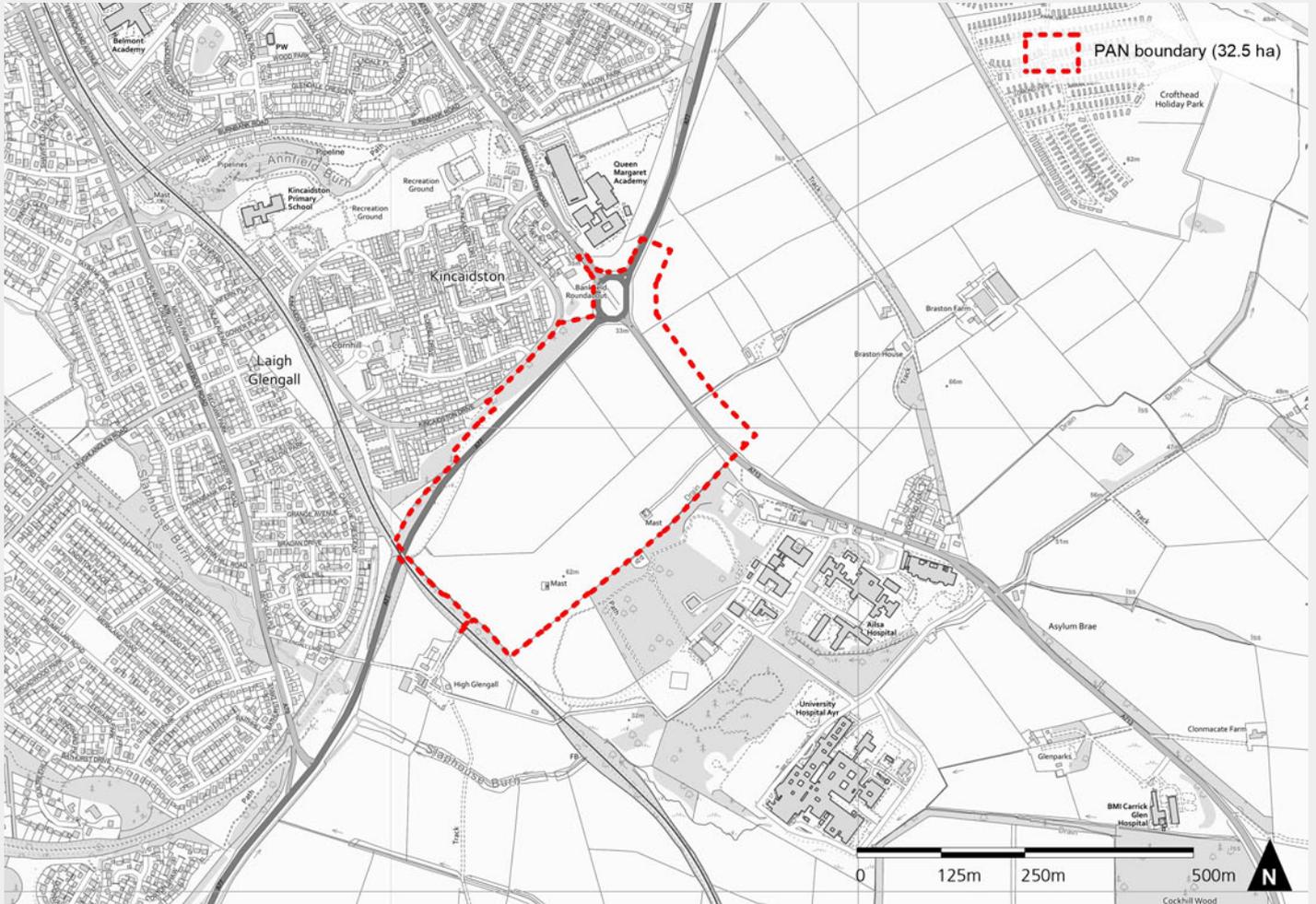


Alton, South East Ayr

Consultation on proposal

Introduction



Lynch Homes is inviting the public, community groups and other stakeholders to view the proposal on land at Alton, Ayr. The site is located adjacent to the Bankfield Roundabout, to the southwest of the A713 and southeast of the A77.

The site extends to 32.5 ha and is located within the defined settlement boundary of Ayr. It is currently allocated for residential development as part of the wider *South East Ayr* allocation in the South Ayrshire Local Development Plan 2014 (LDP).

