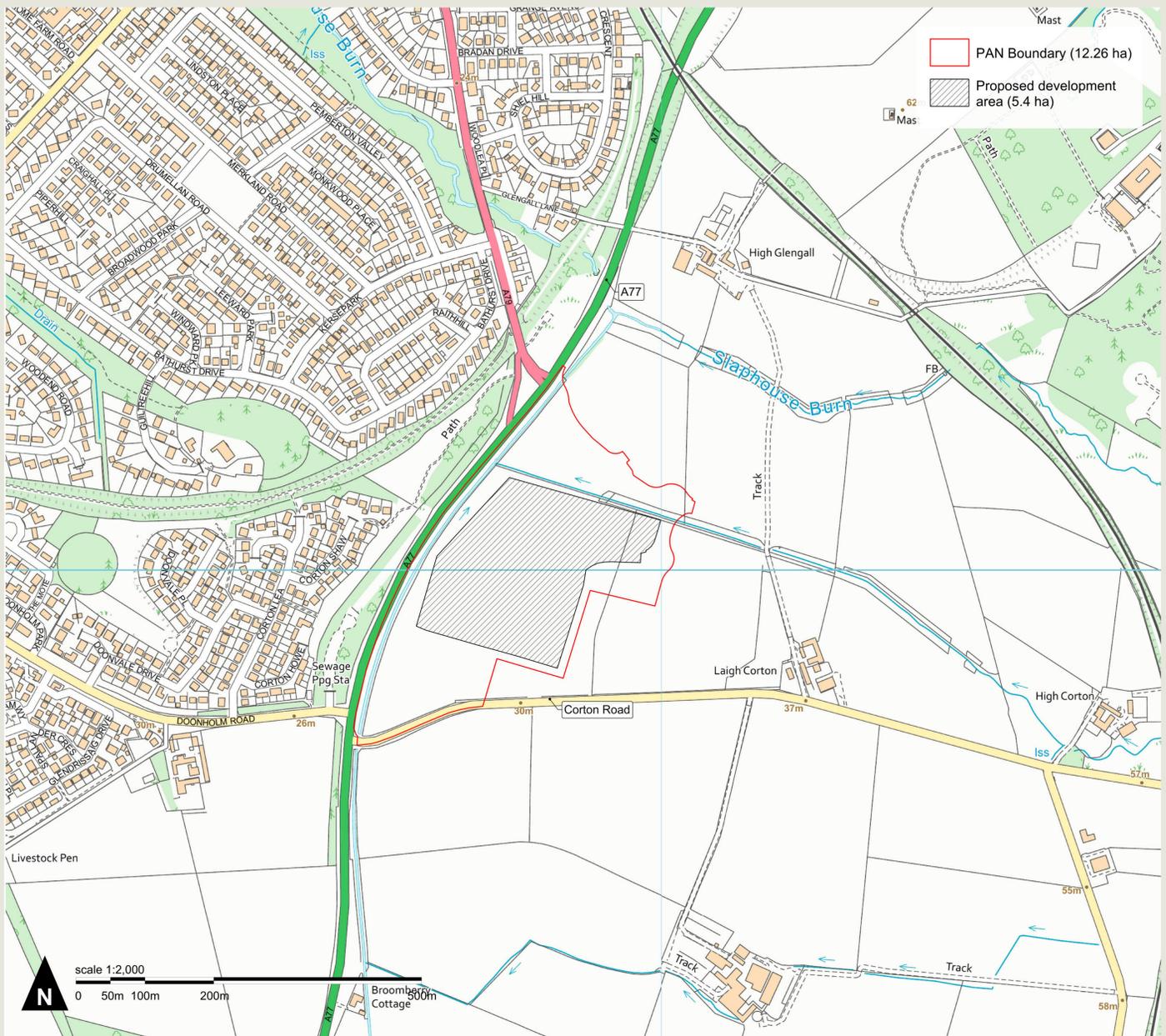


# Corton, South East Ayr

## Consultation on Retail Proposals

### 1. Welcome to this Consultation Event



Welcome to this Consultation on the retail proposals for Corton, South East Ayr. The proposed development area extends to around 5.4 ha and is located in the southeast of Ayr, on the eastern side of the A77.

