

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 second and final event in a series of 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.

Today's event provides feedback on the views we have obtained through the pre-application consultation process, including in response to the first public consultation event held in November 2025. A detailed site layout is presented for comment.



The Beeches



The Beeches



Ashgrove



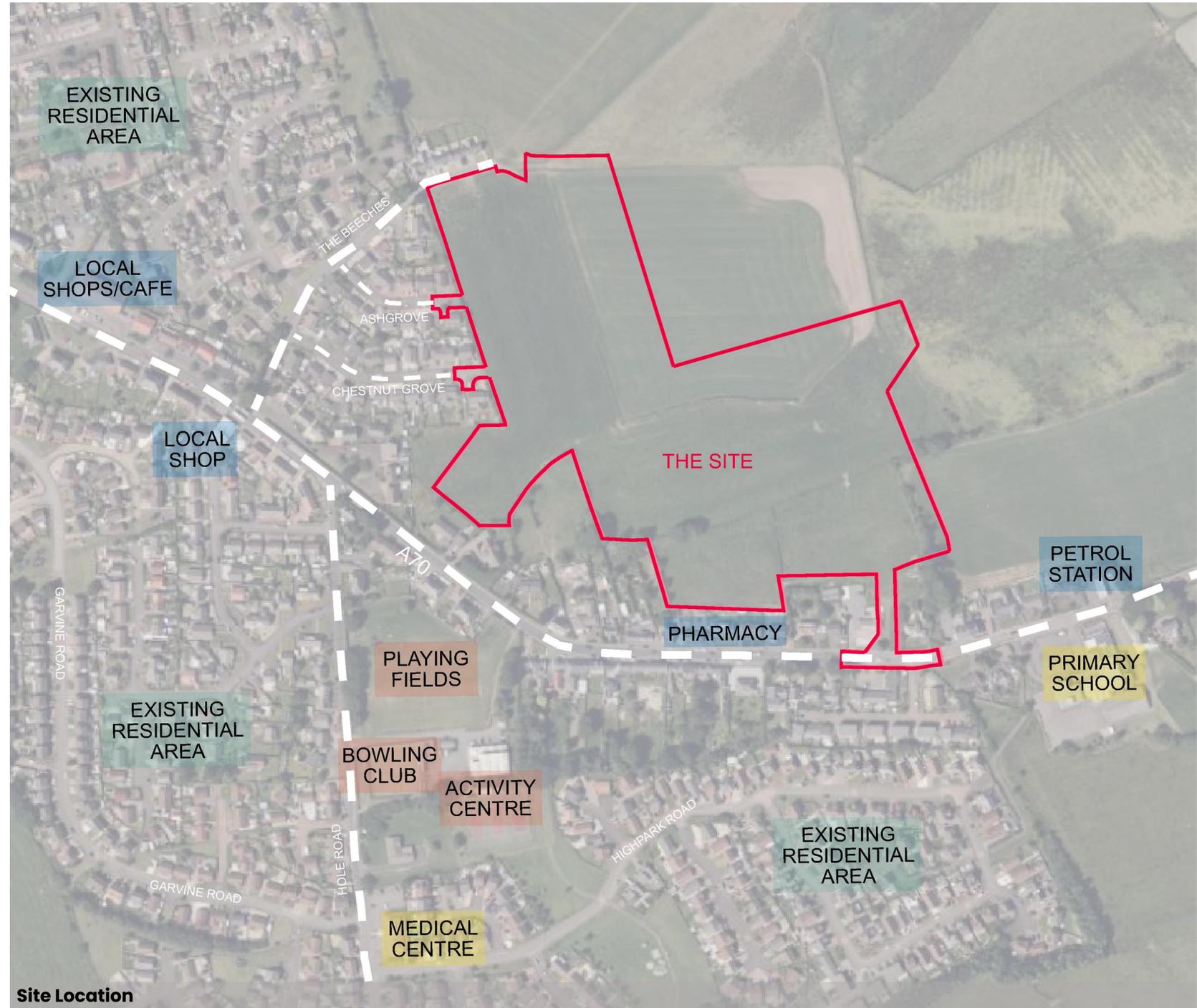
Chestnut Grove



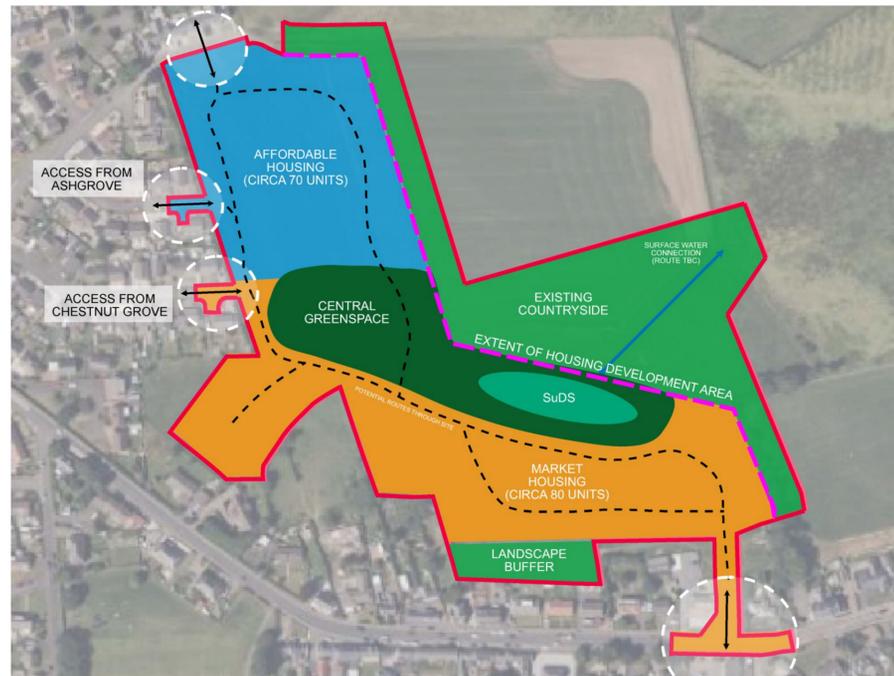
Eastern Boundary



A70/Joppa



FEEDBACK/RECAP OF EVENT 1



RECAP OF EVENT 1

The first consultation event was held on 11 November, 2025 at Coylton Bowling Club . This set out the background to the site, its context, and presented an initial development framework for residential development on the site. Comments on this and the principle of residential development were sought from the local community.

The first event was attended by approx. 100 people, from which over 60 responses were received.

This board summarises the feedback received following the first public consultation event. All feedback received will be set out in greater detail in a Report of Consultation which will be submitted alongside the planning application.

PRINCIPLE OF DEVELOPMENT

The vast majority of respondents did not support the principle of residential development of the Site, indicating a conflict with the aims of the Local Development Plan and the established allocation for residential development.

OTHER COMMENTS

A variety of other comments were received from respondents and included:

- Availability of the proposed new homes, and their tenure (private/affordable housing)
- Impact of development on ecology & biodiversity
- Loss of existing greenspace
- Traffic impact e.g. for cars accessing the A70 from the development entry points.
- Connections with the existing Coylton community
- Impact on existing infrastructure including schools, healthcare facilities and utilities.
- Concerns around access into the development via existing residential streets (Ashgrove, Chestnut Grove & The Beeches).

All comments received are being considered by the Prospective Applicant prior to submission of a planning application.

