. Hawthorn *Crataegus monogyna*, wych elm *Ulmus glabra*, sycamore *Acer pseudoplatanus*, dogrose *Rosa canina*, honeysuckle *Lonicera periclymenum*, bramble *Rubus fruticosus* and nettle are all present. The understorey contains tall fescue *Festuca arundinacea* and false oat-grass *Arrhenatherum elatius* with marsh woundwort *Stachys palustris*, greater stitchwort *Stellaria holostea* and bush vetch *Vicia sepium*.

The hedgerow which extends around the boundary of Nether Pierhill Cottage contains beech *Fagus sylvatica*, Leyland cypress x Cupressocyparis *leylandii* and other ornamental garden variants (see Photo 7).



Photo 5: The mixed hedge located along the western boundary.



Photo 6: Hawthorn and sycamore with dogrose and honeysuckle.



Photo 7: Beech and cypress hedgerow around Nether Pierhill Cottage.

3.3.4 Broadleaved Woodland

There is a narrow strip of broadleaved woodland along the north boundary of the site. The woodland strip contains a mix of mature and semi-mature trees including stands of ash, sycamore, beech, oak, hawthorn, elder and holly *Ilex aquifolium* with dog rose, bracken *Pteridium* sp., bramble and rosebay willowherb *Chamaenerion angustifolium* in the understorey.

The mature trees are primarily beech and ash with younger stands of oak *Quercus petraea* below and an understorey of holly *Ilex aquifolium*, yew *Taxus baccata* and the introduced shrub rhododendron *Rhododendron ponticum*.



Photo 8: Broadleaved woodland along the north boundary of the site.

3.3.5 Other habitat features

The Crawfordston Burn runs roughly north to south through the east of the site. The burn converges with an unnamed tributary in the northeast corner of the site before following a meandering course towards the southern boundary where it passes below the minor public road (see Photo 8).



Photo 9: The Crawfordston Burn



Figure 3: Phase 1 Habitats

3.4 Fauna

3.4.1 Badger

The site and its immediate surroundings were searched for setts or other evidence of badger including latrines, snuffle holes and mammal pathways. No setts were identified within or adjacent to the survey site. A mammal pathway extends around the northern and western edges of the site but no snuffle holes or latrines were noted in the vicinity. The mammal pathway entered the broadleaved woodland immediately to the north of the site below the boundary fence.



Photo 10: Mammal pathway into woodland on north boundary of the survey site.

3.4.2 Otters

The site was examined for its ability to support otters. The burn presents a notable point of focus in that this species often navigates in and along watercourses. No evidence of this species was identified in the form of mammal pathways or sprainting sites and there is limited vegetative cover present for resting sites within the site itself.

The River Ayr is approximately 650m away at its nearest point but the Crawfordston Burn takes a meandering course before draining into the river at a point approximately 1.5km away.

3.4.3 Water vole

The banks of the Crawfordston Burn were examined for signs of water vole. Evidence in the form of burrows, runs, latrines and feeding stations were searched for. No evidence for this species was found.

4 ASSESSMENT

4.1 Designated Sites

No impacts to any designated sites are predicted as a result of the proposed development.

4.2 Habitats

The following broad habitat types have been identified on the site: semi-improved grassland and rush pasture. The boundary of the site is demarcated by mixed hedgerow and broadleaved woodland.

The plot for the new dwelling house would be sited entirely within the semi-improved grassland field.

The loss of an area of semi-improved grassland to accommodate a new dwelling house is not considered to pose any significant or even notable impacts to ecological receptors. Semi-improved grassland is an ecologically poor value habitat with low species diversity in the sward reducing its interest to pollinating insects and other invertebrates.

New planting should prioritise native shrub and tree species of local provenance.

4.3 Badgers

While it is expected that badgers may frequent the site and its immediate surroundings occasionally, we have not identified evidence that the site is important for badgers. No setts, latrines or snuffle holes were recorded during the survey and the mammal pathway that was identified does not appear to be used regularly.

4.4 Otters

No evidence of otters was found on or adjacent to the site. It is likely that the site will sit within an otter territory but it does not appear to hold any greater significance than that. No further consideration for this species is required.

4.5 Water voles

No evidence for the presence of water voles was found within the site. No further consideration for this species is required.

5 RECOMMENDATIONS

General good practise construction practises should be followed during site clearance and construction of the new dwelling house. Of particular importance should be the control of run-off from the working area when excavations commence in order to avoid silt and sediment entering the Crawfordston Burn.

Careful consideration should be made to providing native species of local provenance when undertaking landscape works within the plot. The existing hedgerow around the field includes a reasonable assemblage of species. Any new hedgerow planting should seek to mimic the existing hedgerow features to provide nesting and foraging habitat for passerine birds.

The developer might also consider installing bat and nest boxes on the external walls of the new dwelling and on retained trees to provide roosting / nesting opportunities for birds and bats.

Such measures are listed within the South Ayrshire Local Biodiversity Plan (LBAP) and would assist the local planning authority in their objectives to reverse habitat and species loss in rural areas.

6 REFERENCES

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The Mammal Society (2008). Mammals of the British Isles: Handbook (4th Edition). The Mammal Society. ISBN 978-0-906282-65-6

APPENDIX 1: FIGURES

Planning and Building Standards

Service Lead – Planning and Building Standards: Craig Iles

Planning Service, County Buildings, Wellington Square, Ayr, KA7 1DR

Tel: [REDACTED]

Email: [REDACTED]

Our Ref: 24/00757/APP

Date: 19 December 2024



Mr J Mackay
per Stairhill Architecture Ltd
Alistair Mair
Burn Farm
Annbank
Ayr
KA6 5AW

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

PROPOSAL: Erection of a dwellinghouse, formation of access and associated development
SITE ADDRESS: Land At Pierhill Farm U91 From B730 Junction Near Stair To B744 Junction Near Commonsides Annbank South Ayrshire KA6 5AW

With reference to your Application for Planning Permission, I enclose a copy of the Decision Notice refusing permission. This Decision Notice should be read in conjunction with our [Guidance Note for Planning Decisions](#).

