

WELCOME

Welcome to this public consultation event relating to proposals by Avant Homes (Scotland) Limited (“Avant Homes”) for residential development at land at Gallowhill, Coylton.

This is the first of two public consultation events which are taking place to inform the proposals for the Site. It is taking place in advance of the submission of an application for Planning Permission to South Ayrshire Council.

This first event explains the background to the site and its context and seeks your views on key issues. Your feedback will be used to inform the preparation of a site layout which will be presented at the second public consultation event in early 2026.



Site Location



We are interested in knowing who attended this event – please add a sticky dot to show where you live



THE SITE & SURROUNDINGS



The Site extends to 8.67ha and is located on the eastern edge of the village of Coylton, South Ayrshire, to the north of the A70/Joppa. A map showing the site location is adjacent.

The Site is currently agricultural fields used for grazing and silage and is bounded by existing housing to the south and west and further farmland to the north and east.

The Site is currently accessed from two main points, the southern access via the A70/Joppa, and via two separate accesses at the north of the site, off The Beeches.

The topography of the Site falls from north to south with a low point near to the centre of the Site, before rising again towards the A70/Joppa in the South. and northwest to southeast. The highest point of the Site is in the northeast.

Within close proximity to the Site, is a number of local amenities including shops / cafes / pharmacy as well as the local primary school and medical centre.

Also within close proximity to the Site are recreational facilities, including the Activity Centre, Tennis Courts, Bowling Club and Playing Fields.

Bus stops are located within walking distance of the Site, offering convenient access to services to / from Ayr.



ABOUT AVANT HOMES

Avant Homes has over 46 developments across Scotland, Wales, the Midlands and North of England. Avant is headquartered in Barlborough, Chesterfield, with six regional offices across the UK.

Our ambition is to build quality homes, for everyone. We are proud to provide homes for private sale, the private rented sector (PRS) and affordable housing, partnering with investors and housing associations to deliver on our vision of quality homes, for everyone across a range of tenures.

We have a range of specially designed house types offering optionality for customers, with an array of layouts and bedroom numbers available, including terraced, semi-detached, detached, townhouses, plus bungalows and apartments. We create new communities of like-minded people in great locations.

Within the west of Scotland, Avant Homes are currently building quality new homes in Stewarton, Jackton, Hamilton, Robroyston, Glenboig and at Oatlands in Glasgow

OUR HOUSETYPES AT COYLTON

As part of our proposals for Coylton, Avant Homes are looking to deliver a variety of new, high quality and energy efficient homes. We will include a wide range of housetypes from our Scottish range, comprising 2, 3, 4 and 5 bed terraced, semi-detached and detached homes. In addition, we are working in partnership with Ayrshire Housing to deliver a significant number of affordable housing on site.



Avant Homes street scene, as shown at our award-winning development in Robroyston.