Planning Permission (PP) is being sought for a mixed use retail development (Use Classes - 1 (retail - comparison, convenience, and garden centre), 3 (food and drink), 11 (leisure) and sui generis (drive thru and petrol filling station facilities)), associated site engineering and infrastructure works including car parking, roads, servicing, site access and landscaping as part of the development.

This application relates only to providing a replacement to the previous supermarket proposal (Approved in 2015 - Application ref. 15/01039/MSCM). Further development at Corton will be delivered either from the existing planning permissions or further planning applications.

This Consultation provides you with the opportunity to feedback on the retail proposal as part of the Pre-Application Consultation process. This Consultation is the second of two events held regarding this proposal, the first of which was held online in October 2022.

Following feedback from the Consultation process, we intend to submit an Application for Planning Permission in early 2023.

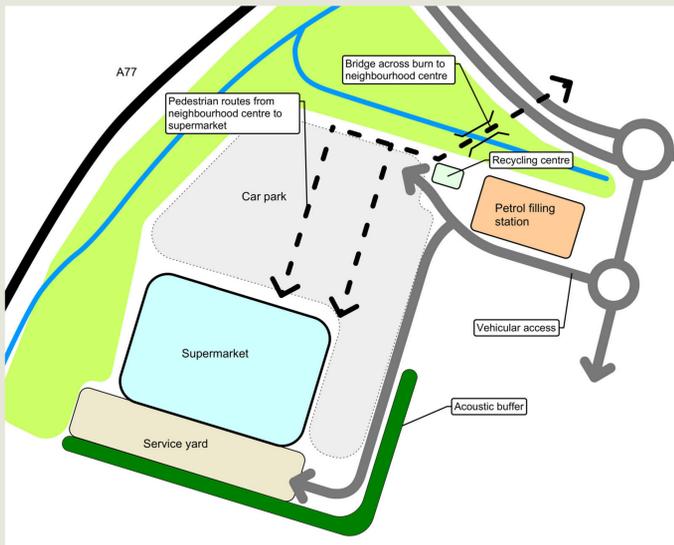
We are seeking your feedback on our proposals which have been further developed following the online consultation in October.

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

# Corton, South East Ayr

## Consultation on Retail Proposals

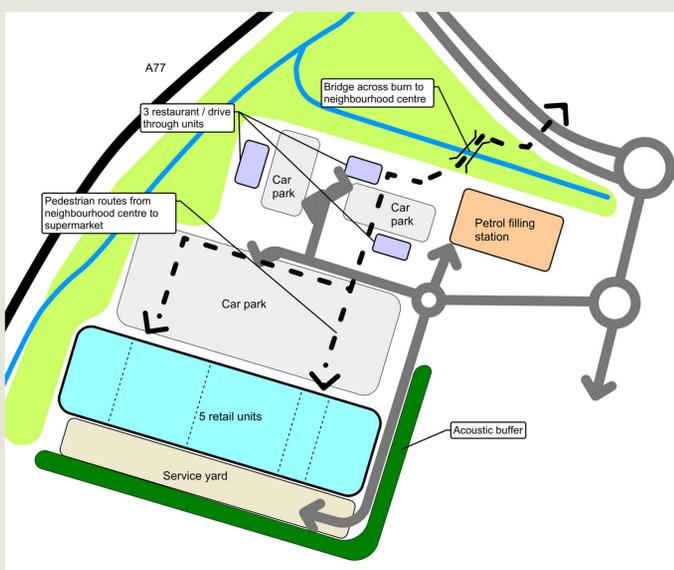
### 2. Evolution of the Proposal



Concept of supermarket proposals approved in 2015

The original proposal as approved in 2015 was for a single large supermarket with associated car park, recycling centre and petrol filling station.

Since this planning permission was granted, the retail sector and consumer spending habits have changed considerably.