The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above. You may find the Report of Handling (otherwise entitled 'Delegated Report') of particular interest, as this sets out an assessment of the application and an explanation for the decision taken.

If you require further information in respect of your decision notice, please contact Fiona Sharp by telephoning [REDACTED] or by [REDACTED]

Yours faithfully,

[REDACTED]

Craig Iles
Service Lead – Planning and Building Standards

Encs.

LOCAL DEVELOPMENT

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)**

Ref No: 24/00757/APP

SOUTH AYRSHIRE COUNCIL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**To: Mr J Mackay
per Stairhill Architecture Ltd
Alistair Mair
Burn Farm
Annbank
Ayr
KA6 5AW**

With reference to your **Application for Planning Permission** dated **9th October 2024**, under the aforementioned Regulations, for the following development, viz:-

Erection of a dwellinghouse, formation of access and associated development

**at: Land At Pierhill Farm U91 From B730 Junction Near Stair To B744 Junction Near
Commonside Annbank South Ayrshire KA6 5AW**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **refuse** the Application for Planning Permission for the said development in accordance with the following reasons as relative hereto and the particulars given in the application. The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above these and represent the refused scheme.

The reason(s) for the Council's decision are as follows:

NOTE: Reasons will be numbered and prefixed with an 'R'

- (1R) That the development proposal is contrary to National Planning Framework 4 policy 9, due to constituting greenfield development, and in relation to rural housing (policy 17 criteria i. - viii.), and policy 14 Design Quality and Place, and Scottish Planning Advice Note PAN 72 in relation to Housing in the Countryside due to not being suitably scaled, sited, and designed so as to be in keeping with the character of the rural area, and due to being visually prominent and uncharacteristic to the detriment of the rural landscape setting at the locality and no robust justification having been provided for a departure from these policies.
- (2R) That the development proposal is contrary to the South Ayrshire Local Development Plan Policies in relation to Sustainable Development, Development Management, Rural Housing by virtue of the proposals not being in being located within a cluster of residential properties, which results in the urbanisation of the countryside and the design of the development not being in keeping of sympathetic with the character of the locale. Additionally, the proposals are not considered to be suitably scaled, sited, and designed so as to be in keeping with the character of the rural area, and due to being visually prominent and uncharacteristic to the detriment of the rural landscape setting at the locality, and also have the potential to have an adverse impact on road safety at the locale and no justification has been provided for a departure from the aforementioned policies.

- (3R) That the development proposal is contrary to the Council's planning guidance entitled Rural Housing, in that the development; is not sympathetic to the character and landscape setting of the locale, does not represent the sensitive in-filling of any available gap sites which consolidating existing dwellings, is physically, visually and functionally separate from the nearby development, is of a design which is not in keeping with the character, and built form of the nearby development, and does not accord with the Council's design guidance, and no justification has been provided for a departure from this policy guidance.
- (4R) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan policy in relation to Land Use and Transport, in that the proposals as submitted do not meet the visibility sightline splay requirements of the of 2.4 metres by 215 metres in both directions at the access of the site and the public road, and no justification and evidence has been submitted which would demonstrate that reduced visibility splays are appropriate, and as such, the proposals are potentially prejudicial to road safety at this locus.

List of Refused Plans:

Plan Type	Reference	Version No.	Received Date
Drawing	LOC 01		09.10.2024
Drawing	LOC 02		09.10.2024
Drawing	LOC 03		09.10.2024
Drawing	PL1		09.10.2024
Drawing	PP 01		09.10.2024
Drawing	PP 02		09.10.2024
Drawing	PP 03		09.10.2024
Supporting Information	Preliminary Ecological Appraisal		09.10.2024
Supporting Information	Supporting Statement		09.10.2024

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Dated: 18th December 2024



Craig Iles
Service Lead – Planning and Building Standards

PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR

NOTICE TO ACCOMPANY REFUSAL OR GRANT OF PERMISSION WITH CONDITIONS

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

- (1) If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for, or grant permission or approval subject to conditions, the applicant may require the Planning Authority to review the case under Section 43A of The Town and Country Planning (Scotland) Act 1997 within **three months** from the date of this notice. Information on how to request a review can be obtained from the address and contact details below.

A Notice of Review can be submitted via the [ePlanning Scotland website](#) . This is the most efficient method to submit a review request.

Alternatively, you can submit a review request via paper form addressed to:

South Ayrshire Council
Planning Service
County Buildings
Wellington Square
Ayr
KA7 1DR

T: [REDACTED]
E: [REDACTED]
W: www.south-ayrshire.gov.uk

- (2) If permission to develop land is refused or granted subject to conditions, the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of The Town and Country Planning (Scotland) Act 1997.
- (3) In certain circumstances, a claim may be made against the Planning Authority for compensation, where permission is refused or granted, subject to conditions by the Scottish Ministers. The circumstances in which such compensation is payable are set out in Section 77 of The Town and Country Planning (Scotland) Act 1997.
- (4) Where permission is being granted in respect of any building or premises which are open to the public, attention is hereby drawn to the applicant's duty, in terms of Sections 4, 5, and 7 to 8A of The Chronically Sick and Disabled Persons Act 1970, to include, where reasonable and practicable provision for the needs of the disabled. (Ref. Section 45 of The Town and Country Planning (Scotland) Act 1997).