Street scene at Avant Homes development in Glenboig



KELSO 3-BED TERRACED



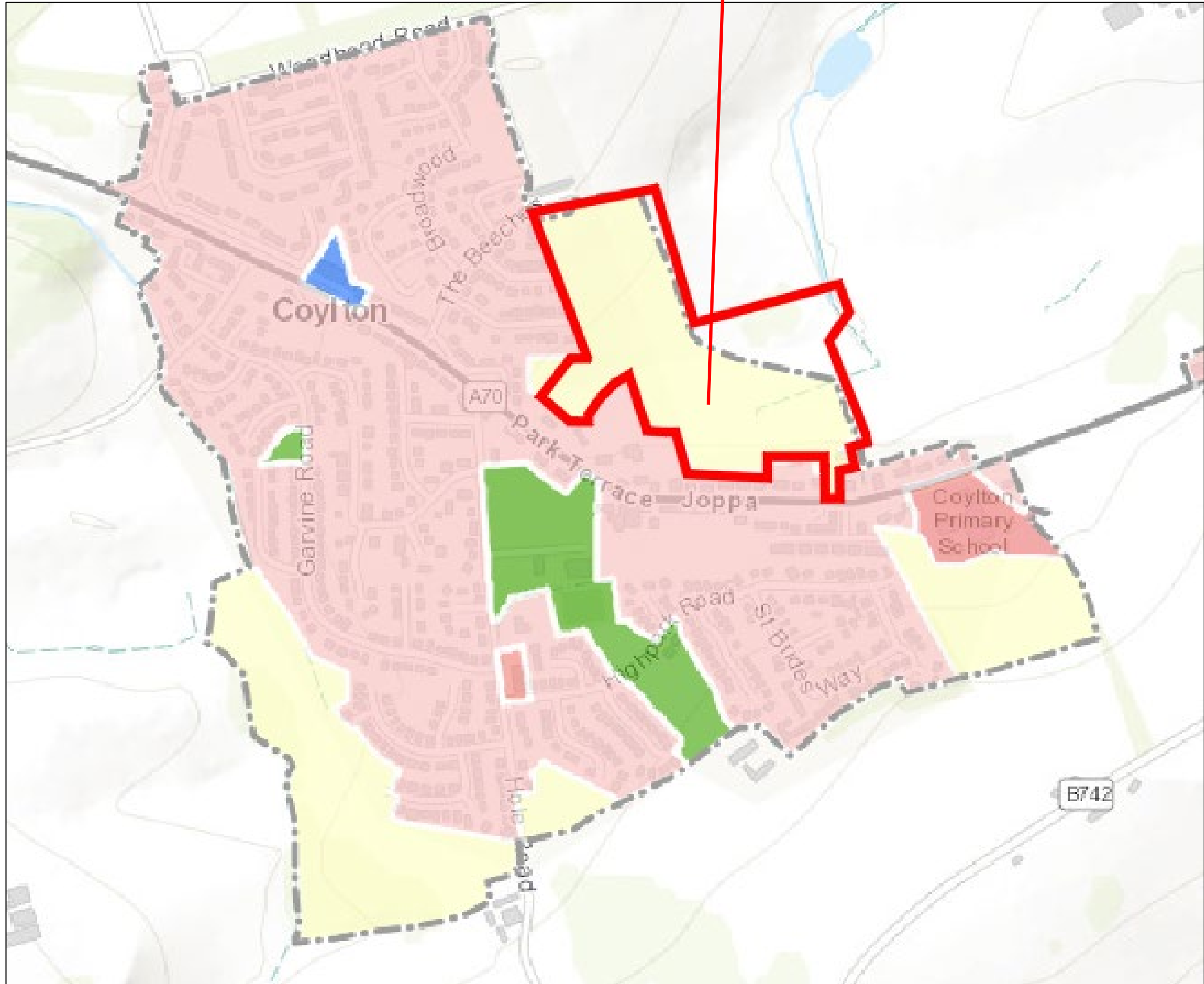
HARRIS 3-BED SEMI-DETACHED



NAIRN 5-BED DETACHED

PLANNING CONTEXT

Extract of LDP2 Proposals Map



The Site

Extract of LDP2 Proposals Map Key

LDP2 Settlement Boundaries



South Ayrshire Council Boundary

Approved LDP2 Town Policies

- Open Space
- Community Facility
- Predominantly Residential Area
- SALDP Housing Allocation Site
- General Industry Area
- Transport
- General Retail
- Significant leisure/recreation/tourism
- Retail Periphery
- Retail Core
- Proposed Housing Release Sites
- Light Industry
- Port Related
- Commercial/Business use
- Gateway Business
- General Industry Area: Light Industry
- Glenburn Bing

South Ayrshire Local Development Plan 2 (August 2022)

The South Ayrshire Local Development Plan 2 was adopted in August 2022 and together with NPF4 (discussed below) provides the planning policy framework for the local area, including site specific allocations for major land use classes. An extract of the Local Development Plan 2 (LDP) Proposals Map is shown adjacent, with the Site outlined in red.

The Site is allocated as an 'Existing Housing Allocation Site' in the LDP (site reference 'COY4'), with an indicative site capacity of 120 units.

The LDP also requires that a minimum of 25% of the total number of units on housing developments is provided as affordable housing.

The Fourth National Planning Framework (NPF4)

The fourth National Planning Framework (NPF4) was adopted by Scottish Ministers in February 2023. It now forms part of the statutory Development Plan in conjunction with the LDP (discussed above).

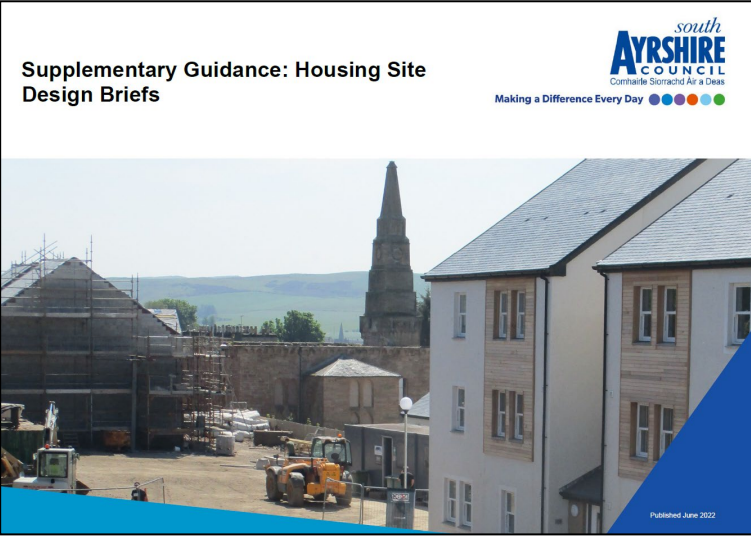
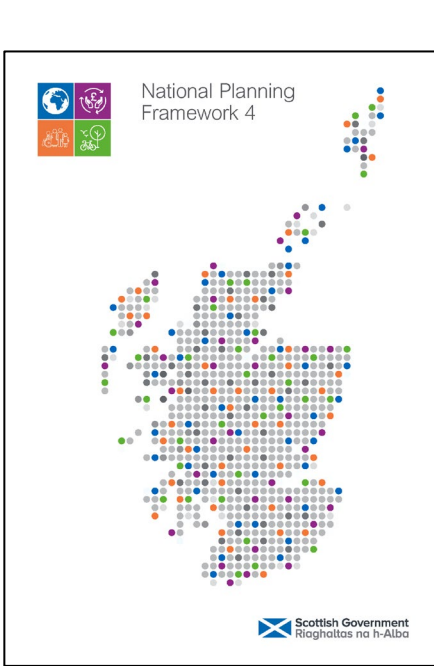
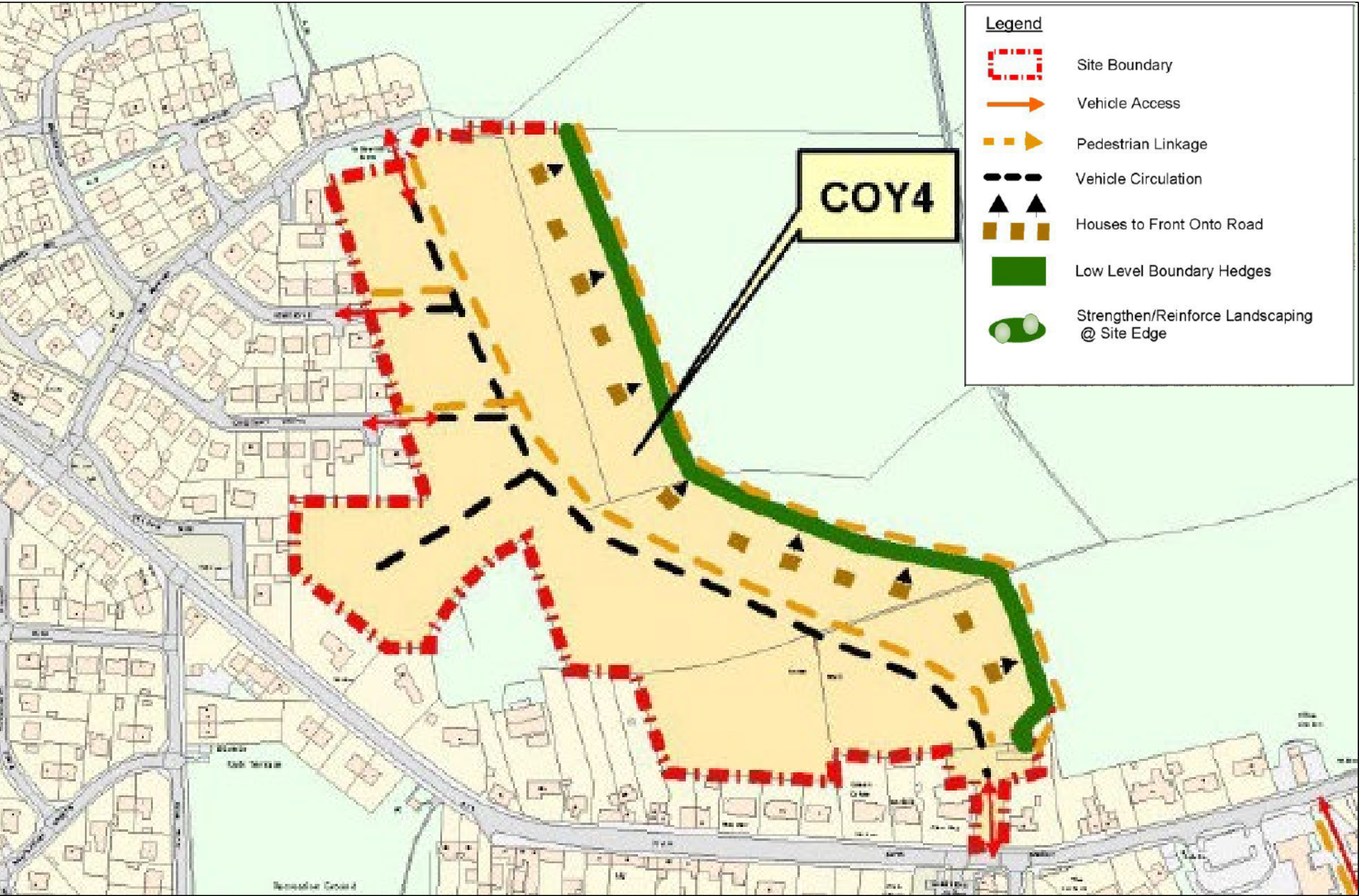
Supplementary Guidance: Housing Site Design Briefs