AIMS FOR EVENT 2

To present detailed development proposal, this includes:

- Development mix/housetype range
- Road design
- Indication of proposed levels / sections
- Landscape strategy

PROPOSED SITE LAYOUT



Accommodation Schedule					
Type	Bed	Storey Height	Floor Area (sqft)	Plotting	No.
Type 1	2	2	711	Semi/Mid/End	4
Type 2	3	2	828	Semi/Mid/End	18
Type 3	3	2	939	Semi	6
Type 4	3	2	975	Detached/Semi	13
Type 5	3	2	975	Detached/Semi	8
Type 6	4	2	1142	Detached	8
Type 7	4	2	1294	Detached	2
Type 8	5	2	1305	Detached	7
Type 9	5	2	1440	Detached	2
Type 10	5	2	1481	Detached	6
Type 11	5	2	1567	Detached	6
TOTAL					80
Type 12	2	2	852	Cottage Flat	4
Type 13	3	2	909	Cottage Flat	4
Type 14	2	1	897	Bungalow Semi	6
Type 15	2	2	829	Semi/Mid/End	32
Type 16	3	2	973	Semi/Mid/End	20
Type 17	4	2	1261	Detached	3
TOTAL					69

Private Housing	
No. Bedrooms	Colour
2	
3	
4	
5	

Affordable Housing	
No. Bedrooms	Colour
2	
3	
4	



EXAMPLE HOUSETYPES



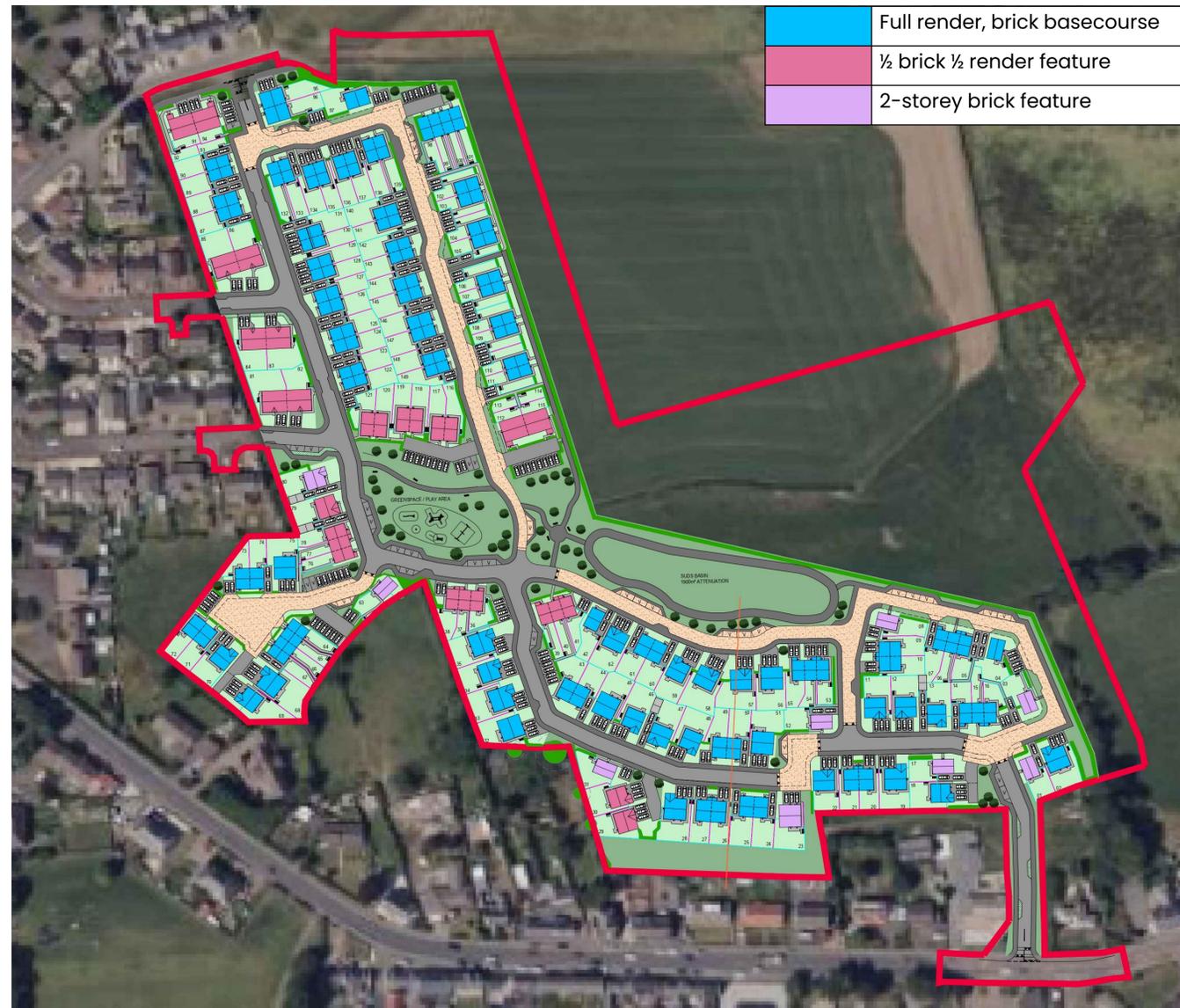
**Two Storey
Private 3 bed**



**Two Storey
Private 4 bed**



**2 storey
Private 5 bed**



**Single storey
Affordable 2 bed**



**Two storey
Affordable 2 bed**



**Two storey
Affordable 2 bed**



**Two storey
Affordable cottage flats**

PROPOSED HEIGHTS