Attention is also drawn to The Equality Act 2010 which may impose further obligations on developments.

Thursday, 24 October 2024



Local Planner
Planning Service
South Ayrshire Council
Ayr
KA7 1UT

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - [REDACTED]
E-Mail - [REDACTED]
www.scottishwater.co.uk



Dear Customer,

Land At Pierhill Farm, Stair, Annbank, South Ayrshire, KA6 5AW
Planning Ref: 24/00757/APP
Our Ref: DSCAS-0120154-8TL
Proposal: Erection of a dwellinghouse, formation of access and associated development

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

- There is currently sufficient capacity in the Afton Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal

connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Next Steps:

Single house developments; unless utilising private water or drainage sources, are required to submit a Water Connection Application and Waste Water Application via our Customer Portal to allow us to fully appraise the proposals. Please note that Single House developments are not required to submit a Pre-Development Enquiry form (PDE) however local network capacity will be assessed on receipt of application forms.

Further information on our application and connection process for Single Household development can be found on our website <https://www.scottishwater.co.uk/Business-and-Developers/NEW-Connecting-to-Our-Network/Single-Household-Customers>

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on [REDACTED] or via the e-mail address below or at [REDACTED]

Yours sincerely,

Ruth Kerr
Development Services Analyst
[REDACTED]

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and

to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - Site Investigation Services (UK) Ltd
 - Tel: [REDACTED]
 - Email: [REDACTED]
 - www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal

Your Ref: **24/00757/APP**

Date: **25th October 2024**

Fiona Sharp
Planning Service
South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR

Dear Fiona,

**Erection of a dwellinghouse, formation of access and associated development
At: Land at Pierhill Farm, Annbank KA6 5AW**

I refer to your consultation request notification received **22nd October 2024** regarding the above planning application.

I have reviewed this application in accordance with our obligations as a statutory consultee under the *Safeguarding of Aerodromes: Scottish Planning Circular 2/2003* and confirm that Glasgow Prestwick Airport Limited (GPA) has no objection to this proposed development on statutory safeguarding grounds.

Our non-objection only relates to the current proposal subject to implementation of any statutory conditions advised below. If there are any modifications to this proposal, we will need to be re-consulted.

Statutory Notice: Cranes

Guidance should be considered relevant to users of all cranes exceeding a height of 10 metres above ground level (AGL) or that of the surrounding structures or trees (if higher).

For guidance to crane users on the crane notification process and obstacle lighting and marking please refer to CAA CAP Document 1096 which is available at: <http://www.caa.co.uk>.

Please be aware any crane erected without notification may be considered a hazard to air navigation and such a crane operates at the crane user's risk of endangering the safety of an aircraft.

Finally, this response only addresses our statutory safeguarding responsibilities and is without prejudice to any other response GPA may be entitled to submit in respect of this application.

Yours sincerely,



**Ian Hutchinson
Safeguarding Manager
For and on behalf of Glasgow Prestwick Airport Limited**

251024_Ref1312_Letter_24_00757_APP

Glasgow Prestwick Airport Ltd
Aviation House, Prestwick, Ayrshire, Scotland, KA9 2PL

T: [REDACTED] E: [REDACTED]
www.glasgowprestwick.com

01 November 2024

Your Reference
24/00757/APPFiona Sharp
South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR**Ecological review of 24/00757/APP - Erection of a dwellinghouse, formation of access and associated development at Land At Pierhill Farm, U91 From B730 Junction Near Stair To B744 Junction Near Commonsides, Annbank, South Ayrshire, KA6 5AW**

Dear Fiona

On 18 October 2024, South Ayrshire Council requested that AECOM conduct an ecological review of the above planning application. The proposed 'Erection of a dwellinghouse, formation of access and associated development' is referred to hereafter in this letter as the 'Proposed Development'. We have reviewed the information available. Please see a summary of our ecological review in Table 1 below.

Where we refer to 'protected and important' habitats and species, these may include the following ecological features which are of conservation concern:

- the qualifying/notified features of sites designated for nature conservation;
- woodland listed on the Ancient Woodland Inventory (AWI);
- habitats listed on Annex I of the Habitats Directive¹;
- animal species listed on Annex II of the Habitats Directive;
- bird species listed on Annex I of the Birds Directive²;
- animal species listed on Schedules 2 and 4 of the Conservation (Natural Habitats, & c.) Regulations 1994 (as amended) (more commonly referred to as the 'Habitats Regulations');
- species listed on Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended) (the 'WCA');
- badger, which is afforded protection under the Protection of Badgers Act 1992;
- species on the Scottish Biodiversity List (SBL) which are thus identified as being of principal importance for biodiversity conservation in Scotland;
- bird species on the Red List (and in some circumstances those on the Amber List) of Birds of Conservation Concern³; and,
- invasive non-native species listed on Schedule 9 of the WCA (although this no longer legally applies in Scotland) and those considered to be of European concern under the European Union Invasive Alien Species (IAS) Regulation.

¹ Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, more commonly referred to as the 'Habitats Directive'.

² Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds, more commonly referred to as the 'Birds Directive'.

³ Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. and Win, I. (2021). The status of our bird populations. The fifth birds of conservation concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds* **114**, pp 723-747.