The adopted South Ayrshire Council Supplementary Guidance on 'Housing Site Design Briefs' (June 2022), was produced to support the development of allocated housing sites within LDP2 (including sites originally allocated in South Ayrshire Local Development Plan 1 (LDP1)).

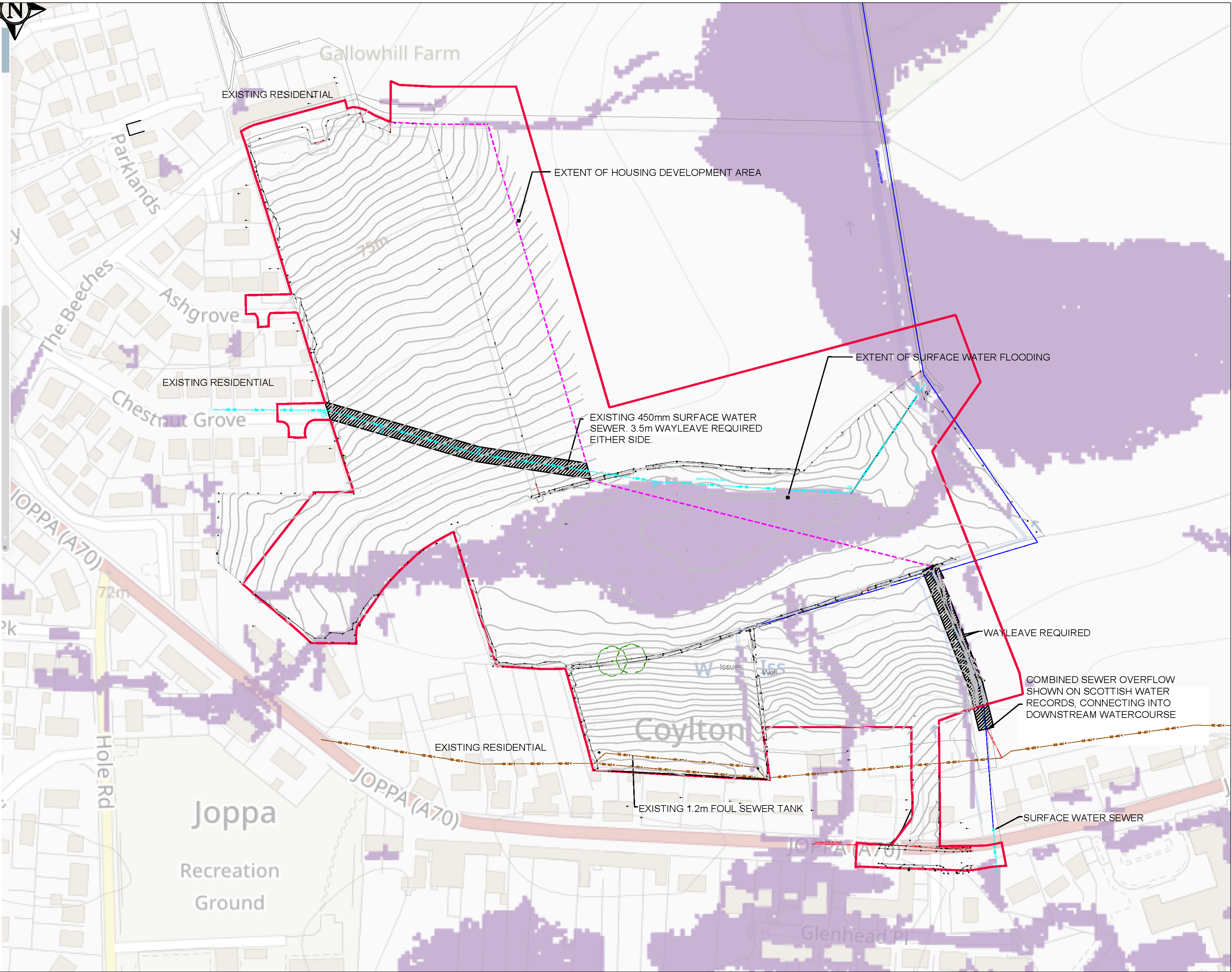
The SG establishes design priorities for developers, communities and development management, to ensure the allocated housing sites can become successful places, which integrate well with existing settlements. Local Development Plan 2 clarifies that planning applications submitted for the development of housing allocations will be expected to meet the terms of this guidance. As such, this guidance provides a framework for each allocated site, which seeks to ensure that issues like accessibility, site layout, building design, open space, landscaping and boundaries are all integral to the design process for the site.

An extract of the Design Brief for Site COY4, is shown adjacent. When considering our proposals for the Site we are required to consider the requirements of the Development Plan and Supplementary Guidance.

Extract of COY4 Housing Site Design Brief



SITE CONSTRAINTS



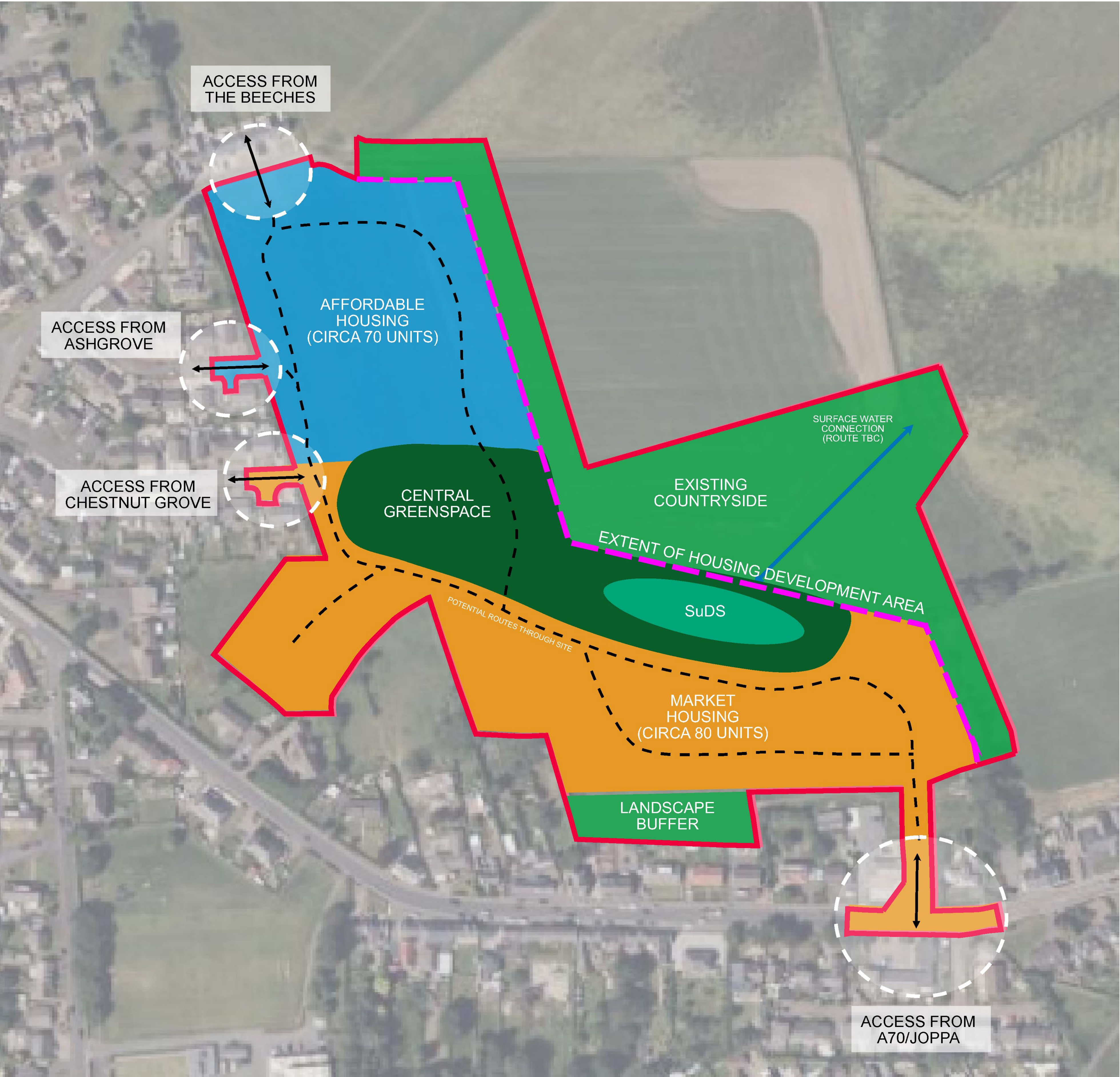
As part of the Site analysis currently underway, a number of technical constraints have been identified which the proposed development will need to take cognisance of.

These include:

- Existing surface water sewer running through the Site from Chestnut Grove
- Existing foul water sewers located along the southern boundary
- A steeply sloping site from north to the centre of the Site, and from the south/A70 to the centre of the Site
- Areas currently at risk of Surface Water flooding, to be managed as part of the site drainage strategy
- Existing residential areas to the north, west and south

Further surveys on topics including ecology, transport, and ground conditions will be used to further refine the proposals as they develop.

INITIAL DEVELOPMENT FRAMEWORK



To inform our site layout, we have considered the site constraints and planning policy context for the Site and prepared an initial development framework. This is shown adjacent.

Feedback on this initial development framework is sought as part of this public consultation, and will be used to progress the site layout prior to presentation at the second public consultation event early next year.

Proposed Housing

Based on the indicated housing development area, we consider that the site can accommodate between 140 and 160 new homes. Through partnership working with Ayrshire Housing, we anticipate that between 40 - 50% of the new homes can be delivered as affordable housing, with the development framework showing these located in the northern part of the Site.

Access and Circulation

As required by the Design Brief, the primary access is taken off the A70/Joppa where the existing agricultural access is located. Secondary accesses are also provided via The Beeches, Ashgrove and Chestnut Grove.

With four points of access, strong permeability within the Site can be achieved through a mixture of roads, footpaths and remote footways, in accordance with the principles set out in Designing Streets. As part of detailed design, irregular square junctions and shared/level surfaces can be used to reduce vehicle speeds and promote active travel.

Open Space and Landscaping

The development framework acknowledges the site's countryside setting, by introducing a strong green edge as required by the Design Brief. Homes along the eastern boundary can be orientated to face the agricultural fields to the east, utilising low level hedgerows and a perimeter path to define a landscaped edge to the site.

The development framework also introduces a significant area of green open space in the centre of the Site, where play equipment can be incorporated. This central open space can incorporate the SuDS basin, located at the lowest part of the site. Areas of landscape buffer are also introduced along the southern boundary.



FEEDBACK & NEXT STEPS

Thank you for taking the time to learn more about the Site at Gallowhill, Coylton and for participating in this public consultation. Your feedback will be used to inform the emerging site proposals.

Your views are an important part of the planning process, and we would be grateful if you could complete a feedback questionnaire to provide us with your comments. A summary of feedback received, and our response will be presented at the second public consultation event in early 2026.

The feedback questionnaire is available in hardcopy, or you can access an online version via the consultation website:

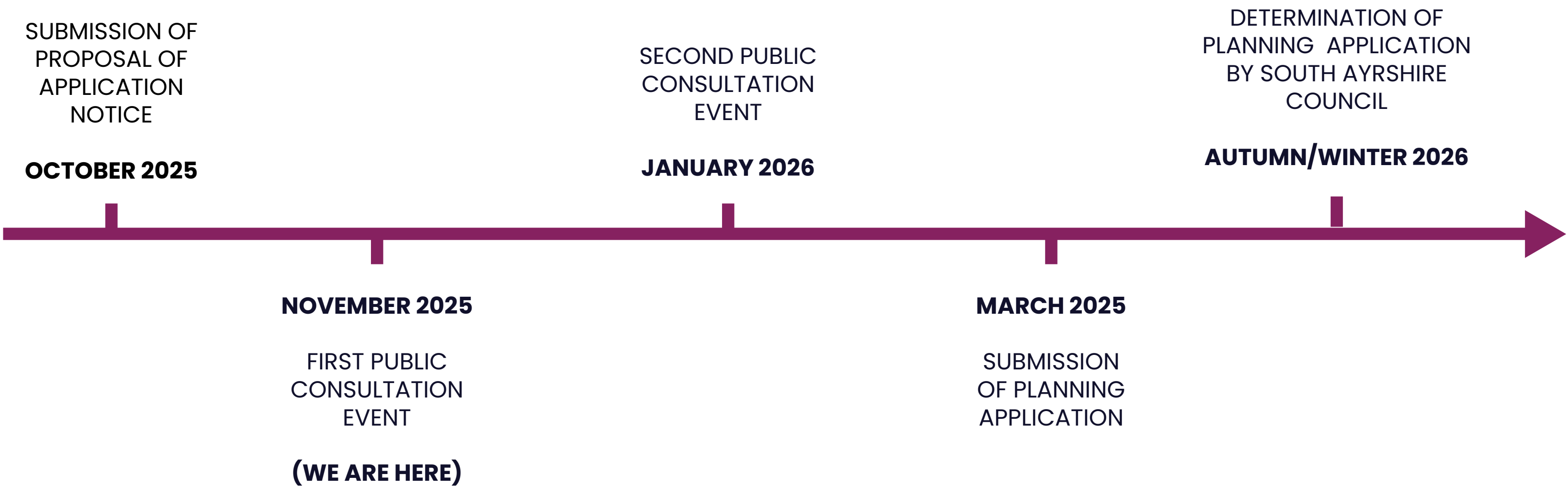


avanthomes.co.uk/about-avant/corporate/land-consultations

Please return your completed feedback questionnaire, or submit comments online, no later than Friday 21 November 2025.

Please note that all comments made as part of this public consultation are not representations to the planning authority. If a planning application is subsequently submitted, there will be an opportunity to make representations on that application to the planning authority.

TIMELINE



FEEDBACK FORM

Feedback Form

Thank you for attending this public consultation. We are keen to hear your views on the proposals prior to submitting an application for planning permission to South Ayrshire Council.

Q1. Do you support the principle of residential development on the site?

☐ Yes
☐ No
☐ Don't Know

Q2. Are there any further site constraints that you would like to bring to our attention?

Q3. What (if any) do you believe are good features of the initial development framework?

Q4. What changes (if any) would you suggest to improve the initial development framework?

Q5. Please provide any other comments you have below.

Thank you for your contribution to this public consultation. Would you like to be kept informed of the submission of the planning application?

☐ Yes
☐ No

If so, we would be grateful if you could provide your contact details below.

PLEASE COMPLETE IN BLOCK CAPITALS

Name:
Address:
Postcode:
Email:

Any personal information received through the planning application process will only be used for communications between Avant Homes (Scotland) Limited and yourself, unless agreed otherwise with you. A copy of our privacy policy can be viewed at: <https://www.avanthomes.co.uk/privacy-policy>

Please note that all comments made as part of this public consultation are not representations to the planning authority. If a planning application is subsequently submitted, there will be an opportunity to make representations on that application to the planning authority.

Please return to the address provided overleaf, by email to planning.scotland@avanthomes.co.uk, or through the public consultation website www.avanthomes.co.uk/about-avant/corporate/land-consultations no later than Friday 21 November 2025. Thank you.