The proposal is for residential development, together with associated engineering, infrastructure, landscaping, and open space.

The indicative capacity for the site is around 400 new homes. The final scale of development will be subject to the outcome of further analysis following public consultation.

This Online Consultation provides you with the opportunity to provide feedback on the draft proposal as part of the Pre-Application Consultation process.

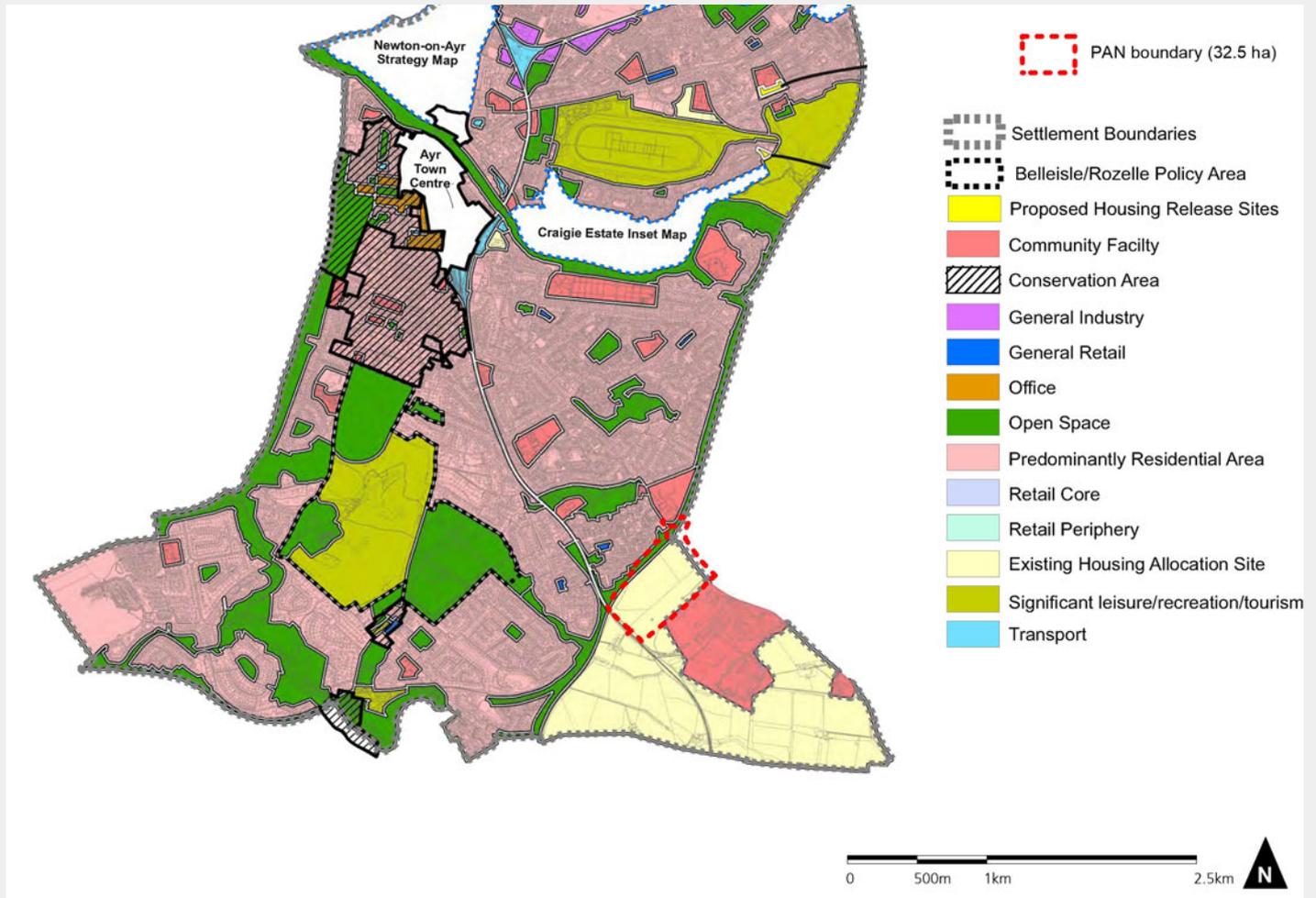
Following feedback from this Online Consultation, we intend to submit an Application for Planning Permission in Principle in 2022.