Table 1. Ecological review summary

Category	Outcome of ecological review		
Has an ecology report been submitted?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Is the proposal within or potentially connected to any sites designated for nature conservation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Request clarification <input type="checkbox"/>
Is there potential for protected or important habitats and species?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Uncertain <input type="checkbox"/>
All relevant surveys completed using appropriate methods?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Request clarification <input type="checkbox"/>
Evidence of protected or important habitats and species found?	Habitats <input type="checkbox"/>	Species <input type="checkbox"/>	Uncertain <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will protected or important habitats and/or species be impacted?	Habitats <input type="checkbox"/>	Species <input type="checkbox"/>	Uncertain <input checked="" type="checkbox"/> No <input type="checkbox"/>
Are mitigation measures adequate to avoid offences?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Uncertain <input checked="" type="checkbox"/>
Have proposals for ecological enhancement been made?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

The Proposed Development involves the erection of a dwellinghouse with associated access track and drainage which will result in the loss of species-poor modified grassland. The Crawfordston Burn (and associated rush pasture habitat) is present within the area of the Proposed Development, but the watercourse is approximately 70 m from the proposed dwellinghouse and 30 m from the proposed access track, at the closest point. The Proposed Development area is bounded by mature woodland, hedgerow and agricultural fields.

The planning application includes an Ecological Report⁴. In addition, the Supporting Statement highlights the presence of the River Ayr (Annbank to Stair) Local Wildlife Site (LWS), within proximity to the Site. Associated with this and to the north, is an area of woodland listed on the Ancient Woodland Inventory. The LWS and ancient woodland is approximately 140 m south-west of the proposed dwellinghouse and 70 m from the proposed access track, at the closest point. A minor road bisects the land between the area of the Proposed Development and these LWS. At these distances, there are no possible impacts from the Proposed Development on the LWS and AWI woodland.

The Ecology Report makes no assessment of the potential impacts of the Proposed Development on other statutory and non-statutory designated sites. However, the report identifies those within proximity to the location of the Proposed Development and the sites are at a distance (minimum 2 km) that no impacts from the Proposed Development are considered possible.

The Ecology Report includes the results of surveys for certain protected species that may occur within and in proximity to the Proposed Development. The Ecology Report does not offer mitigation requirements for the protection of species. However, it does state the need for the protection of the Crawfordston Burns from construction run-off.

The Ecology Report does not include the results of survey or assessment for roosting bats (e.g. within potential roost features of trees). If trees are to be felled or disturbed, we recommend that the applicant conducts survey(s) to assess the potential of the site to support roosting bats, within 30 m of the Proposed Development and to ensure mitigation proposals to protect roosting bats are implemented, in accordance with standard best practice⁵. Furthermore, the applicant must commit to mitigation measures that will ensure the protection of breeding birds.

Developments within the curtilage of a single dwelling are not covered by planning policy 3(c) of National Planning Framework 4 (NPF4), which otherwise requires that development delivers biodiversity benefits. Regardless, NatureScot advises that small-scale householder developments can easily incorporate features that will benefit nature, and applicants are encouraged to seek opportunities for biodiversity enhancement. The application includes a Landscape Plan, showing proposed biodiversity enhancement measures including: tree planting, hedgerow planting, and nest box installation. The Ecology Report also makes 'recommendations' for biodiversity

⁴ Machars Ecology Limited (2024). Preliminary Ecological Appraisal, Land at Pierhill, near Annbank.

⁵ Bat Conservation Trust (2024). Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition.

enhancements as above. South Ayrshire Council may wish to secure these enhancement measures through a suitable planning condition.

Yours sincerely,

Rick Craven
Senior Ecologist
AECOM Limited

M: [REDACTED]

E: [REDACTED]

cc: Tony Marshall (AECOM)

Stirling, Shane

From: Cook, Dylan [REDACTED] on behalf of Ara.RccSouth
Sent: 13 November 2024 09:43
To: Sharp, Fiona
Subject: RE: South Ayrshire Council Planning Consultation - 24/00757/APP [PUBLIC]



CLASSIFICATION: PUBLIC

Morning Fiona,

Can we ask the applicant to provide achievable visibility splay information from where they propose the new access to be? If this is not possible then they would need to provide appropriate information in the form of a speed survey, to justify reducing our standards.

Thanks,

Dylan Cook
Development Control
Technical Officer
County Buildings, Ayr
Ayrshire Roads Alliance

From: [REDACTED]
Sent: 22 October 2024 09:22
To: Ara.RccSouth [REDACTED]
Subject: South Ayrshire Council Planning Consultation - 24/00757/APP

Please find consultation request attached.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify South Ayrshire Council, [REDACTED]

This footnote also confirms that this email message has been swept by websense for the presence of computer viruses.

Visit our web site at www.south-ayrshire.gov.uk

Stirling, Shane

From: Cook, Dylan [REDACTED]
Sent: 17 December 2024 13:47
To: Sharp, Fiona
Subject: RE: South Ayrshire Council Planning Consultation - 24/00757/APP [PUBLIC]
Attachments: Designing Streets Visibility Splay Info .png; NRDG Visibility Splay Info .png



CLASSIFICATION: PUBLIC

Hi Fiona,

The minimum visibility distance for a 60mph is 215m both ways. If the applicant cannot achieve these distances then they can undertake a speed survey which could encourage ARA to reduce our standards to the 85 percentile speed.

I have attached the table from the Development Guide that covers higher national speed limit roads and I have also attached the table from the Designing Streets Manual that covers lower national speed limit roads (below 40mph).

Thanks,
Dylan Cook
Development Control
Technical Officer
County Buildings, Ayr
Ayrshire Roads Alliance

From: Sharp, Fiona [REDACTED]
Sent: 13 December 2024 14:34
To: Cook, Dylan [REDACTED]
Subject: FW: South Ayrshire Council Planning Consultation - 24/00757/APP [PUBLIC]

Hi Dylan,

Could you please confirm the sightlines which would be required for application 24/00757/APP.