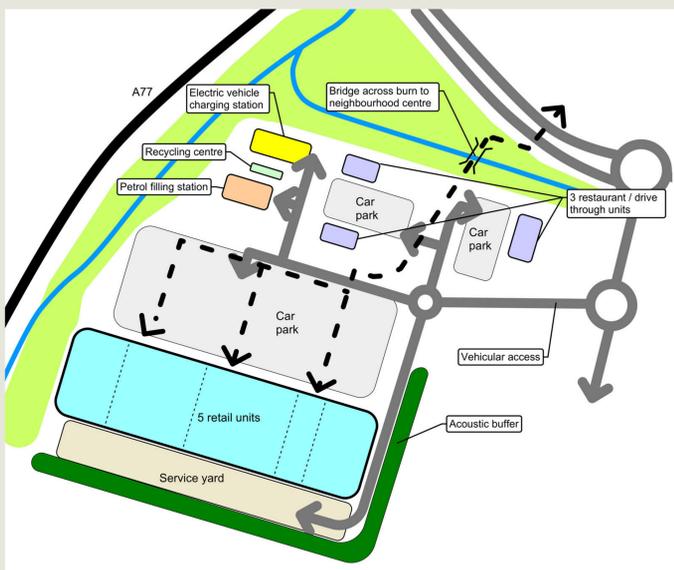


Consultation event 1 - concept layout proposed

Alternative proposals for the site were presented at the first consultation event in October 2022.

This proposed a parade of up to 5 units instead of a single supermarket as well as 3 restaurant / drive through units.

This proposal retained many of the elements present in the consented supermarket proposals, including pedestrian and vehicular connections, the location of the petrol filling station and the acoustic buffer to the south.



Latest proposals concept

Since the first consultation event, the proposal has been further refined and updated.

These updates are largely focused in the northern area of the site. The parade of units remain in the same location.

The petrol filling station has been moved to the western side of the site and combined with a proposed electric charging hub. A recycling point has also been identified. The proposed restaurant / drive through units have moved further east.

This helps to establish a better sense of place, create more direct pedestrian and cycle connections towards the neighbourhood centre and the rest of the development area. It provides an opportunity to develop better public realm and support more sustainable transport options.

The latest proposed layout is shown on display board 3.

# Corton, South East Ayr

## Consultation on Retail Proposals

### 3. Updated Proposal



The revised proposal includes the following:

- A parade of up to 5 retail units of varying size which could potentially include food / non-food / garden centre retail, and / or leisure use;
- Up to 3 restaurant units, incorporating outdoor seating areas and drive through facilities;
- A petrol filling station with 6 pumps;
- An electric vehicle charging hub;
- Community recycling area;
- Strong active travel links, walkways, squares and landscaped areas to provide for an attractive public realm and easy connectivity with the neighbourhood centre and wider development area.
- Customer parking spaces including accessible spaces and electric vehicle charging spaces; and
- Provision for cycle parking.

Visualisations of how these proposals will look are shown on board 4.

# Corton, South East Ayr

## Consultation on Retail Proposals

### 4. Vision for our Retail Proposals



1. Arrival from neighbourhood centre to north



2. Approaching retail units along pedestrian avenue



3. Eastern end of retail parade



4. Western end of retail parade



5. Bird's eye view (looking south)

# Corton, South East Ayr

## Consultation on Retail Proposals

### 5. Next Steps

**Carry out second consultation event, presenting updated proposals (this event)**



**Finalise proposals and supporting information (January / February 2023)**



**Lodge application for Planning Permission (February / March 2023)**



**Opportunity for public to provide comments to the Council regarding application**



**Determination of application (summer-autumn 2023)**



**Construction to commence thereafter**

#### COMMENTS AND FEEDBACK

We have prepared feedback forms for you to provide comments on our proposals presented at this event.

If you wish to comment on our proposals, please complete a form and leave it with a member of the project team or place it in the box provided.

Alternatively you can send your comments by e-mail to:

[geddes\\_corton\\_retail@outlook.com](mailto:geddes_corton_retail@outlook.com)

or by post to:

Corton Retail Consultation, Geddes Consulting, 17 Bernard Street, Edinburgh EH6 6PW

**Please provide all comments by no later than 14th February 2023 (two weeks after this event)**

**PLEASE NOTE:** Your feedback and comments on these proposals are to the prospective applicant and not to South Ayrshire Council. Any comments you make at this stage are therefore not a formal representation on the future planning application. Such representations can be made to South Ayrshire Council once the application is submitted.

**THANK YOU** for your time and input to the process