We welcome your comments and invite you to complete a feedback questionnaire.

Alton, South East Ayr

Consultation on proposal

Planning Context



The site is part of a wider allocation known as South East Ayr (ref. AYR 4) in the adopted *South Ayrshire Local Development Plan* (LDP) 2014. This allocation has been carried forward in the emerging *Modified Local Development Plan 2* (MLDP 2).

The South East Ayr (AYR 4) allocation, including this site, is part of the settlement envelope of Ayr. It forms part of the established position on how and where Ayr should expand in future. This will help Ayr to meet its future housing demand as each site in the South East Ayr allocation comes forward for development.

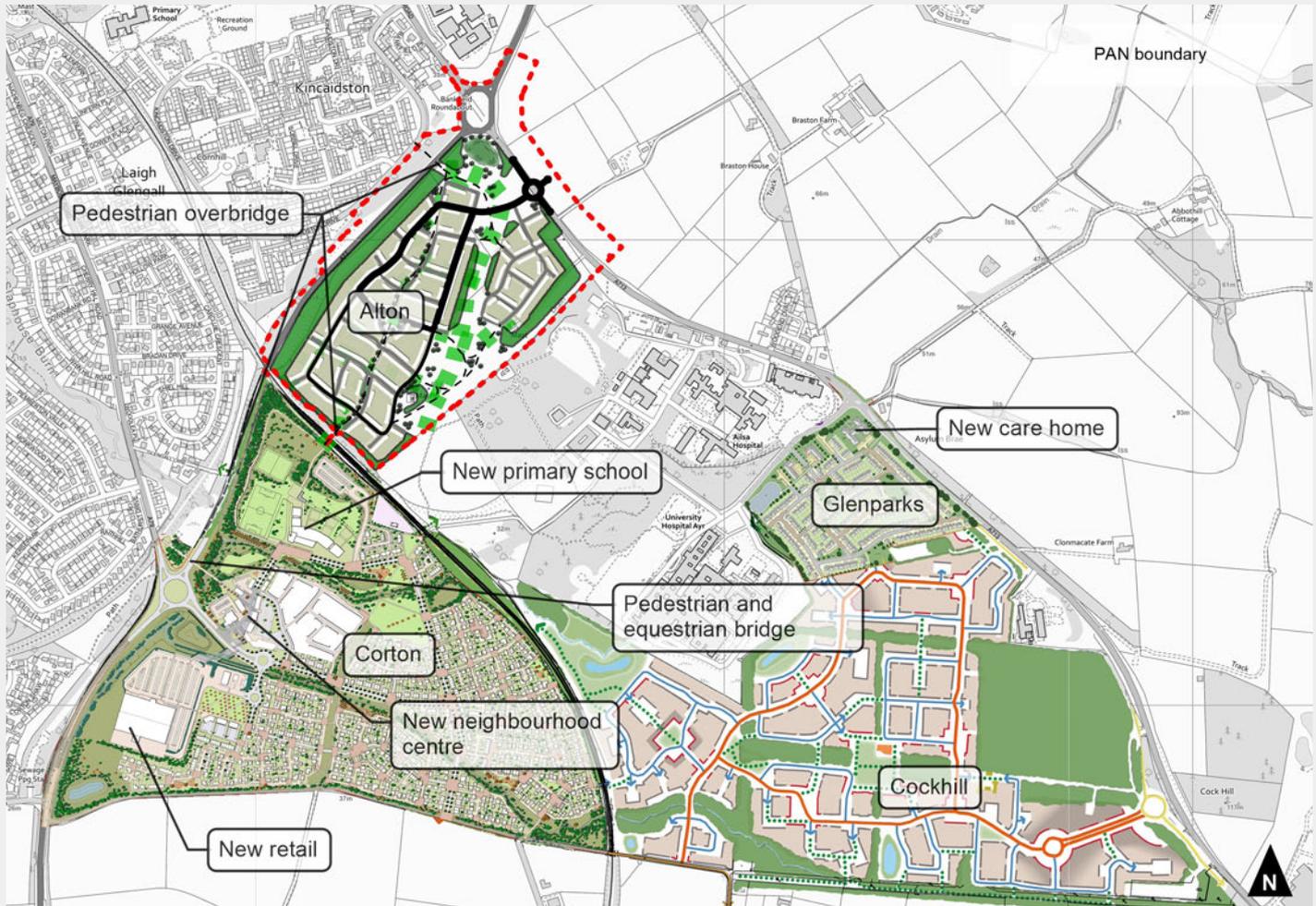
More detail on the Council's requirements for SE Ayr is set out in its *Supplementary Guidance: Housing Site Design Briefs* (2016). This includes a number of development principles for proposals to address, including the need to integrate with the wider SE Ayr area.