Thanks

Fiona

From: Sharp, Fiona
Sent: Thursday, November 14, 2024 10:58 AM
To: Cook, Dylan [REDACTED]
Subject: FW: South Ayrshire Council Planning Consultation - 24/00757/APP [PUBLIC]

Hi Dylan,

I think my most recent correspondence got confused with another application – so please ignore it.

Re. 24/00757/APP – Peirhill – could you clarify what sightlines you require? Presumably the maximum, but it would be helpful if you could clarify.

Regards

Fiona

From: Sharp, Fiona

Sent: Wednesday, November 13, 2024 9:51 AM

To: Ara.RccSouth [REDACTED]

Subject: RE: South Ayrshire Council Planning Consultation - 24/00757/APP [PUBLIC]

Morning Dylan,

I've already asked the agent to clarify the achievable visibility splays as per your earlier email. I'll forward the information when available.

Regards

Fiona

From: Cook, Dylan [REDACTED]

On Behalf Of [REDACTED]

Sent: Wednesday, November 13, 2024 9:43 AM

To: Sharp, Fiona [REDACTED]

Subject: RE: South Ayrshire Council Planning Consultation - 24/00757/APP [PUBLIC]

CLASSIFICATION: PUBLIC

Morning Fiona,

Can we ask the applicant to provide achievable visibility splay information from where they propose the new access to be? If this is not possible then they would need to provide appropriate information in the form of a speed survey, to justify reducing our standards.

Thanks,

Dylan Cook
Development Control
Technical Officer
County Buildings, Ayr
Ayrshire Roads Alliance

From: [REDACTED]

Sent: 22 October 2024 09:22

To: Ara.RccSouth [REDACTED]

Subject: South Ayrshire Council Planning Consultation - 24/00757/APP

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Speed	Kilometres per hour	16	20	24	25	30	32	40	45	48	50	60
	Miles per hour	10	12	15	16	19	20	25	28	30	31	37
	SSD (metres)	9	12	15	16	20	22	31	36	40	43	56
	SSD adjusted for bonnet length	11	14	17	18	23	25	33	39	43	45	59

Visibility Splay

Visibility splays are calculated in the same manner to the method used in the Urban area for the X distance, but the speed which the Y distance is based on will be higher. In certain circumstances, the design speed for the road will not be known and it may be necessary to measure the actual speed at which the traffic is travelling in order to calculate the Y distance.

Speed Visibility Relationship

Where the traffic speed can be measured, the 85%ile speed should be measured in wet weather and then this measured speed can be compared against the speed, or the next highest speed in Table 8, which then gives the Y distance. If there is not an opportunity to measure the speed then Table 9 should be used and the Y distance obtained from the appropriate speed limit.

Table 8 Wet Weather - 85 Percentile Speed

Major Road Speed (mph)	75	62	53	44	37.5	30
Y Distance (m)	295	215	160	120	60	43

Table 9 Speed Limit

Speed Limit (mph)	70	60	50	37	30
Y Distance (m)	295	215	160	59	43

Development Management Service comments for LRB

The Report of Handling and reasons for refusal should be read in full.

The key issues as captured within the report of handling can be summarised as follows:

- The proposal is contrary to National Planning Framework 4 regarding Rural Homes (Policy 16) and Local Development Plan 2 and also the Council's Policy Guidance in relation to Rural Housing. See report for full assessment against applicable policies, and full policy assessment.
- The premise underpinning the strategy and policies of the adopted Local Plan accords with the objective to rural housing, is to curtail sporadic development within the countryside; thereby protecting the countryside for its own sake whilst also ensuring that an unsustainable increase in infrastructure and resource demands and costs are occasioned by reason of the unrestrained proliferation of development in the countryside. The primacy of the development plan is noted in the report of handling, and the application was been considered in this context.
- The Council's Rural Housing policy guidance supports proposals for new housing in the countryside, where it is an extension to an existing cluster, subject to the following criteria;
 - a) the proposal is sympathetic to the character and landscape setting of the existing cluster.
 - b) the development represents the sensitive in-filling of any available gap sites consolidating existing dwellings within the cluster.
 - c) the development has a clear relationship with the existing cluster by being physically connected with the cluster.
 - d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance.
 - e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance - 20th November 2014.

For the purposes of applying the above policy guidance, a 'cluster' is defined as a building group consisting of 2 or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place.