	1-storey/bungalow
	2-storey



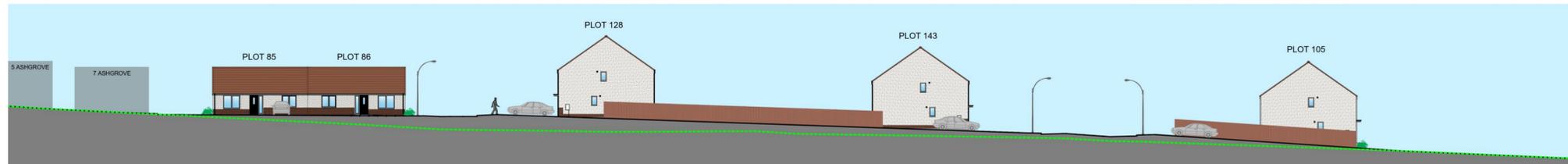
The housetypes proposed adjacent to existing properties on Ashgrove and Chestnut Grove have been carefully selected and plotted to respect the established building line, and adjacent heights of the existing properties.

The existing, predominantly single-storey dwellings have informed the choice of bungalows in these locations, ensuring a smooth transition between the existing properties and the proposed new development.

PROPOSED STREET SCENES/SECTIONS



Section A - A



Section B - B



Section C - C



Section D - D



LANDSCAPING & PUBLIC OPEN SPACE

Streescapes to be planted with a combination of hedging and decorative shrubs to provide a unified frontage and greater biodiversity and visual amenity throughout. Decorative trees will be planted within gardens which are appropriate to the space available and selected for their fruit and berrying benefits as food sources to birds.

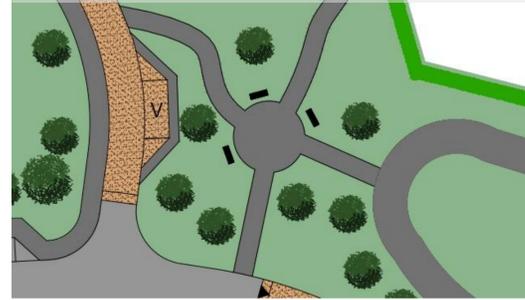


The Play Area will provide a focal point within the open space at the heart of the development. This will sit within an area of amenity grassland with large parkland trees to provide a public space which can be enjoyed by all.



Native Hedge and Tree Planting to boundary

Proposed 'village square', suitable for bandstand / public art



SuD's Basin will be integrated into the open space of the development with the path around the perimeter forming part of the wider network. Wet Meadow Flower Mix would be sown within the basin and nectar rich wildflower species around the edges to provide benefits for biodiversity. The area would be enclosed to north and south by mixed native hedging

Native Hedge and Tree Planting to boundary

Entrance point from A70 Road to be landscaped to create gateway into the development site, whilst respecting visibility splays.

Landscape Buffer and Green Corridor between existing house to the south and the new. This will assist in the promotion of biodiversity within the site. 5m on northern edge to be hedgerow mix to reduce overshadowing

TRANSPORT & ACCESSIBILITY

PROPOSED VEHICULAR ACCESS

The proposals at Gallowhill Farm will be accessed at a variety of locations around the site boundary, in line with the Housing Site Design Brief prepared by the Council.

A new junction will be formed at the eastern end of the site, directly onto the A70, opposite Glenhead Place. Further access points will extend the existing street network to the western side of the site, connecting to The Beeches, Ashgrove, and Chestnut Grove. A variety of 'traffic calming' measures are proposed to reduce traffic speeds. This includes the new accesses at Ashgrove and Chestnut Grove.

PROPOSED PEDESTRIAN AND CYCLE ACCESS

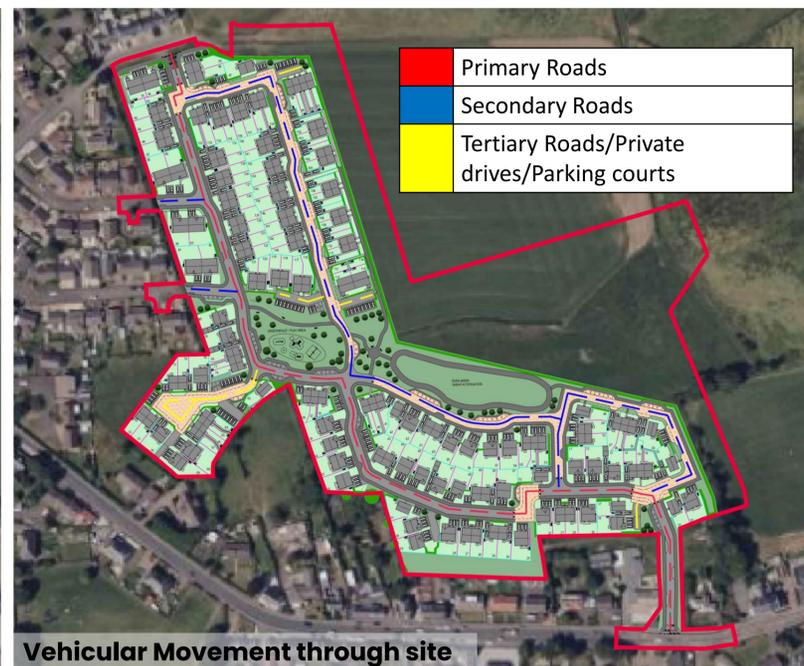
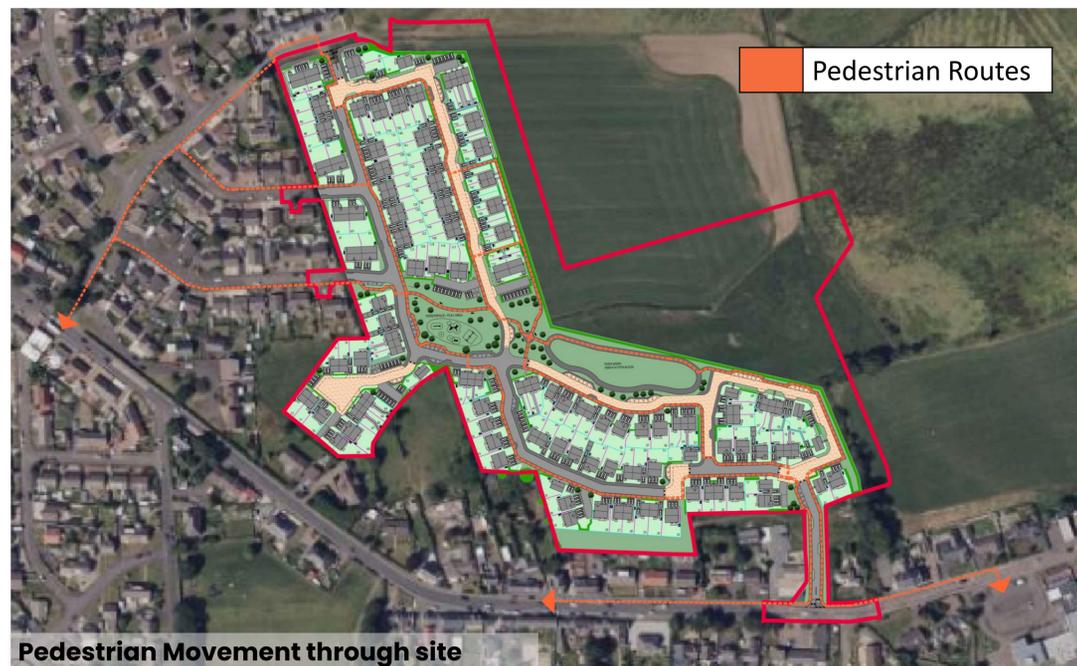
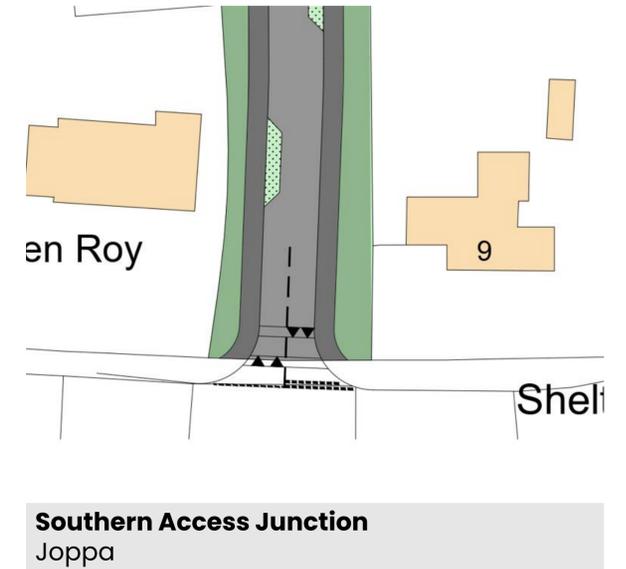
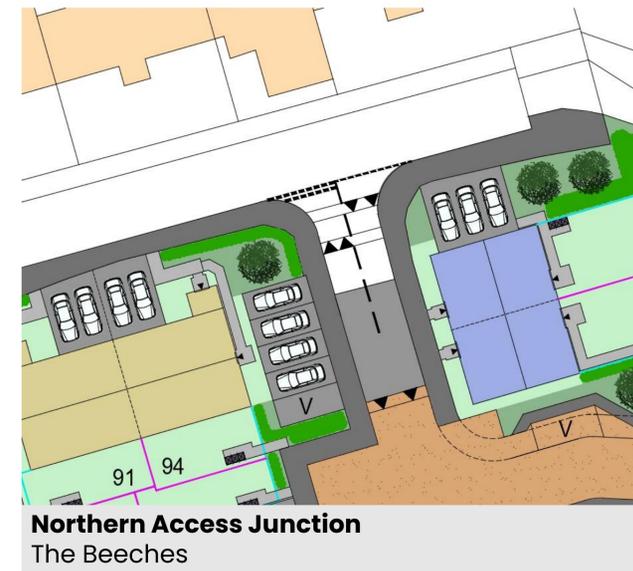
Access for pedestrians and cyclists will also be available at all vehicular access points to the development. New footways will be provided on both sides of the new streets at all new accesses.

ACCESS TO PUBLIC TRANSPORT

Through the provision of multiple pedestrian access points to the site, all the new housing will be within a 400m walk of existing bus services operation through Coylton.

TRAFFIC IMPACT

The impact on the local road network will be assessed and presented within a Transport Assessment submitted as part of the planning application. Initial modelling demonstrates that the local road network has adequate capacity to accommodate the level of traffic which would be generated by the proposals. The predicted uplift in traffic has been based on local trip rates, calculated from survey traffic data from within Coylton.



NEXT STEPS

Thank you for attending this second and final public consultation event.

Following conclusion of the public consultation, Avant Homes intends to apply to South Ayrshire Council for Planning Permission for residential development of the Site. This planning application will seek detailed approval for all aspects of the proposed residential development, including access, landscaping, public open space and all associated engineering works.

Thank you to all those who have provided feedback to date. Should you have any additional comments or wish to ask any questions of the Prospective Applicant, you can do so through our public consultation website. We ask that all comments/questions are submitted by Friday 13 March 2026.

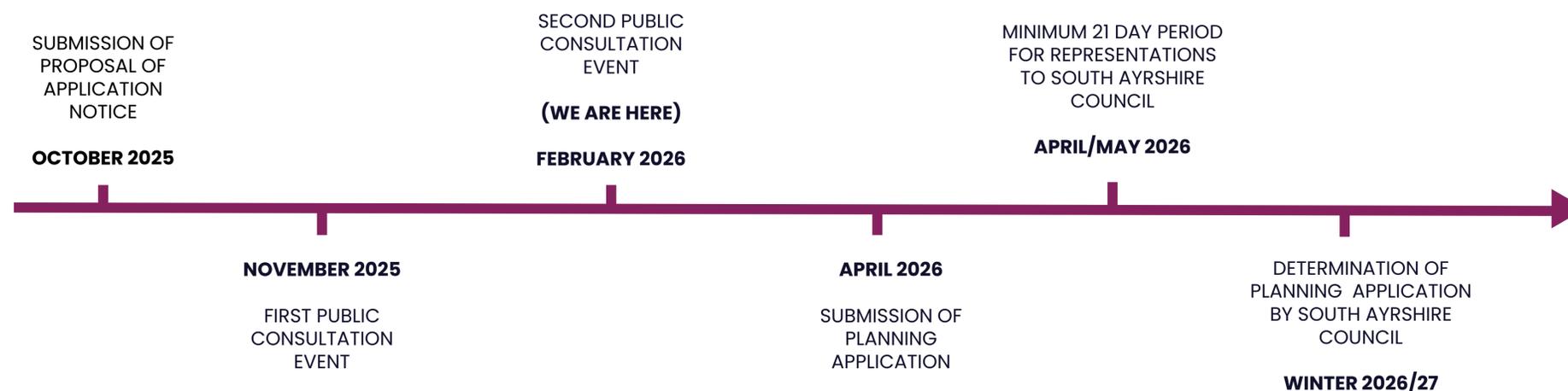
avanthomes.co.uk/about-avant/corporate/land-consultations



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.

The timeline below sets out the pre-application process, and likely next steps/timings.

TIMELINE



SCOPE OF PLANNING APPLICATION

The Planning Application will be supported by a full suite of plans and supporting documents, including the following:

- Pre-Application Consultation (PAC) Report
- Planning Statement
- Design & Access Statement
- Transport Assessment
- Flood Risk Assessment & Drainage Strategy Report
- Archaeological Desk-based Assessment
- Tree Survey
- Ecological & Protected Species Survey Report
- Site Investigation Report

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