An initial masterplan proposal for SE Ayr was originally approved by the Council in 2009, including the land at Alton. It included 2,700 new homes across the whole allocated area.

Alton, South East Ayr

Consultation on proposal

South East Ayr Masterplan



The South East Ayr Masterplan comprises four main areas including Alton, Corton, Cockhill and Glenparks. These areas are being brought forward by a variety of developers.

The indicative capacity for the whole of the South East Ayr Masterplan is around 2,700 new homes. The masterplan also includes other proposed uses. These include a new primary school, business and retail opportunities.

A new neighbourhood centre is proposed within Corton. This will include a mix of employment opportunities, retail and community uses. A new care home is also proposed within Glenparks.

In addition to these mixed uses, new parks, play areas, landscaping and infrastructure is proposed. This combined with the mixed use development will ensure that South East Ayr forms a vibrant new community with opportunities for work, leisure and recreation for new and existing residents.

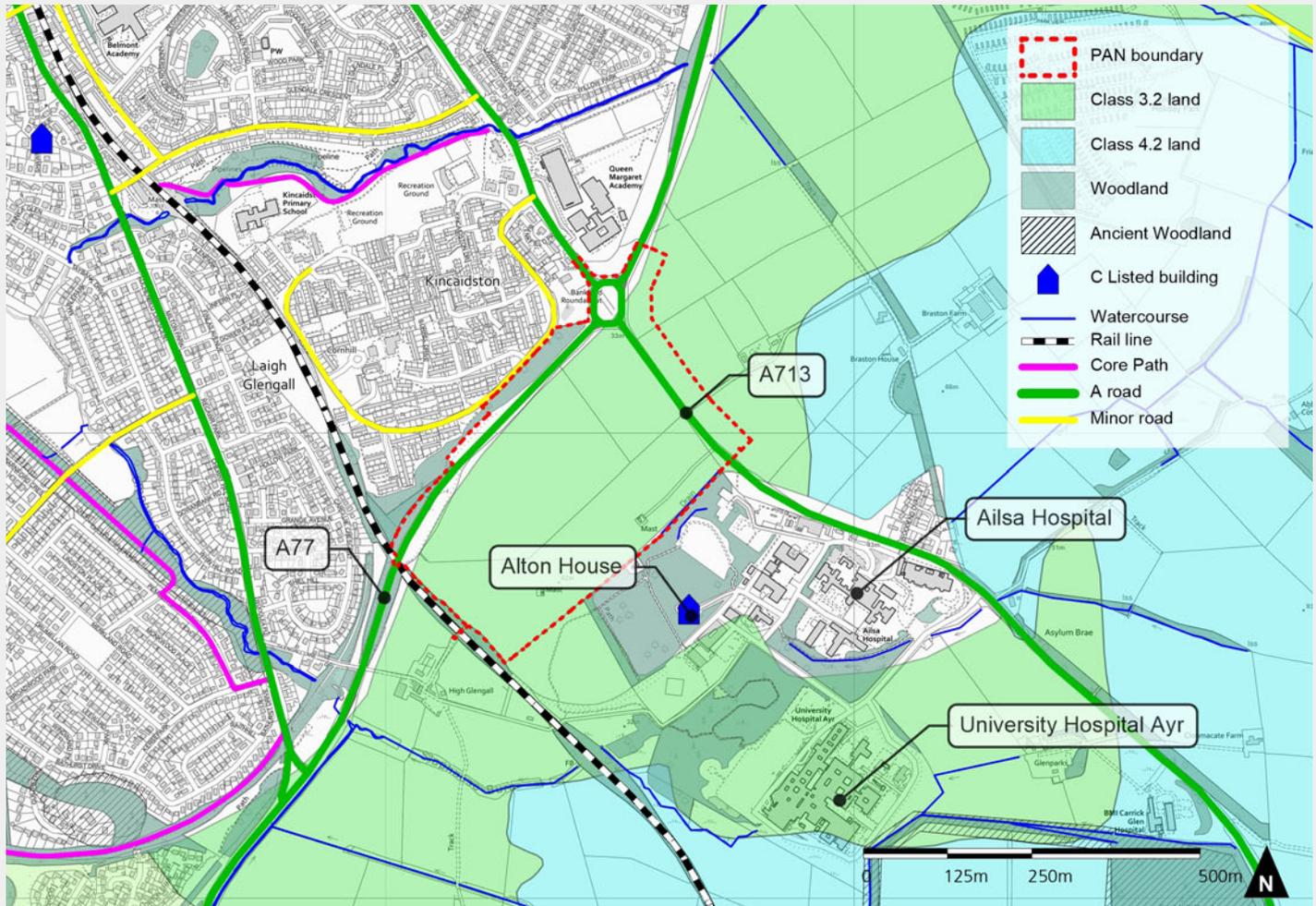
Planning Permission in Principle (PPP) has already been approved for Corton. This includes around 750 new homes, a primary school, neighbourhood centre, retail and business uses.