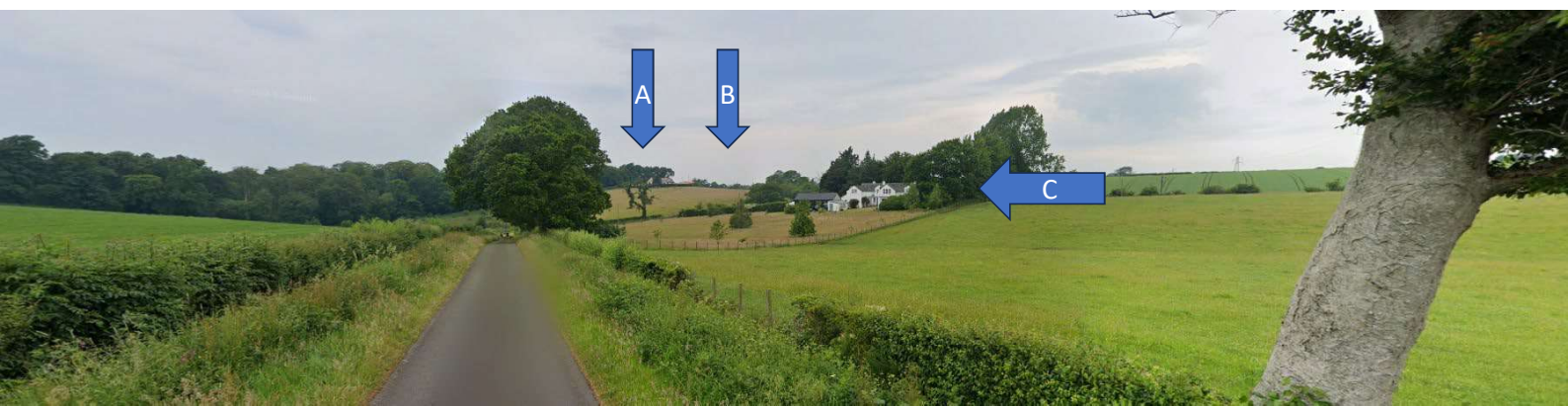
- While there are existing properties in the wider locality (Pierhill, Pierhill Cottage, Highfield Cottage, and Burn Farm) it does not automatically follow that the application site is located within a cluster (as defined by the above terms) for the purposes of assessing planning applications/ appeals, or as defined by the above terms, or that any further development within any existing cluster can be accommodated in line with the provisions of the above policy guidance.
- Each application is considered on its own planning merit taking into consideration individual site-specific factors, such as topography, landscape character, any features

of note etc, along with along with any other materially significant issues. Comparison to other areas is not relevant.

- A distance of between 100 metres to 250 metres separates the above mentioned properties, which is considered to emphasise the stand-alone and isolated nature of the properties, with each of the aforementioned properties functioning independently and separately from other properties.
- It is also important to consider the topography and character of the locale, which is noted to slope from north to south, but also east to west. In addition, the presence of the burn and woodland that separate Pierhill and Pierhill Cottage from Highfield Cottage and in particular Burn Farm, represent both physical and visual barriers between the dwellings. Given the distances between the dwellings, the presence of intervening agricultural land, and the lack of shared and common infrastructure, it is not considered that the aforementioned properties form a cluster with a sense of visual, physical and functional cohesion.
- There are no defining features to suggest that the application site could reasonably be described as being an infill or gap site within a cluster of properties. It is considered that the proposals, rather than consolidating the existing development, represent an encroachment of development into the countryside, and into a location where no development currently exists, rather than development within a coherent cluster of dwellings.
- The proposal is also contrary to Scottish Planning Advice Note PAN 72 in relation to Housing in the Countryside, and the Council's Design Guidance in relation to Rural Housing due to not being suitably scaled, sited, and designed so as to be in keeping with the character of the rural area, and due to being visually prominent and uncharacteristic to the detriment of the rural landscape setting at the locality.
- Given the undulating topography, the proposed house, would be visible over a wider area, and from numerous public vantage points, particularly to public road to the south which would be approximately 15 metres below the ground level of the proposed house due to the exposed and elevated location of the site. The location of the site at the top of a hill necessitates the building of an engineered platform and levelling of the northern portion of the site.
- The submitted drawings show a dwellinghouse of a modern design and appearance and of a scale more akin to a suburban dwellinghouse, rather than being reflective of the more traditional scale, form and proportions.
- The access driveway is approximately 70 metres long and uncharacteristic in the local and would contribute irreversibly to the suburbanisation of the countryside.
- The speed survey undertaken by the applicant/ agent was not available at the time of the consideration and determination, and the applicant/ agent requested the application be determined. It is noted that the ARA have offered no objection following consideration of the new information submitted by the applicant/ agent.

Application 24/00757/APP

Pierhill, by Annbank



View from public road to south-east (Google image)

A – Nether Pierhill Cottage

B – Application Site

C - Pierhill

Note presence of intervening land and natural landscape features



View of application site and surroundings, as taken from public road to south (Google image)

A – Application site

B – Proposed access

Note elevated position of site, sloping topography and separation and presence of natural landscape features separating neighbouring properties



Application site and locale as viewed from public road to west (Google image)

A – Application site

B – Pierhill

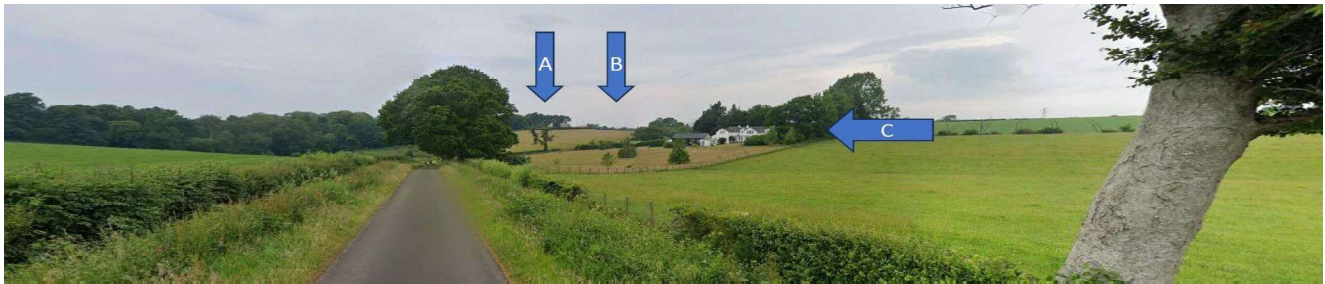
C – Pierhill Cottage

Note elevated position of site, sloping topography and separation and presence of natural landscape features separating neighbouring properties

