



# Cumnock Town Centre Regeneration Masterplan

November 2008



# **CUMNOCK TOWN CENTRE REGENERATION MASTERPLAN**

## **1 INTRODUCTION AND BACKGROUND**

- 1.1 Cumnock, with a population of around 9,000 people, has served as a traditional market town not only for the population of Cumnock itself, but it also provides shopping and other employment, educational and leisure facilities to an estimated wider population of over 35,000 people. This includes residents of the villages and communities in the surrounding rural area, both within East Ayrshire and in the northern parts of Dumfries and Galloway.
- 1.2 Cumnock has experienced significant decline over a period extending to 20 years, principally due to structural changes in the local economy. Unemployment has increased, as a result of the closure of the deep mining industry, the reduction in textile manufacturing and the declining fortunes of the agricultural industry.
- 1.3 Although coal extraction continues through the production of the open-cast mines, the employment opportunities which these businesses provide are substantially less than were the case with deep mining. Other businesses have located and developed in the area, but the employment opportunities which they provide are fewer and require different skills from the previous traditional industries. As a result of these factors and changes in retailing patterns, the town centre in Cumnock has experienced decline, with considerable leakage of expenditure to other shopping locations outwith the immediate area.
- 1.4 East Ayrshire Council has identified that the regeneration of Cumnock Town Centre as a priority which must be addressed in an integrated way focussing on the following key objectives:
- Providing more jobs in the town centre;
  - Enhancing and extending the available retail offer;
  - Enhancing the public realm and the town centre environment; and
  - Implementing improved traffic management and a parking strategy.
- 1.5 The Cumnock Town Centre Regeneration Masterplan has been developed by a joint venture partnership comprising East Ayrshire Council and a private sector developer.

## **2 PURPOSE OF THE MASTERPLAN**

- 2.1 The purpose of the Masterplan is to provide a development framework for the regeneration of Cumnock Town Centre. To meet the key objectives for the regeneration of Cumnock Town Centre, the Masterplan will provide the following:
- Provision of a new supermarket;
  - Modernise and extend Glaisnock Shopping Centre;
  - Development of town centre offices for EAC and other agencies to deliver services locally;

- Improve town centre access, traffic flows, parking and pedestrian movements;
- Enhance the public realm and appearance of the town centre.

### **3. STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 3.1 The Cumnock Town Centre Masterplan has been subject to a Strategic Environmental Assessment as required by the Environmental Assessment (Scotland) Act 2005 which has fully assessed the likely significant impacts that the Masterplan may have on the environment. The Environmental Report is an integral part of the Masterplan's development. It has helped to determine the final content of the Masterplan and assess the various components and likely significant environmental impacts that the Masterplan and its reasonable alternatives may have on the environment.
- 3.2 The Masterplan contained in this document is the Masterplan that the Council considers will achieve the regeneration of Cumnock Town Centre within acceptable environmental standards while achieving social and economic growth.

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