The site at Alton is located immediately to the north of Corton. It is well located to take advantage of the already approved proposals at Corton.

Alton, South East Ayr

Consultation on proposal

Site Context



The site is located on the southeastern edge of the A77 adjacent to Kincaidston. The site boundary extends to 32.5 ha.

The land is currently several fields of farmland. This land is classed as 3.2 land by the James Hutton Institute's *Land Capability for Agriculture* classification. This is not considered prime quality agricultural land.

Ailsa Hospital and University Ayr Hospital are located to the southeast of the site. These hospital buildings are screened from the site by substantial areas of woodland.

A single category C Listed building (Alton House) is located to the southeast of the site within the grounds of Ailsa Hospital. This Listed building is set within a large area of woodland which screens any visibility between it and the site.

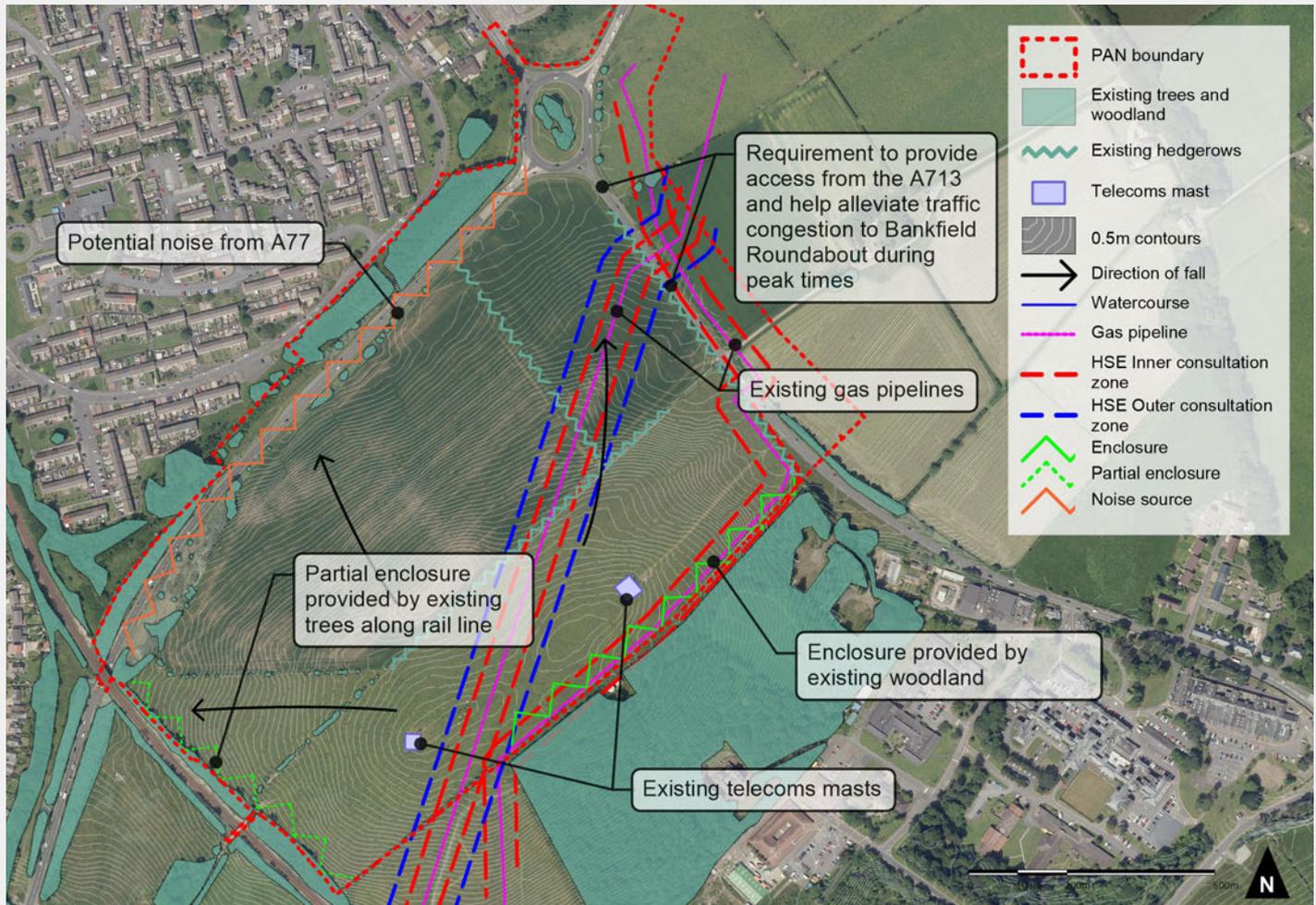
There are no other designated sites within the local context.

Further assessment work will be undertaken as the project progresses to ensure that the proposal provides an appropriate design response to its local context.

Alton, South East Ayr

Consultation on proposal

Site Appraisal



An initial site appraisal has been undertaken. This has highlighted the following opportunities and constraints:

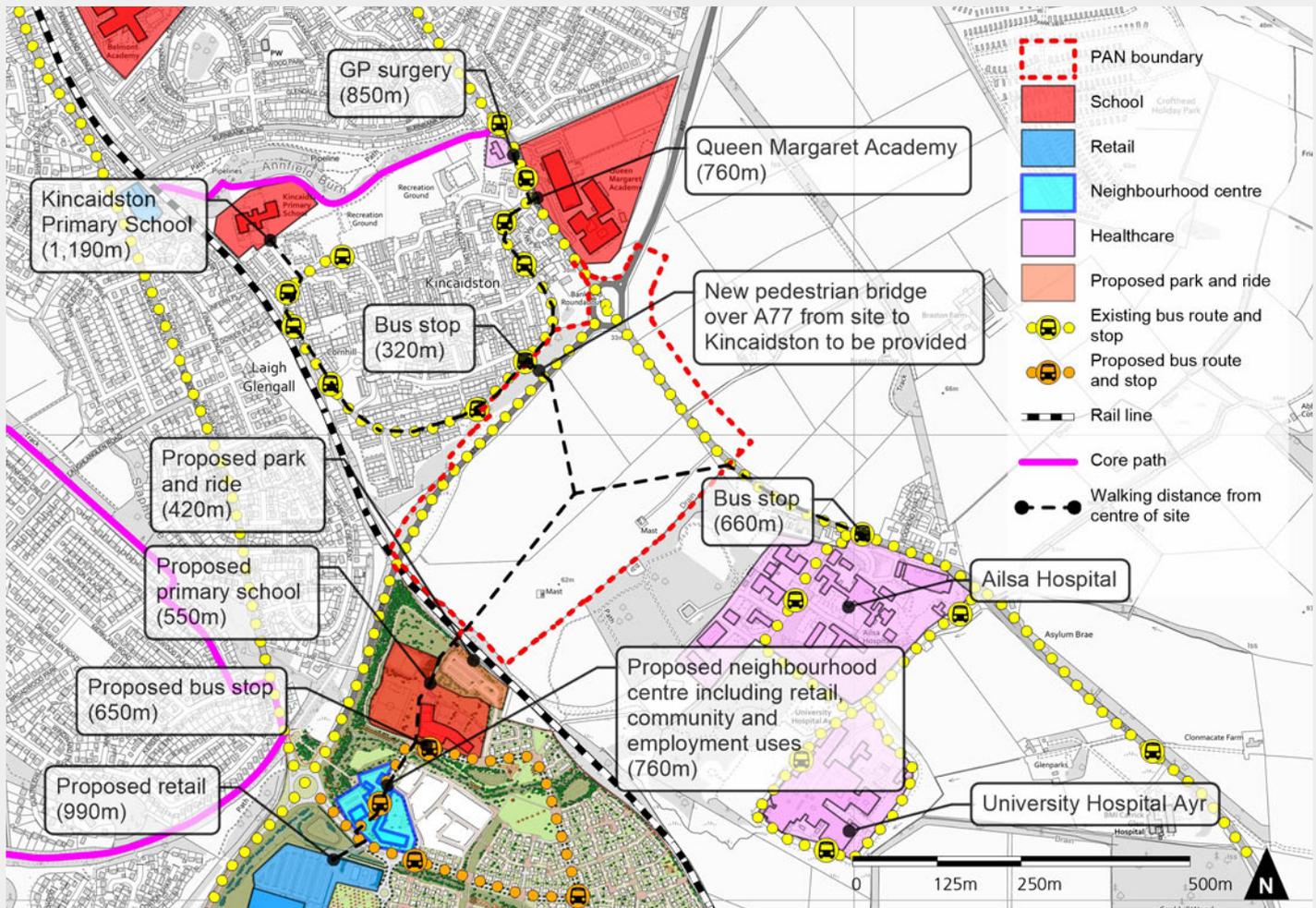
- The site rises relatively steeply from the A77 to two hills on the southwest boundary.
- The site comprises farmland, divided by hedgerows.
- The site is enclosed by mature woodland to the southeast.
- The site is partially enclosed by tree planting adjacent to the railway line along the southwestern boundary.
- Two gas pipelines run through the site. Further survey work and consultation with Health and Safety Executive (HSE) and Scotia Gas Networks (SGN) will be undertaken to establish appropriate stand off distances for development and landscaping.
- Two telecoms masts are located on the site. The proposal will ensure that access to these masts is retained.
- Further assessment work will be undertaken to ensure that appropriate acoustic mitigation is implemented adjacent to the A77.
- The existing crossing over the rail line to the southwest provides an opportunity for pedestrian connections to Corton.

A series of technical assessments have been commissioned for the site and will inform the proposal once completed.

Alton, South East Ayr

Consultation on proposal

Sustainability of Location



The site is well located to take advantage of existing surrounding public transport and services as well as new infrastructure to be provided in Corton to the south. These include:

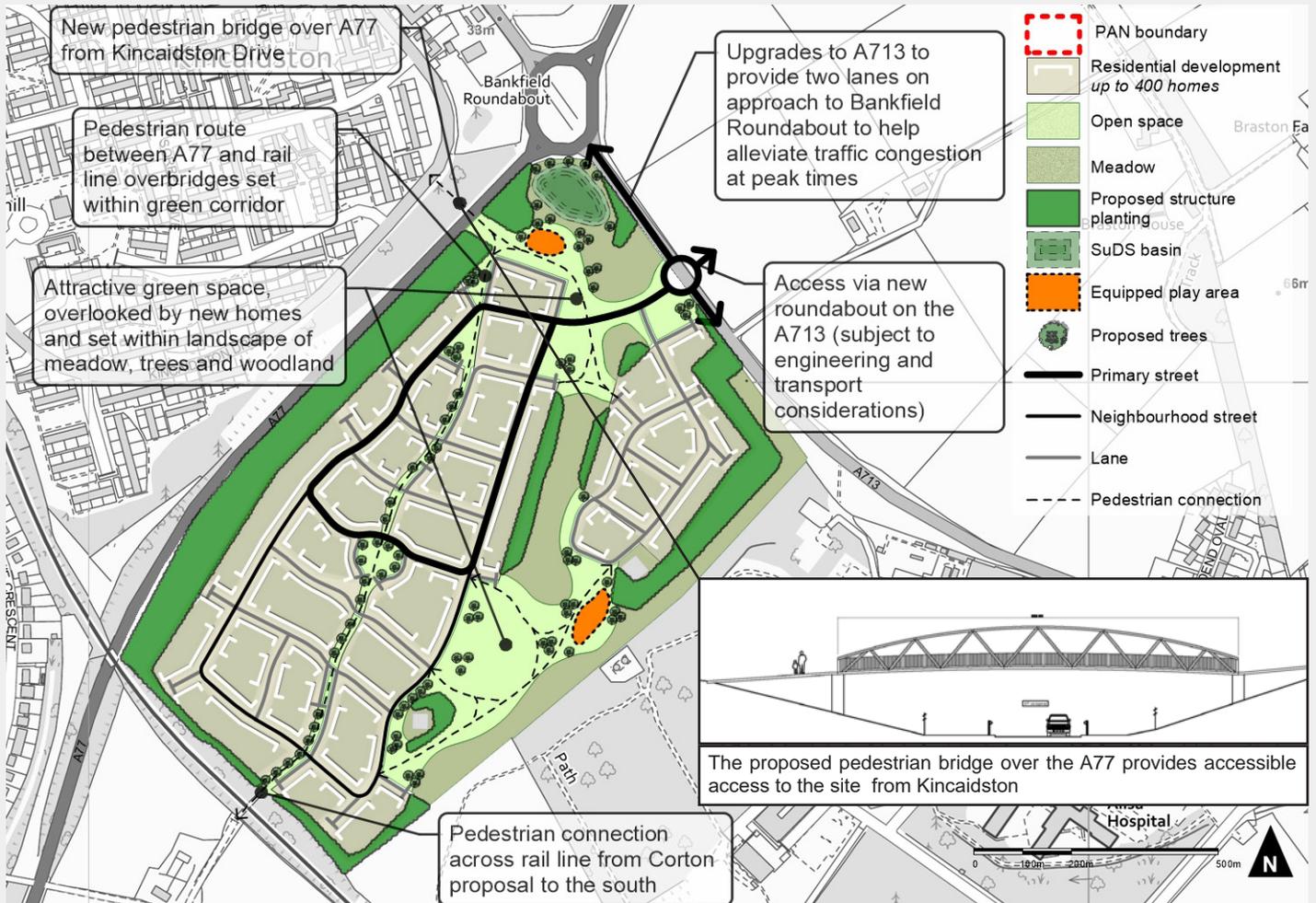
- Bus stops are located within 5 minutes (400m) walk at Kincaidston to the northwest. These will be accessible via a new pedestrian bridge to be provided over the A77 from the site.
- Bus stops are also located adjacent to Ailsa Hospital and a new bus route is proposed in Corton to the south.
- A park and ride facility is proposed just over a 5 minute walk (420m) in Corton, making sustainable rail travel a viable option for commuters.
- Queen Margaret Academy is located within 10 minutes walk (760m) to the north.
- Kincaidston Primary School is located within 15 minutes walk to the northwest. A new primary school is also proposed in Corton within 5-10 minutes walk (550m).
- A new neighbourhood centre is proposed within a 10 minute walk (760) from the centre of the site. This will include a mix of retail, employment and community uses, providing a vibrant centre to the new community.
- New retail uses are proposed within a 10-15 minute walk (990m) to the south beyond the neighbourhood centre.

The proximity of these proposed and existing amenities mean that the site is within a very sustainable location and can contribute to the creation of a '20 minute neighbourhood' in line with Scottish Government aspirations.

Alton, South East Ayr

Consultation on proposal

Indicative Layout



The draft proposal is for a residential development of up to 400 homes within an attractive landscape setting. This will include the provision of 25% of dwellings for affordable housing.

Site access will be provided via a new roundabout on the A713. Two lanes on approach to Bankfield roundabout are proposed from the new roundabout to help alleviate congestion at peak times.

A legible movement hierarchy of primary streets, neighbourhood streets and lanes will provide access to new homes. This prioritises pedestrians over vehicle movement by encouraging reduced vehicle speeds.

A new pedestrian overbridge across the A77 to Kincaidston is proposed. A dedicated pedestrian

route, set within a landscaped corridor will provide a safe and pleasant route between this proposed bridge and the overbridge across the railway line to the south of the site.

New homes will be set within a landscape framework including equipped play, tree planting, woodland and meadow. This includes a substantial area of amenity open space. This open space is well overlooked by new homes, providing a welcoming parkland destination that can be enjoyed by both new and existing residents in Ayr.

The final proposal will be informed by this pre-application consultation process and discussion with the council as well as further assessment work being undertaken.

Alton, South East Ayr

Consultation on proposal

Next Steps

Following this consultation process, update proposal taking account of feedback

Application for Planning Permission in Principle to be lodged with South Ayrshire Council Spring 2022

Opportunity for public to provide comments to South Ayrshire Council regarding application

Determination by South Ayrshire Council Autumn 2022

Work anticipated to commence on site following approval of detailed planning matters in 2023