Application 24/00757/APP

Pierhill, by Annbank

RESPONSE TO PLANNERS' PHOTOS & COMMENTS



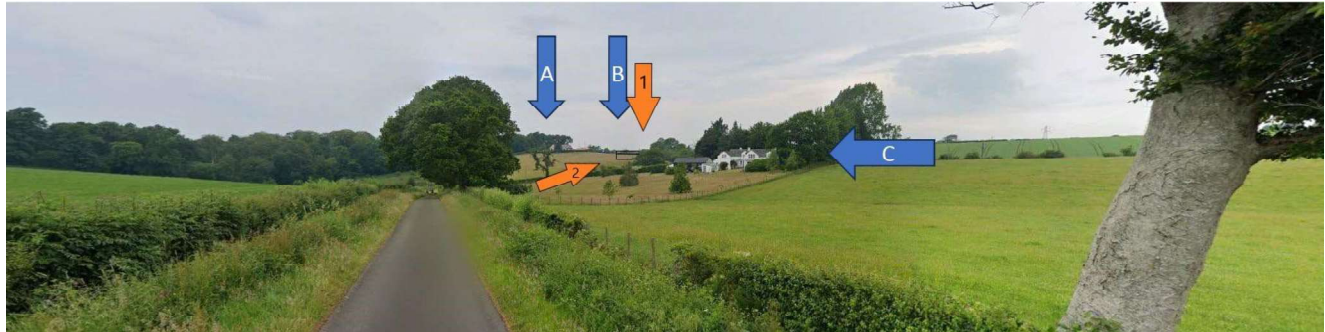
View from public road to south-east (Google image)

A – Nether Pierhill Cottage.

B – Application Site C – Pierhill

Note presence of intervening land and natural landscape features

INFORMATION MISSING FROM PLANNERS PHOTO



1. Actual position of dwelling behind tree to East side of Crawfordston Burn
2. Approved agricultural shed location. Shed awaiting construction.

Note Mature tree lines to both sides of proposed site. Proposals will not break skyline viewed from a distance.



View of application site and surroundings, as taken from public road to south (Google image)

A – Application site

B – Proposed access

Note elevated position of site, sloping topography and separation and presence of natural landscape features separating neighbouring properties

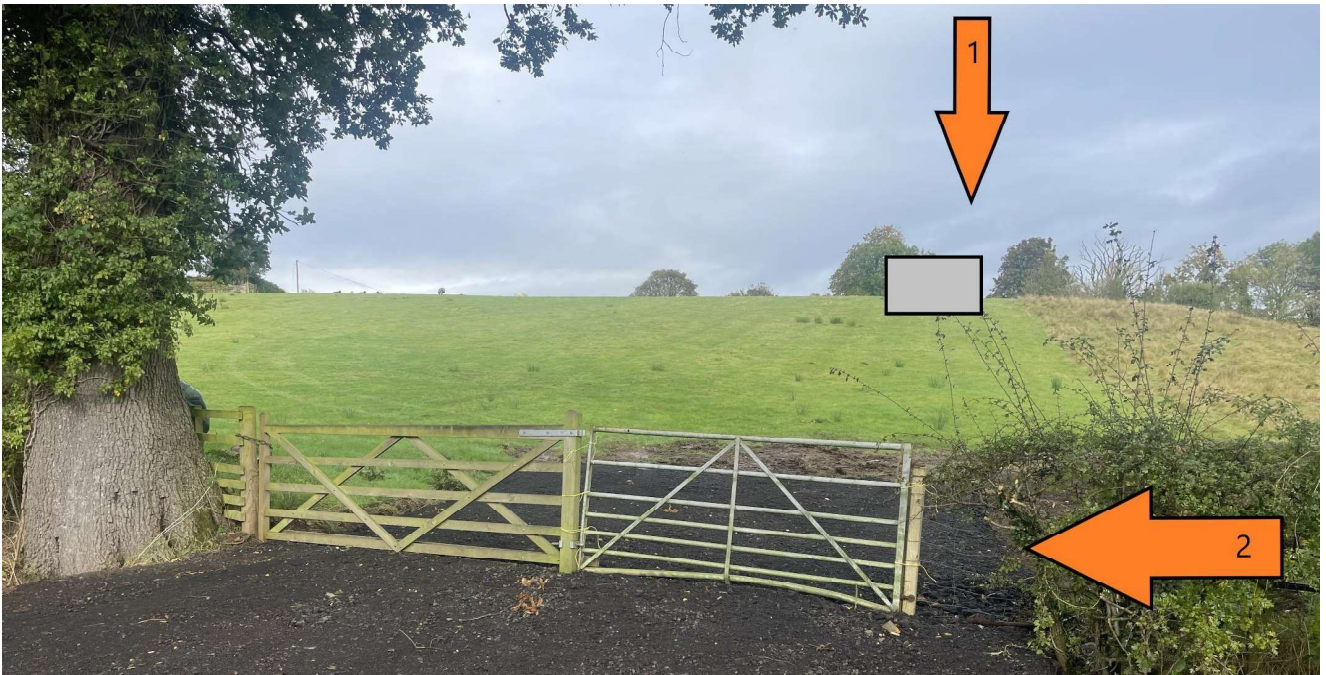


Photo taken looking north towards proposed site from existing approved access.

1. Approved agricultural shed position. Awaiting construction.
2. Existing approved access on site for agricultural shed.

Note – Existing mature tree line backdrop. Garden fence of Highfield Cottage visible (on left) in close proximity to proposed site. House hidden by mature tree.



Application site and locale as viewed from public road to west (Google image)

A – Application site

B – Pierhill

C – Pierhill Cottage

Note elevated position of site, sloping topography and separation and presence of natural landscape features separating neighbouring properties



Application site and locale as viewed from public road to west of site (google streetview)

1. Highfield Cottage cropped from planners photo.
2. Proposed house location
3. APPROVED agricultural shed location awaiting construction.
4. Pierhill
5. Pierhill Cottage

Note – Wider angle from same source as planners photo clearly shows closest adjacent property which the planer has omitted. APPROVED agricultural shed has been ignored by planning officer and is a material consideration.

Planners' comments regarding shared infrastructure again fail to acknowledge the existing approved agricultural shed and access which will be shared between the shed and proposed dwelling.

The report states that the proposals represent an encroachment of development into the countryside where no development exists, again failing to acknowledge the existing approval for the access and agricultural shed (awaiting construction)

Comments referring to the 70m long access being uncharacteristic are unfounded.

The nearest properties, Pierhill (access of 114m) and Burn Farm (140m) demonstrate that the existing approved access for the proposed dwelling are in keeping with the surrounding development patterns.

Regardless of above, the length of the access has no weight in the determination of this application as the access has been **approved** under application **24/00433/PNF**

Dwelling design has been carefully considered to reflect modern rural living taking into account the panoramic views and natural backdrop. The design has split level ridge to break up massing, natural finishes to reflect the surrounding area with a modern interpretation of a traditional courtyard in line with SAC Design Guidance all in line with policy.

Contemporary design solutions will also be acceptable, where they can demonstrate the principles of good design set out in the design guidance.

Summary

Previous approval 24/00422/PNF is a material consideration in the fact that the access and agricultural shed have been approved and are awaiting construction.

These approvals demonstrate both shared infrastructure and development on site which creates visual cohesion between the proposed dwelling house and the wider cluster.

Proposed cluster is reflective of the local settlement patterns in line with planning policies.

Design proposals are reflective of modern rural living and are in keeping with rural design guidance and reflect similar styles recently approved by South Ayrshire Council.

Proposals have been designed to sit within the landscape and not create skyline development with the proposal nestled down in the site within the natural topography and mature treeline backdrops.

Conditions should the LRB be minded to approve the application.

- 1.) The development to which this permission relates must be commenced no later than **five years** from the date of this permission

Reason: To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by The Planning etc. (Scotland) Act 2006.

- 2.) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission, or a non-material variation has been agreed in writing by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

- 3.) That prior to the commencement of development, samples, or a brochure of all materials to be used on external surfaces including building elevations, roofs and driveway, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority. Thereafter, the development shall be finished in the materials approved under the terms of this condition.

Reason: To ensure that materials are appropriate for the site and in the interests of visual amenity.

- 4.) That prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval and thereafter shall be implemented as approved.

Reason: To ensure that the design, height and materials are appropriate for the site and in the interests of visual amenity.

- 5.) The recommended ecological mitigation measures and biodiversity enhancement measures set out within the Preliminary Ecological Appraisal Report by Machars Ecology Ltd dated August 2024 shall be implemented in full during the construction phase of the development and operation of the development hereby permitted.

Reasons: To ensure no adverse impact on European Protected Species including bats and other native mammals. In the interests of ecology and so as to retain and improve biodiversity at the site.

- 6.) The planting illustrated within drawing no.0880 PP 01 shall be implemented in full within the first planting season following occupation of the development, unless otherwise agreed in writing. All planting required under the terms of this condition shall be permanently retained and any planting which, within a period of 5 years from the occupation of the development, in the opinion of the Planning Authority, is dying, damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: To ensure compliance with Policy 3 – Biodiversity of National Planning Framework 4 and to provide an improved biodiversity network and links to nearby Sites of Scientific Interest and Local Wildlife.

- 7.) Prior to the commencement of development, existing and proposed cross section drawings and finished floor levels shall be submitted for the approval in writing of the Planning Authority and thereafter shall be implemented as approved.

Reason: To demonstrate any level changes within the site and any associated retention is acceptable and does not adversely impact the surrounding area or landscape.

- 8.) That the proposed access shall be constructed in accordance with the specifications in the Council's National Roads Development Guide and be a minimum of 7.3 metres wide over the initial 10 metres as measured from the rear of the public roadway. The access shall be constructed, as approved, prior to completion of the development.

Reason: In the interest of road safety and to ensure an acceptable standard of construction.

- 9.) That the private access shall be surfaced for a minimum of 10 metres as measured from the rear of the public roadway, prior to occupation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason: In the interest of road safety and to ensure an acceptable standard of construction.

- 10.) That junction access visibility sightline splays of 2.5 metres by 90 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.

Reason: In the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road.

- 11.) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason: In the interest of road safety and to avoid the discharge of water onto the public road.

- 12.) That a minimum of 3 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Reason: In the interest of road safety and to ensure adequate off-street parking provision.

Advice notes:

- 1.) Scottish Water: There is currently capacity to service the development however Scottish Water are unable to reserve capacity. Further investigations may be required to be carried out once a formal application has been submitted.
- 2.) There are no records of public waste infrastructure within the vicinity of this development..
- 3.) Scottish Water: They will not accept any surface water connections to their combined sewer system unless in exceptional circumstances. Scottish Water should be contacted if a connection request is being made.
- 4.) Guidance should be considered relevant to users of all cranes exceeding a height of 10 metres above ground level or that of the surrounding structures or trees, if higher. For guidance to crane users on the crane notification process and obstacle lighting and marking please refer to CAA CAP Document 1096 which is available at: <http://www.caa.co.uk>. Please be aware any crane erected without notification may be considered a hazard to air navigation and such a crane operates at the crane user's risk of endangering the safety of an aircraft.
- 5.) That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.
- 6.) The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- 7.) In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
- 8.) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.
- 9.) The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings.