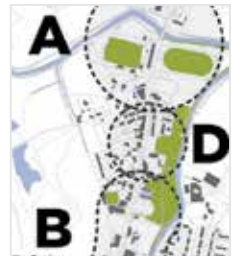




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# NEW CUMNOCK regeneration masterplan

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# NEW CUMNOCK REGENERATION MASTERPLAN

November 2018

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## FOREWORD



New Cumnock, like many other ex-mining communities in Ayrshire, has had its challenges in recent years but not for the first time New Cumnock has faced these challenges head on and shown the strength of community that still exists in the town.

The people best placed to know what New Cumnock's priorities are, are the people who live there and they have shown their enthusiasm for engaging in the consultation process and making their voices heard, which has raised a number of key themes and areas of improvement as part of this regeneration masterplan.

New Cumnock has great potential to benefit from Scotland's drive towards renewable energy and away from fossil fuels with the financial benefits that these projects can bring to the local community. It is important that these benefits can deliver a new future for New Cumnock and provide a lasting legacy for the area, one which the whole community can benefit from.

New Cumnock has improved greatly in recent years, thanks in part to the dedication of those who have given their time to make a difference, also thanks to East Ayrshire Council and the great work of HRH The Duke of Rothesay and the Prince's Foundation in their investment in the civic heart of the town bringing a new lease of life to the Town Hall and to Scotland's only heated freshwater open-air swimming pool, and New Cumnock residents should quite rightly be proud of these facilities and expand on these attributes in attracting visitors to the area.

The work of the many volunteers who have been instrumental in producing this masterplan for New Cumnock's future and for the work needed in the years leading up to this point are also to be applauded and congratulated on this comprehensive publication.

As constituency MSP for New Cumnock, I will do all I can to help make this masterplan a reality. My door is always open.

Jeane Freeman MSP  
Carrick, Cumnock and Doon Valley





Community Action Plan Steering Group.

The NCCAP has a number of important themes:

- Main Street and Town Centre Regeneration
- Community and Recreational Facilities
- Local Economy, Tourism and Jobs
- Environment, Heritage and Outdoor Recreation
- Access to Services and Transport

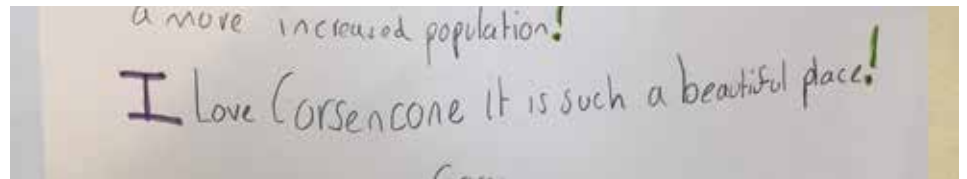
Over the past four years, much has been achieved in New Cumnock as a direct result of the NCCAP. Major successes include the restoration of the Town Hall as a community facility and hub, the development of the Open Air Swimming Pool and the construction of a town square, all of which have dramatically improved the provision of facilities and completely changed perceptions of the town.

This Regeneration Master Plan seeks to build on the strong foundations of the NCCAP and continue to improve the settlement.

### STRUCTURE OF THE REPORT

The format of this report is in six sections:

1. Introduction - this section
2. New Cumnock Overview
3. The Public Event: 26-29 April 2018
4. Establishing Priorities
5. Action Projects and Proposals
6. Implementation
7. The Children's Masterplan





## 2.0 NEW CUMNOCK OVERVIEW

### New Cumnock - the USP Audit

Understanding Scottish Places (USP) has been developed by a consortium involving Scotland's Towns Partnership, Carnegie UK Trust, the University of Stirling and the Centre for Local Economic Strategies. The project has been funded by the Scottish Government and Carnegie UK Trust. It was designed to provide a better understanding of the function of the towns across Scotland.

From the 17th century coal, lime and lead were worked in the New Cumnock area. In the 1970s the coal mines closed but open cast mining continued. The town currently lacks new employment opportunities and remains a local service centre. Manufacturing and construction were the dominant forms of employment and now health and social work services are particularly active.

There is a relatively high level of unemployment. Educational attainment is low. Car ownership is low, meaning that many residents in the town are reliant on public transport.

New Cumnock is a dependent to interdependent town and is most similar to towns such as Westquarter, Greengairs and Wattson, Patna, and Dalmellington and Burnton.

### Travel to work patterns

The principal modes of travel from or to New Cumnock to work are by private car (driving and as a passenger) and by bus. Travel to work by train or cycle do not feature in the statistics although there is anecdotal evidence of travel by train.

The statistics are shown on Fig 2.1 and 2.2 and in a more graphical form in Fig 2.3 overleaf. Clearly more people leave New Cumnock to work than travel to the village to work and this is by a substantial margin.

Providing more employment in the village would make a positive change to this pattern and bring demand for a range of additional services to New Cumnock.

Fig 2.1 Daily travelling from New Cumnock: statistics from DataShine Scotland Commute

Home	Work	Number
New Cumnock	Mainly work at/from home	116
New Cumnock	No fixed place	116
New Cumnock	Cumnock North	111
New Cumnock	New Cumnock	100
New Cumnock	Cumnock Rural	68
New Cumnock	Upper Nithsdale	60
New Cumnock	Cumnock South and Craigens	51
New Cumnock	Doon Valley South	50
New Cumnock	Auchinleck	49
New Cumnock	Carrick North	37
New Cumnock	Mauchline Rural	30
New Cumnock	Ayr South Harbour and Town Centre	25
New Cumnock	Prestwick Airport and Monkton	20
New Cumnock	Kilmarnock South Central and Caprington	18
New Cumnock	Crosshouse, Gatehead and Kilmaurs Rural	11
New Cumnock	Drogonan	10
New Cumnock	Ayr North Harbour, Wallacetown and Newton South	9
New Cumnock	Bonnyton and Town Centre	9
New Cumnock	Dundonald, Loans and Symington	9
New Cumnock	Altonhill South, Longpark and Hillhead	8
New Cumnock	Heathfield	8
New Cumnock	Earlston and Hurlford Rural	8
New Cumnock	Glasgow City Centre West	8
New Cumnock	Craigie	7
New Cumnock	Piersland	7
New Cumnock	Northern and Irvine Valley Rural	7
New Cumnock	Glasgow City Centre South	6
New Cumnock	Galston	6
New Cumnock	Mauchline	6
New Cumnock	Prestwick West	6
New Cumnock	Doon Valley North	6

Fig 2.2 Daily Travelling to New Cumnock

Home	Work	Number
New Cumnock	New Cumnock	100
Cumnock Rural	New Cumnock	40
Cumnock North	New Cumnock	23
Auchinleck	New Cumnock	16
Cumnock South and Craigens	New Cumnock	14
Upper Nithsdale	New Cumnock	9
Doon Valley South	New Cumnock	6
Mauchline Rural	New Cumnock	6

## New Cumnock and the East Ayrshire Council Local Development Plan (LDP) 2017

The LDP describes New Cumnock as a linear settlement along the A76 trunk road south of Cumnock. A large-scale post-war public sector housing scheme to the south of the village centre has seen substantial demolitions in recent years, contributing to the decline in the population of almost 10% since between 2001 and 2011. The population at 2011 was 2,860.

The village accommodates a range of local services, including a handful of shops, a primary school and local library. The LDP states that a number of vacant buildings and sites on the A76 offer significant potential to improve the physical appearance and vibrancy of the town. Options for improving the area in the vicinity of the town hall, library, community centre and swimming pool are being investigated and are likely to take place during the period of this LDP.

Several brownfield housing opportunity sites are identified as well as one greenfield site to the north of the town. A miscellaneous development opportunity site is identified within the town centre, on which the full range of footfall generating uses will be supported, as well as residential or business and industry use.

### Residential development opportunities:

The LDP sets out the following residential development opportunities:

#### 365H - Mansfield Rd

35 units 2.00 ha (See Notes (i), (iv) and (v))

#### 343H - Crown Hotel

26 units 0.28 ha (See Note (ii))

#### 429H - Dalhanna Drive

17 units 0.51 ha (See Note (iii))

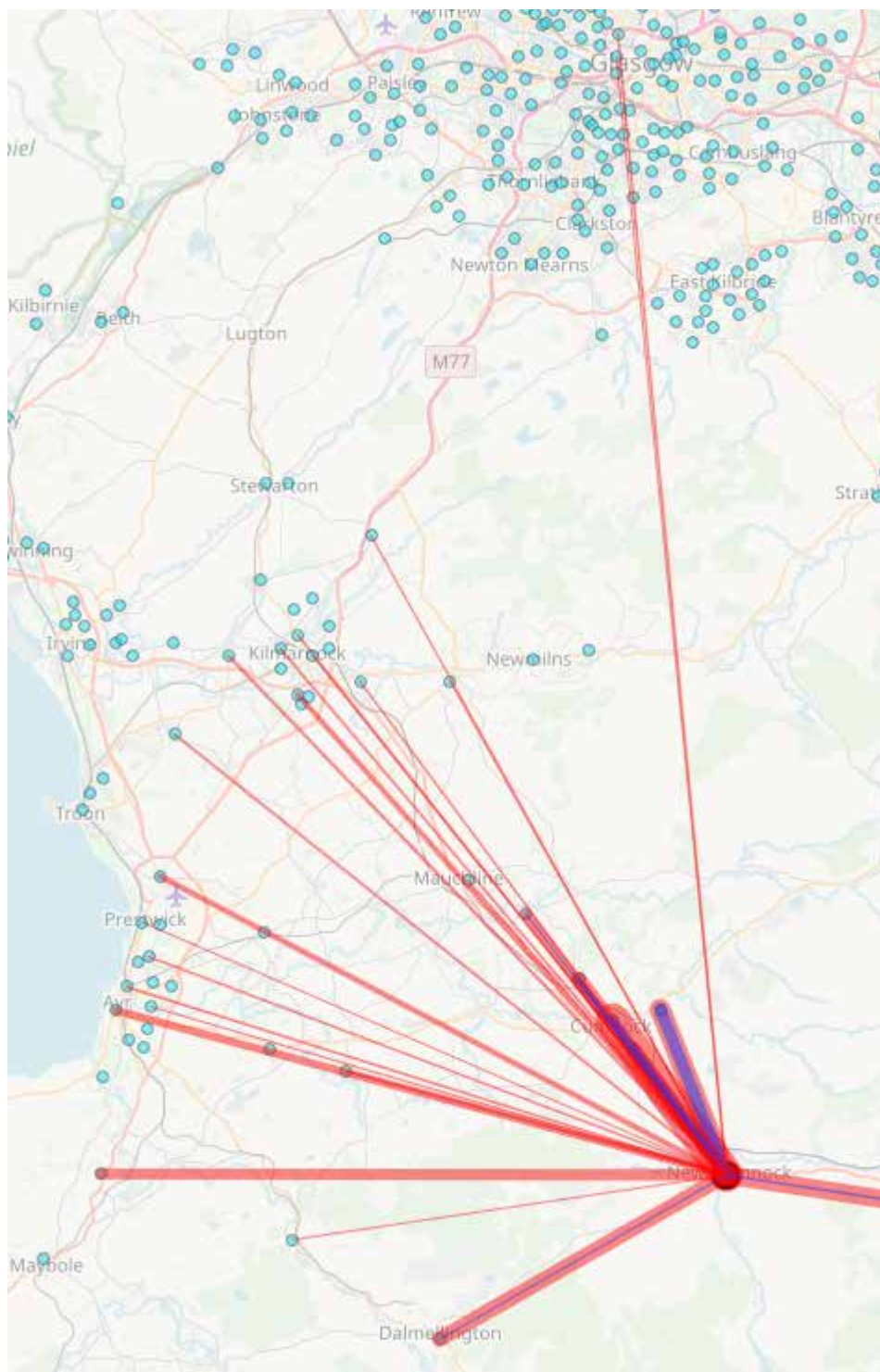
#### 428H - Castle

See Note (iii)  
5 units 0.14 ha

### Notes:

(i) There is a potential flood risk from minor watercourses and Muirfoot Burn on-site 365H. Further information in the form of an FRA is required.

Fig 2.3 Daily travelling to and from New Cumnock: statistics from DataShine Scotland Commute



(ii) Site 343H is entirely within the 1: 200-year fluvial extent of the SEPA Flood Map and will result in an increase in vulnerability. Further

information in the form of an FRA required. (iii) Sites 429H and 428H lie within and adjacent (respectively) to the 1: 200-year

Fig 2.4 East Ayrshire Council Local Development Plan 2017 Extract for New Cumnock

flood extent of the SEPA Flood Map. Further information in the form of an FRA required.

(iv) The Council will require any developer of site 365H to submit a Transport Assessment in respect of any detailed development proposals for the site, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(v) The Council require the developer of site 365H to provide the mitigation and/or enhancement measures contained within the Environmental Report for the site - typically junction alterations and improvements.

### Industrial development

The Council will safeguard the following site for continuing industrial use and as a preferred area to which new industrial and business development will be directed:

#### 345B Waterside Industrial Estate 1.21 ha

Note: (i) Site 345B lies adjacent to the 1: flood extent of the River Nith. Further information required in the form of an Flood Risk Assessment.

### Mixed-use development

The Council will encourage and support any proposal to redevelop the site for appropriate community, residential, business or industrial use or for footfall generating uses, appropriate to the location of the site within the New Cumnock Town Centre:

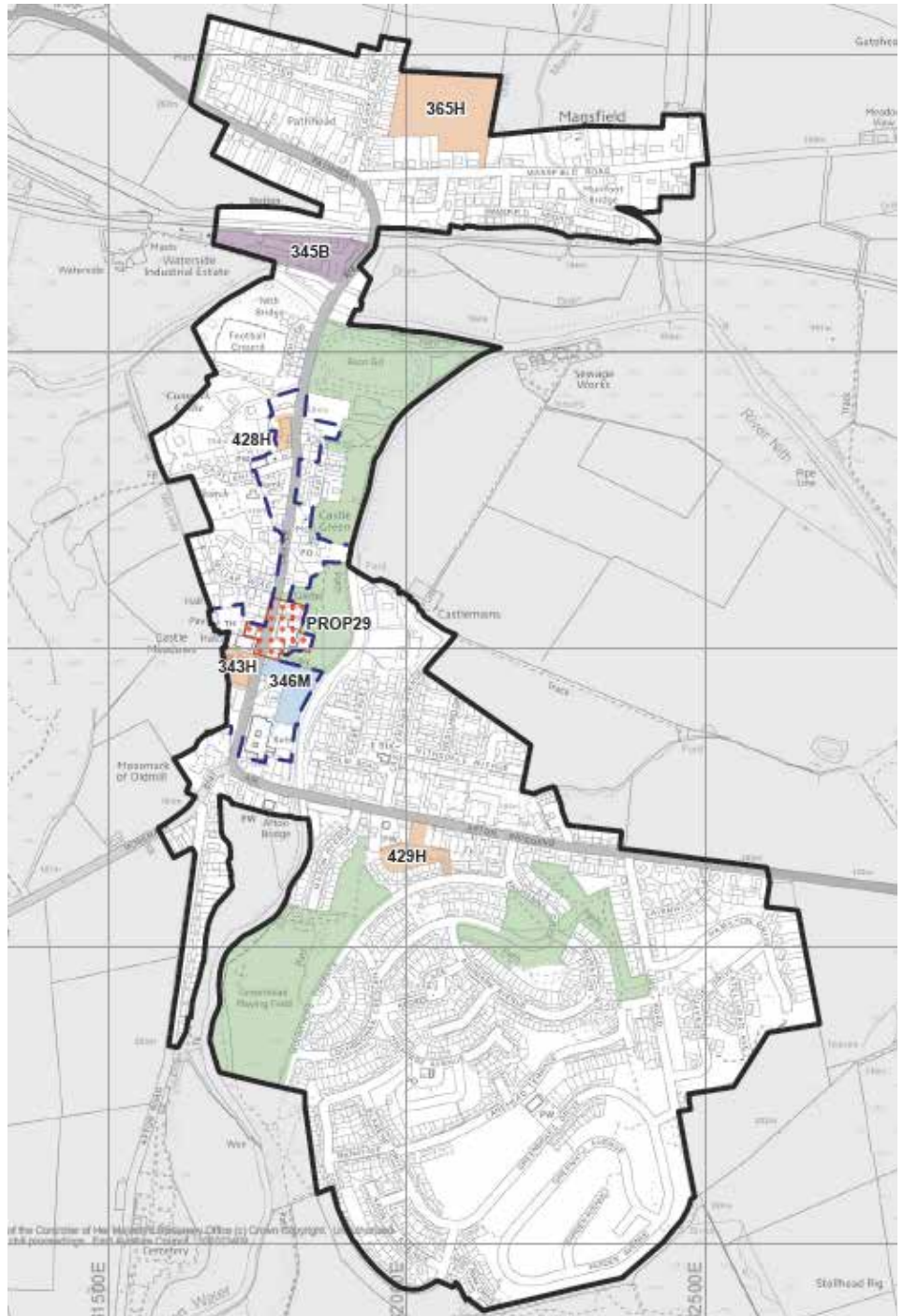
Notes:

(i) The site lies within the 1: 200-year flood extent of the SEPA Flood Map of the Afton Water. Further information in the form of an FRA required. See Fig 2.5 overleaf

(ii) The Council require the developer of the site to provide the mitigation and/or enhancement measures contained within the Environmental Report for the site.

#### PROP 29

The Council will support the refurbishment of the town hall into a community hub and the development and implementation of



environmental improvements to form a new community square in accord with the Community Action Plan encompassing the library, games hall, community centre and outdoor swimming pool.

Fig 2.5 SEPA Flood Map Extract



Fig 2.6 Scottish Index of Multiple Deprivation Mapping



**Scottish Index of Multiple Deprivation 2016**  
 According to the SIMD 2016, New Cumnock scores poorly in terms of income, employment, health and education, skills and training but scores better in housing, geographical access to services and crime.

**The New Cumnock Environment**

New Cumnock has a fascinating history, a good collection of interesting buildings marking out its civic, social and industrial past, fine rivers, open spaces - both natural and manmade - pleasant walks within and around the town and a strong community spirit.

**Historical development**



New Cumnock in 1860 - Parkhead, the Castle and Afton Bridge are all recognisable



New Cumnock in 1900 - relatively little change from 1860 except for the Town Hall, School and Police Station



New Cumnock in 1960 - this map shows the most developed extend of the village with significant areas of new Council housing

**Landscape:** The landscape context of the village is attractive not only in terms of long views but also in close proximity to the edges of the village. The high-quality landscape

is a considerable asset. It is a basis for civic pride, it provides attractive settings for new developments and is a magnet for visitors, particularly cyclists and walkers.

New Cumnock in the middle distance viewed from Lochside House



**Character/Functional Areas:**

New Cumnock comprises six character or functional areas, each with their distinct building types and uses.

**Pathhead:** this is the gateway to New Cumnock from the north-west. It is a mixed collection of residential properties built from the 19th century to the present day. It is generally well looked after and is a positive gateway to the village. The approaches to the area from the north-west could benefit from new shelterbelts, better maintenance of hedgerow planting and the rehabilitation of the derelict area that once was the Tam o’Shanter cafe and car park.



Railway Station and Glenafton

**The Station and Glenafton:** this is a key part of new Cumnock - the station is an essential commuting connection to north and south as well as a visitor arrival point. The Glenafton Football Club has an excellent sub-regional reputation and could be a vital feature of the promotion and civic pride of the village. The industrial units adjacent to the station are an attractive asset and could expand. Also, the whole area could be upgraded in appearance to create a much more positive and welcoming gateway to the village.



Castle

**Castle:** This is the oldest part of the village and was the location of the new church, now the Auld Kirk, built on the site of Cumnock Castle, the ancient seat of the Barons of Cumnock, held by the Earls of Dunbar from the late 13th century. New Cumnock grew up around this area, firstly in a tightly knit zone around the site of the Castle then in a linear form along the main road. Over the last few decades, the area has lost many of its critical facilities including the Co-operative store and the Old Castle Hotel. This part of the village has lost much of its historic form, structure and cohesion and is now a somewhat disaggregated collection of individual buildings and mid-late 20th century residential development. A focus on consolidation, rebuilding and finding uses for vacant buildings would be beneficial.

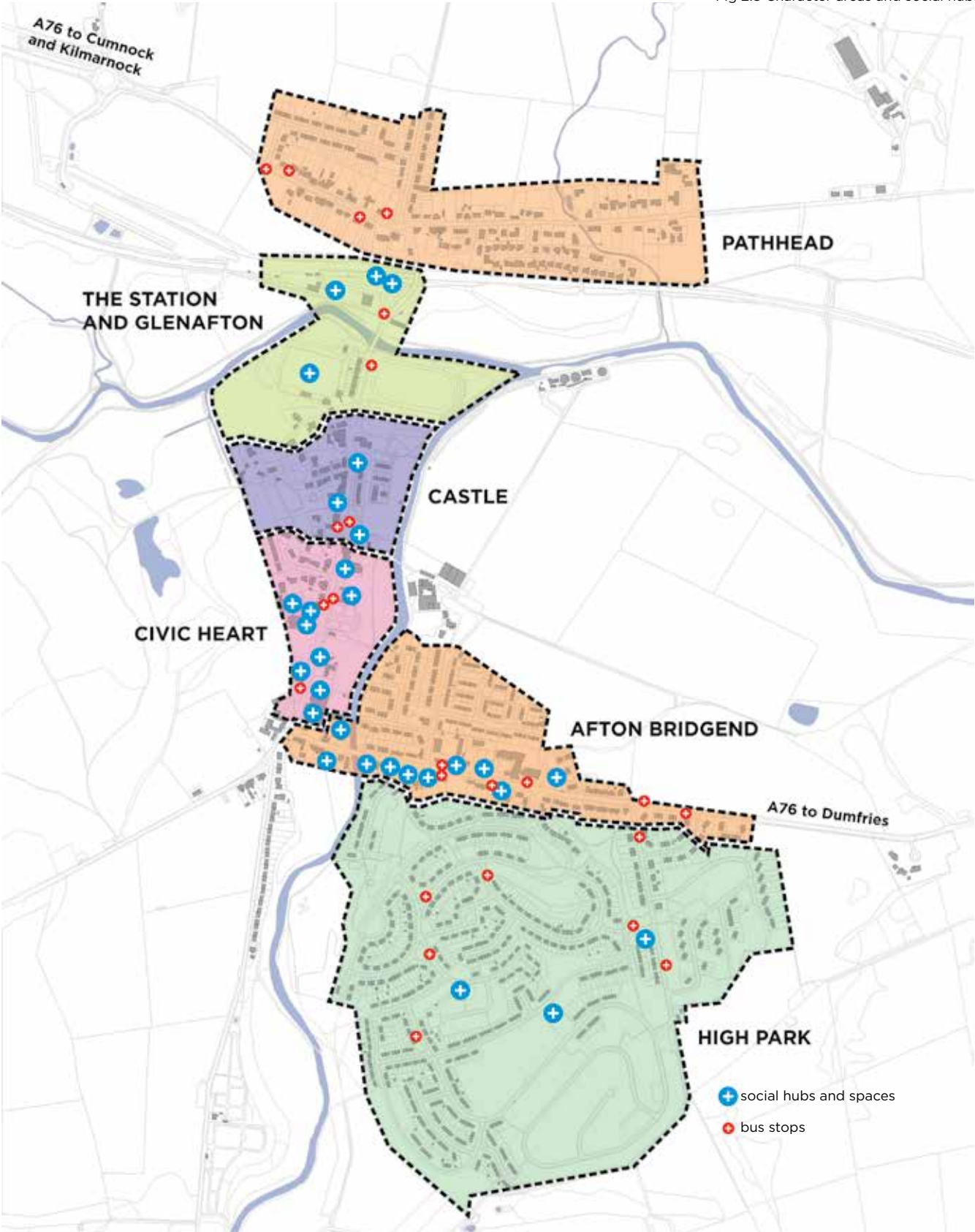


Civic Heart

**Town Hall and Swimming Pool:** this is undoubtedly the natural centre of the village and its civic heart. The open-air swimming pool and the refurbished Town Hall are well-used facilities that bring a constant flow of people to the area. Plans have been made to continue the development of this area with a



Fig 2.8 Character areas and social hubs



Civic Heart

new housing development south of the Parish Church and a gym and cafe facility along the south of the swimming pool car park. It would make sense to continue to develop this area, especially the former Afton Valley Dyers site next to the Primary School. The facilities provided in the former Community Education Centre which occupied the current car park south of the swimming pool, such as the games hall, function rooms and bar have not been replaced, but there is scope to develop some of these missing facilities in the future.



Afton Bridgend

**Afton Bridgend:** this area contains essential facilities such as the Valley Medical Practice, the Fire Station, New Cumnock Nursery School and some small local retail outlets. It also includes the New Cumnock Working Men's Club. The area, therefore, provides important services for the surrounding residential areas. The road itself, part of the A76 is a central feature of this area and is the main route into the village from Dumfries. Mitigation works to reduce the impact of heavy vehicles would be beneficial.



High Park

**High Park:** this area comprises the most significant residential area in New Cumnock. Forty years ago it was considerably larger, but closure of coal mines and subsequent clearance of Council housing has reduced the size of the area, its population and of course its facilities, including shops and a primary school. The area could represent a new beginning for New Cumnock and presents an opportunity for new housing in an attractive landscape setting bringing all the benefits of a larger population on local services provision.



**Social Hubs:** the locations where people meet are essential features of community life. They represent places that are worth keeping and improving if possible. These might include buildings, workplaces, community facilities, recreational areas, clubs and even bus stops.

The plan on the preceding page shows the distribution of these features in New Cumnock. The Civic Heart and Afton Bridgend have the highest concentrations of these hubs, but significantly, the original core of the town in the Castle area has few.

Large and popular venues such as the Town Hall or the Swimming Pool are recognised and popular hubs but other smaller hubs can be just as significant, especially in

combination - for example a bus stop next to a newsagent or a cafe or both can be an important and popular social space for the village.

**Significant land uses:** residential areas are the dominant land use in the village. Public services such as care, community facilities and education represent the second largest sector while industrial, workshops or office facilities are under-represented.

**The Outdoors:** The decline of industry around New Cumnock has left a mixed legacy to the village. Loss of employment, identity, careers and lifestyle associated with industrial process represent a largely negative legacy. At the same time, many areas left behind by industry have become interesting and

valuable recreational and wildlife areas which could become marketable assets, linked to the railway station and the Civic Heart. Promoting the village as a daytrip for walkers and cyclists, linked to the railway link to Glasgow and Carlisle could help to create a positive identity for the village.





### 3.0 THE EVENT

In April 2018, we held a four-day consultation event in New Cumnock Town Hall. The aim of the consultation was to gather view, ideas and support from people living in New Cumnock on:

- the priorities for community wind farm benefit payments
- social and community activities for people
- the town centre masterplan and small economic development plans

People attending the event also told us about issues they were concerned about and the things they would like to see improved.

To facilitate discussion and generate ideas we used, maps, topic boards and graphic facilitation to illustrate suggestions. Children, from the local primary school, also gave drawings of ideas and suggestions for their village.



Over the four days, more than 120 people signed in to the event and as many as 250 participated, including children from New Cumnock Primary School Eco Club.

In developing the consultation approach we worked closely with the newly formed New Cumnock Development Trust. We wanted to build upon the existing work and activities of New Cumnock's community groups.

We identified the following themes for the consultation

- Wind farms
- Empty Buildings
- The future of the village for everyone
- Social activities
- Older people
- Children and young people



These ideas, suggestions and proposals represent the complete list of projects mentioned during the four-day event. The next sections of the report organises these projects into frameworks for physical projects and then into an action plan for social and community initiatives.

We also wanted to collect ideas on the priorities for future development in the village - what form these should take, what should be included and what the priorities were for change in the physical environment. We were aware that the NCAP had already been reasonably successful in the implementation of the Five Year Plan prepared in 2013-14 so it was important to develop ideas for the five years after 2019.

As expected there was common ground and overlaps with the different themes. Overall, the event was very positive with many friendly interactions with the community. Many of the ideas and suggestions are exciting and ambitious and would take planning and managing to deliver. There was also a sense of improving and looking after what is already there, such as existing paths, trails and lagoons.

### Windfarms

Most people are in favour of the proposed windfarms while a few people are strongly opposed to them. They talked about turbines being better than open cast mining. Concerns were expressed about the traffic associated with forest/ logging vehicles and the impact on houses, roads and village. There was also a strong desire, and support to use the opportunity of the wind farms for village projects and innovations. There was some concern that the windfarms would have an impact on tourism and attracting visitors into the area.

### Empty Buildings

The key concerns for people were around safety and appearance and what they say about the village. There were ideas about how to use and develop them.

### The Future of Village for local people and for visitors

Many ideas and suggestions would improve the village for people living there and would also potentially attract visitors to the area. People talked about New Cumnock being a 'destination' - somewhere that people wanted to come to and not just drive through on their way to somewhere else.

### Activities and Tourism

Many ideas were expressed about tourism and visitor attractions including:

- cycling, mountain bike trails, family cycling trails, walking paths and trails,
- canoeing, kayaking and boating things on the river
- lagoons and nature reserve - it's a good walk





## Village identity and communications

- Create a village identity - have good signs at each end of the village
- Need good stories/ promote the area and all the good things
- Monthly newsletters - Auchinleck has one that works well
- More community events / share timetables so groups can plan and work together
- Community events - markets and crafts
- Men's shed - a place for sharing skills and developing projects/ meeting people

## Festival and events

- Bard BQ - 21 July - make more of Burns
- Acoustic music festival been going for 3 years now
- Jousting festival - celebrate William Wallace being born in New Cumnock
- Cumnock Tryst on 5th year
- Link to other areas and events - Mauchline Holy festival/ things going on in Dumfries house/ Nith Valley

## Children and Young People

- An ice cream shop and hotel were very popular with the school children
- The children supported the outdoor activities and multipurpose sports hall too
- Gym/ Sports centre - all weather pitches
- Free activities for young people and children
- Youth club
- Affordable homes

## Older people

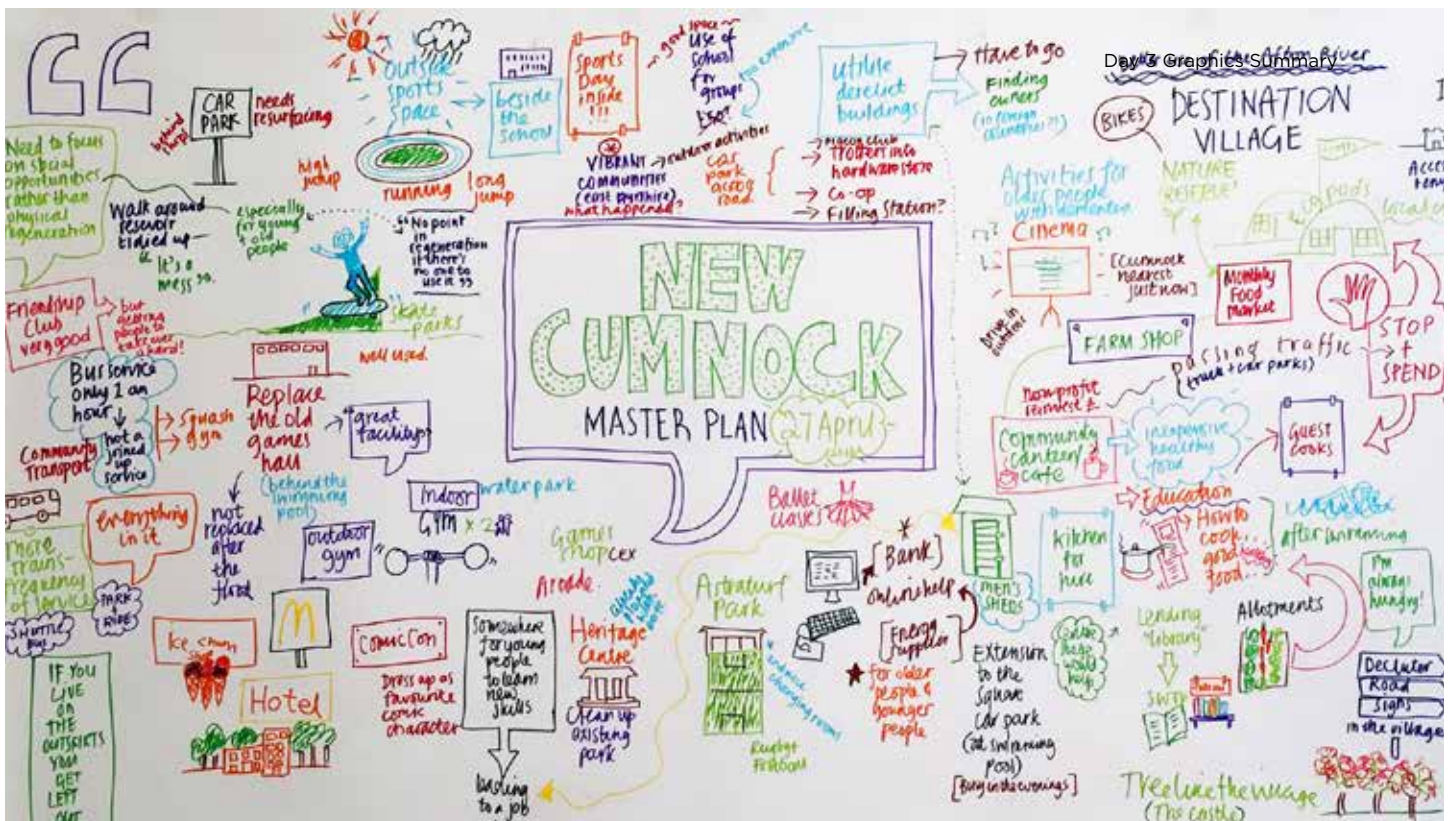
- Help with gardens and gardening
- Informal friendship and activity groups
- Story project idea recording peoples stories especially around mining and how the village used to be
- Café and restaurant was popular with everyone

## Issues and problems raised

- Traffic - more road crossings needed
- Empty buildings safety concern

- Broadband not good and phone signal poor
- Bus service - poor, and return journeys are tricky
- Difficult to get GP appointments
- Litter and fly tipping - particularly paths near cemetery
- Lagoons nature reserves - need tidying up
- Older people needing care but younger people moving away
- People using drugs - we need to engage more and help more
- Taxis only in Cumnock

Day 2 Graphics Summary



## 4.0 MASTERPLAN PROPOSALS

### OVERVIEW

Our approach to the master plan is that it must create circumstances in which New Cumnock's economy, social conditions and environmental quality can change for the better.

New Cumnock is fundamentally an attractive place set in a beautiful landscape with a distinctive history and a strong sense of community. It is well connected by railway and road although public transport frequency could be better. These are the foundations of the master plan and the village's future.

### A NEW CUMNOCK FUTURE

New Cumnock needs more people. It needs new homes, new jobs and more economic and social activity spread across the entire community. The community needs to look after its own needs and be purposeful in pursuing them so that there is a sense of caring about people and their futures, about developing careers and jobs, improving the physical structure of the village and the way it works as well as making the most of the surrounding countryside.

A quick glance at the range of projects suggested by the community gives the impression of a huge task - and it is. The village community probably does not have the resources to tackle everything on the list and resourcing even a short collection of projects - concerning capital and revenue expenditure; local people prepared to give up their time to pursue ideas as well as enlisting the support of other organisations - is probably asking a lot.

At the same time, the local community and the NCDT have achieved a remarkable amount over the past few years, so there is cause for optimism. NCDT has recently appointed a Development Officer, so there is a permanent resource on hand to start the implementation of projects.

### PHYSICAL PRIORITIES FOR THE VILLAGE

We have identified five areas of the village where new initiatives should take place. These areas are based on some of the character areas

described in section 2 of this report. For each area, there should be an overall idea and a set of proposals that reinforce the aspirations of the village as expressed at the four-day event in April 2018.

An essential part of our work is to concentrate on this range of activity and to focus initially on specific parts of the village and the surrounding countryside. These are likely to be

1. **THE CIVIC HEART:** reinforcing the developing centre around the town hall and the pool with more facilities Area B
2. **RAILWAY STATION:** building up an attractive range of activities and facilities around the railway station. Area A
3. **HIGH PARK:** making a start with developing vacant land in the former residential area to the south of the village Area C
4. **AFTON BRIDGEND:** putting plans in place for secondary centres or hubs at Afton Bridgend. Area E
5. **CASTLE:** setting plans in place for secondary centres or hubs at Castlehill. Area D
6. **SURROUNDING COUNTRYSIDE:** developing and improving the cycle and walking network from the railway station to the lagoons and along the Afton Water (Area F) and connecting to attractions in a larger catchment area.

These areas are shown in Fig 4.1 overleaf. The areas become the locations for the aspirational list of project ideas developed over the four days of the Making Places event.

There will be several options in each case, and it is appreciated that even this initial list of proposals is highly ambitious, potentially costly and could place an enormous strain on the capacity of the community to implement them.

### INITIAL SPATIAL DIRECTIONS

The New Cumnock Making Places event yielded a comprehensive collection of opinions and ideas about the future of the village. It provided the team, with a positive way forward for the masterplan. The village needs to approach change in a comprehensive manner although there may be several different avenues and directions at any one time. Equally, the NCDT and the community have to be pragmatic about funding opportunities and development proposals that emerge unexpectedly.

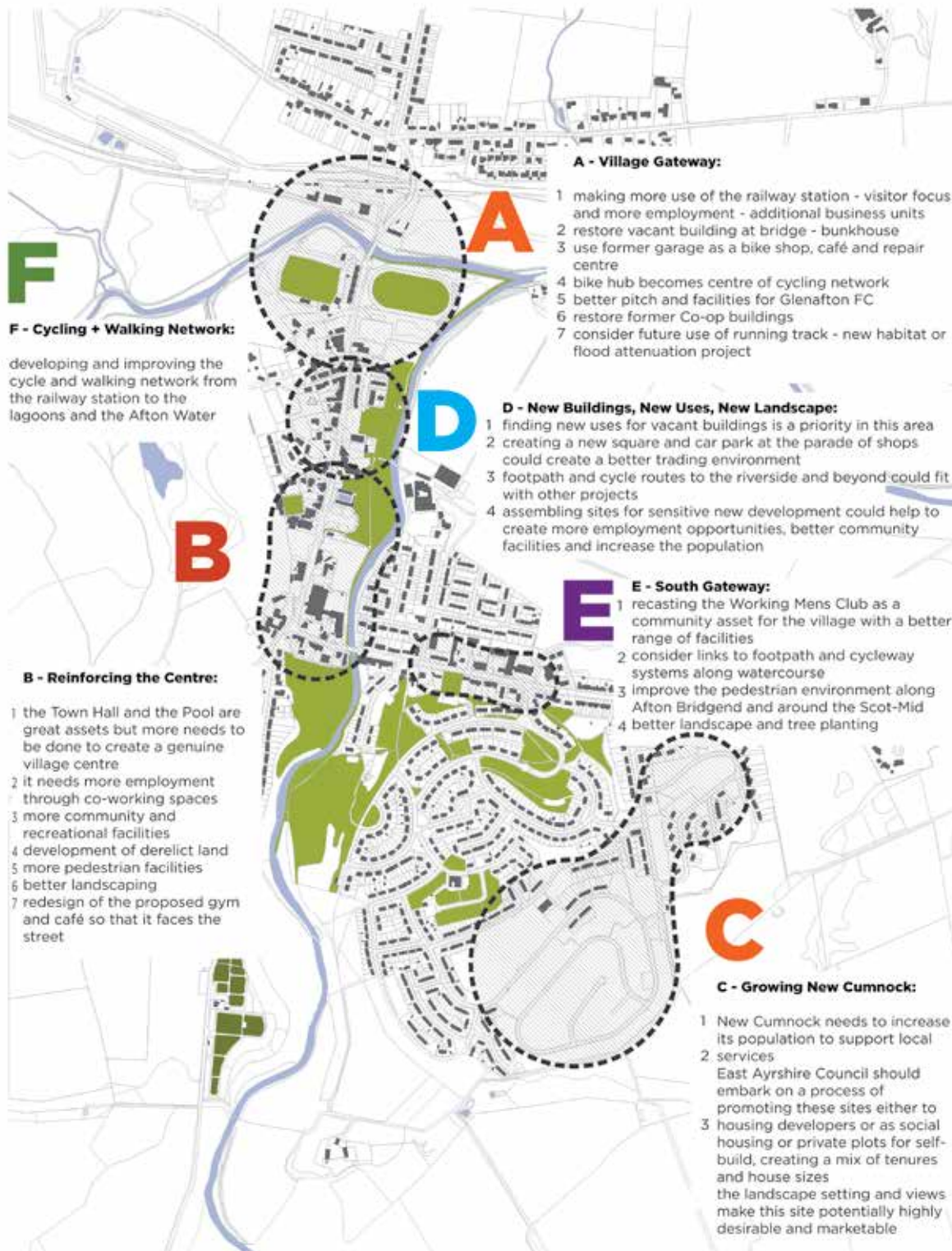
The purpose of the masterplan is to guide the activities of the NCDT and the community - not to act as a straightjacket. It is inevitable that opportunities will be proposed for locations that are not in the masterplan and the NCDT should use its judgement as to whether to support these or not. The guiding principle should be that there is enough land and vacant buildings within the built-up area of the village to accommodate new development without building in peripheral areas. Concentrating development in the central parts of the village has real advantages over, say, building a new supermarket on the site of the former Tam 'O Shanter transport cafe west of Pathhead on the A76.

We have identified several useful themes as a way of structuring the masterplan. These are:

- Living in New Cumnock
- Working in New Cumnock
- Visiting New Cumnock
- Leisure and Play in New Cumnock
- Getting about in New Cumnock
- Events in new Cumnock

The project suggestions that are relevant to each theme and the areas in which they should be located are shown on Fig 4.3

Fig 4.1 Priority Areas and Projects



## WORKING IN NEW CUMNOCK

- new development of small industrial units - Priority Area **A**
- co-working spaces for start-up small businesses - Priority Areas **B, D, E**
- potential for a micro-brewery - Priority Area **D**
- expand car park at swimming pool - Priority Area **B**
- dog park on old Primary School site - Priority Area **B**
- more central play parks - Priority Area **B**
- skate board park - Priority Areas **B or D**
- canoeing, boating, kayaking - Priority Area **F**
- Events in New Cumnock - Priority Area **A, F, B, D**

## VISITING NEW CUMNOCK

- youth hostel or bunk house related to biking close to the station - Priority Area **A**
- heritage centre - Priority Area **B**
- develop Burns Trail/make more of Burns heritage - Priority Area **F**
- improve footpaths along Afton River - Priority Area **F**
- mountain biking network - Priority Area **F**
- family cycling trails - Priority Area **F**
- tidy up Lagoons - Priority Area **F**
- path round the reservoir - Priority Area **F**
- monthly food market - Priority Area **B**
- secure the future of the music festival - Priority Area **B**
- jousting festival - Priority Area **B**
- Cumnock Tryst 5th year - Priority Area **B**
- develop link to other festivals - Mauchline Holy Festival and Dumfries House - Priority Area **B**

## LIVING IN NEW CUMNOCK

- more people living in the village - Priority Areas **B, C and D**
- a games hall and a bigger gym - Priority Areas **B or D**
- more use of the school facilities in the evenings - Priority Area **B**
- new café, visible from the main road, contemporary and attractive - not hidden away - Priority Area **B**
- eco pods - Priority Area **F**
- soft play area - Priority Areas **B or D**
- central play park - Priority Areas **B or D**
- dog park - Priority Areas **B or D**
- nursing home - Priority Area **E**
- men's sheds - Priority Areas **B or D**
- affordable housing for young people - Priority Area **C**
- youth facility - Priority Areas **B, D or E**
- library - Priority Areas **B, D or E**

## LEISURE AND PLAY IN NEW CUMNOCK

- all weather 3G pitch - Priority Area **A**
- more space for Glen Afton FC - Priority Area **A**
- sports centre - Priority Area **A**
- outdoor gym - Priority Areas **B or D**
- extend swimming pool facilities - Priority Area **B**

## GETTING ABOUT IN NEW CUMNOCK

- better public transport/more buses - Priority Areas **A-F**
- maximise electric car charging points - Priority Areas **A-F**
- proper taxi service - Priority Areas **A-F**
- make more of rail station - Priority Area **A**
- dealing with heavy traffic issues associated with logging/forestry - Priority Areas **A-F**
- more pedestrian crossing points - Priority Areas **A-F**



A76 at the Town Hall - before: above - after: below





A76 approach to New Cumnock from Cumnock  
before - below  
proposed - left



Most of the ideas generated by the community require either a building (or part of a building) or land. The proposed schedule of proposals and their allocation to the priority zones accommodates these community aspirations.

In parallel with the master plan development of physical proposals, there was a need to answer

many genuine concerns about service delivery from several agencies and stakeholders. These include traffic and public transport issues, litter and fly-tipping, health issues and drug use, broadband and mobile phone reception and many others. These issues are vital for quality of life in the village and are deserving of urgent attention.

The following section sets out an Action Plan framework for the community and social aspects of the masterplan that are not covered by the physical focus of the masterplan.



former Trotter's building  
before - below  
proposed new workspace - left





## 5.0 SOCIAL ACTION PLAN

Set out below is a simple framework for the New Cumnock Development Trust to use to develop and test out the ideas for activities and projects suggested at the consultation events for the wider community. The approach has also been used to begin to resolve some of the social issues and concerns raised too.

Activities and project ideas	Community support	Develop ideas and feasibility	Partners	Costs and funding	Test it and review
Business and enterprise ideas					
Gardening and handyman type services	<p>Identify people who might be interested in receiving the service</p> <p>Identify people who might be interested in delivering services</p>	<p>Develop the idea by asking interested people what task they want or need doing and the things that are important to them</p> <p>Identify training, resources and equipment needed to deliver services and or set up a new business</p> <p>Research similar services and businesses operating in other rural places</p>	<p>Make links to micro enterprises, local businesses and business support organisations and networks</p> <p>Identify potential partners such as older people networks</p>	<p>Identify costs for individuals and ways to pay</p> <p>For service provider/ business identify different ways to fund, such as start-up grants and fees</p>	<p>Offer a limited service based upon the things that people have said are important</p>
Community Broadband and Wi-Fi	<p>Identify people who are interested in helping develop the idea</p>	<p>Research community broadband projects from other rural areas.</p> <p>What are the benefits and costs to the local community and businesses?</p>	<p>Identify potential partners - business networks, businesses and local authority</p>	<p>Research costs and options for funding</p>	
Activities, events and festivals					
Story project - recording peoples stories especially around mining and how the village used to be	<p>Find out if local people support the idea and would like to help organise and support it.</p> <p>Are there local people who would like to participate in telling their story?</p>	<p>Develop the project idea further</p> <p>What are the benefits of the project for New Cumnock and for local people</p> <p>Identify equipment and resources needed</p> <p>What will happen to the stories and recordings?</p>	<p>Identify and approach possible partners, such as local history groups and heritage organisations and mining organisations</p>	<p>Cost out the project</p> <p>Identify sources of funding - such as trusts and grants and local businesses</p>	<p>Try out the story project idea by recording a few stories and share them in the village.</p>

Activities and project ideas	Community support	Develop ideas and feasibility	Partners	Costs and funding	Test it and review
Existing festivals, such as, Acoustic Music Festival and local festivals such as, Cumnock Tryst, Mauchline Holy festival, Dumfries House, Nith Valley	<p>Ask local people if they are interested in the idea and if they:</p> <ul style="list-style-type: none"> <li>will help make it happen</li> <li>participate by attending and supporting the event</li> <li>would like something else</li> </ul>	<p>Make links with existing festivals and events and explore ways in which New Cumnock can get involved</p> <p>Perhaps promoting New Cumnock at these events or holding something in New Cumnock at the same time as part of wider programme</p> <p>Identify the benefits and costs to New Cumnock.</p>	<p>Identify potential partners such as, local music clubs and musicians, businesses and community organisations</p>	<p>Work out costs of the project</p> <p>Research different ways to fund it and</p>	<p>Start with making a link or increased involvement with one festival. Check how it goes and then develop from there</p>
Informal friendship and activity groups	<p>Ask people who attend the Coffee Bean if they would like to do other activities and what they are.</p>	<p>Develop idea with people interested - what would they like to do. What can they organise themselves and what would they like support with?</p>	<p>Identify possible partners and support organisations such as, East Ayrshire's Vibrant Communities, Churches and community development organisations, mental health support organisations and medical practice</p>	<p>What are costs for participating - are the activities self-sustaining or is alternative funding needed for some activities and ideas</p>	<p>Test out meeting together in café in station</p>
Youth group	<p>Ask local people, children and young people if they are interested in the idea and if they:</p> <ul style="list-style-type: none"> <li>will help make it happen</li> <li>participate by attending and supporting the event</li> <li>would like something else</li> </ul>	<p>Develop the idea with children and young people, volunteers and young people organisations.</p> <p>Research different youth groups in other areas for ideas, options and different approaches</p> <p>Identify the benefits and costs to New Cumnock in having a youth group and in not having a youth group</p>	<p>Identify possible partners such as Vibrant Communities and community groups and children and young people's organisations</p>	<p>Research costs for running a youth group and for participating in different activities</p>	<p>Try out some different options to see what works well.</p> <p>Review and develop further</p>

Activities and project ideas	Community support	Develop ideas and feasibility	Partners	Costs and funding	Test it and review
Free local activities for everyone and especially children, families and older people	Ask local people, children and young people what free activities they are interested in and if they are interested in: <ul style="list-style-type: none"> <li>helping to make it happen</li> <li>participating by attending and supporting the activities</li> </ul>	Develop ideas for free local activities further  Research free activities available elsewhere  Produce a directory of exiting free activities	Identify possible partners such as, Dumfries House, Church groups and community groups and East Ayrshire's Vibrant Communities	Identify costs and ways of funding free activities in the local area	Try out some free activities. Review and develop further if successful
Issues and concerns					
Difficult to get GP appointments	Ask people what the issues are - collect information and concerns	Explore options and approaches with medical practice and East Ayrshire Health and Social Care partnership  Explore different approaches community led support and community connectors	Identify and approach partners, such as medical practice and East Ayrshire Health and Social Care partnership to develop different options and approaches	Identify costs of different approaches and ways to fund	Try out different options
People with addictions	Ask people what the issues are and how they would like to help - collect information and ways to help	Work with local community and partners around ways to support and help people	Identify potential partners, such as mental health support organisations and addiction support organisations and East Ayrshire Health and Social Care Partnership	Identify costs and different ways to fund support	Test out different support options
Limited transport options and service	Ask people about what the issues and difficulties are and what things are important to them around transport	Research community transport options and what works well in other rural locations  Develop transport options  Identify benefits and costs associated with limited transport options and with good transport options	Identify local partners such as, bus companies, ScotRail, local taxis and community transport and others	Identify costs for different options and ways to fund	Try out an option and review and develop it

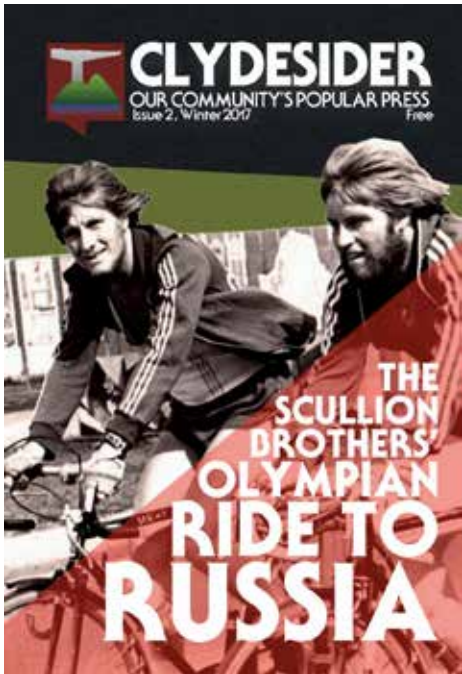
Activities and project ideas	Community support	Develop ideas and feasibility	Partners	Costs and funding	Test it and review
<p>New Cumnock Community newspaper</p> <p>A central resource with local news, community events, activities and stories</p>	<p>Identify people who might be interested in having a community newspaper</p> <p>Identify people who might be interested in producing stories</p> <p>Identify community groups and organisations who would like to share their news and events</p>	<p>Develop the idea by asking interested people about the content for the newspaper. What things are they interested and what is important to them</p> <p>Identify training, support resources and equipment for community reporters and to produce a community newspaper</p> <p>Research similar community newspapers, for example, Clydesider</p>	<p>Make links to, and identify potential partners such as, local businesses and networks, business support organisations and networks, third sector support organisations and community groups and organisations</p>	<p>Identify costs for producing and printing and distributing the newspaper</p> <p>Research different ways to fund the projects, such as start-up grants, advertising options, business sponsorship and possible charge for the community paper</p>	<p>Try out, say 3 editions with a limited print run to see what works for people and the community</p> <p>Review after 6 months and develop further</p>



Storytelling connects to heritage and mental health - images from other Scottish projects



Friendship Groups



The Clydesider - a successful community newspaper

## Reading the small print: rural papers defy the odds in a sea of job losses

While large publishers are cutting staff and coverage, some regional independents are thriving



regional independent newspapers thriving



New rural public transport company provides lifeline



Girvan Community Garden



10 steps to community broadband

**JOHNSTON & GORDON**  
SCOTTISH FOLK DUO

MIKE JOHNSTON AND FAYE GORDON HAVE BEEN JOINTLY ON THE SCOTTISH MUSIC SCENE FOR 35 YEARS. TOGETHER THEY'VE METRICED TOGETHER AS A DUO IN 2004 FOR TOURS IN SCOTLAND AND DENMARK.

MIKE JOHNSTON REMEMBERS THE GENERALLY THE ONE SWITCH FROM SCOTLAND TO DENMARK TO SWEDEN. MIKE JOHNSTON REMEMBERS THE SCOTLAND AND DENMARK.

**SUNDAY 26 JANUARY**

**SWEET AFTON WATER ACOUSTIC**  
PRESENTS A CELEBRATION OF ROBERT BURNS  
**NEW CUMNOCK TOWNHALL** DOORS OPEN 2.30PM  
REFRESHMENTS, RAFFLE, OPEN SESSION AFTER CONCERT

WWW.JOHNSTONANDGORDON.CO.UK

New Cumnock Acoustic Music



support for recovery from addiction - images from other Scottish projects



action to get speedier GP appointments

## 6.0 THE CHILDREN'S MASTERPLAN

Children from New Cumnock Primary School produced a great collection of ideas for the Making Places event in April 2018. Popular proposals focused on new developments such as icecream parlours, toy shops, a hotel and even a new library. The following is a list of all the project ideas, desires and comments made by pupils at the school.

### SCHOOL FEEDBACK

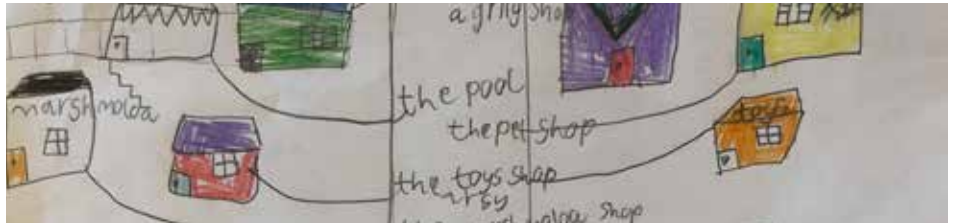
#### P 2/3

##### What I love.

- swimming pool
- my school
- church
- the park
- Town Hall

##### What would I change?

- ring shop
- toys shop
- pet shop
- sweets shop
- bigger pool
- football pitch
- castle
- fruit shop
- dog park
- library
- food market
- soft play
- ice cream shop
- video game arcade



#### P 5/6

##### What could be better?

- pot holes
- roads
- running track
- parks

##### What would I like to change?

"I like a Tesco, so we don't need to go out of the village anymore and I think it would bring more citizens to New Cumnock."

"I like to have a MacDonald/Subway/KFC in New Cumnock"

"The first thing I would change in New Cumnock is the big building next to the Glens football pitch. I want to change it into a petting zoo."

"I want more shops to go to."

"I'd change one of the old shops into a cinema."

"I'd like the football pitch to be astro-turf with big flood lights."

##### What would you like most?

"I like the park because it's fun and you get to play games. You get to play football, you can play on the swings. You can play on the spinner, the roundabout, the monkey bars..... Please go to this park - it is really fun!"

#### P 3

"I would like a McDonalds because it would be better here. It's a long drive to Kilmarnock - I like burgers!"

"I would like a better, more fun park."

"I would like a games shop because all the others are so far away."

"I would like a pet shop because I only know where one is. But then I wouldn't need to travel that far to get to this one."

"I would like an old peoples' care home."

"I would like a closer waste dump."

"I want a new gym in New Cumnock."

"I would like a safe kids' play area."



**P 4**

What would I like?

- ice cream shop
- games arcade
- new VET
- new houses
- toy shop
- sweets shop
- more shops
- dog park
- clean river

*"I would like new houses so then we could get an increased population."*

**P 5**

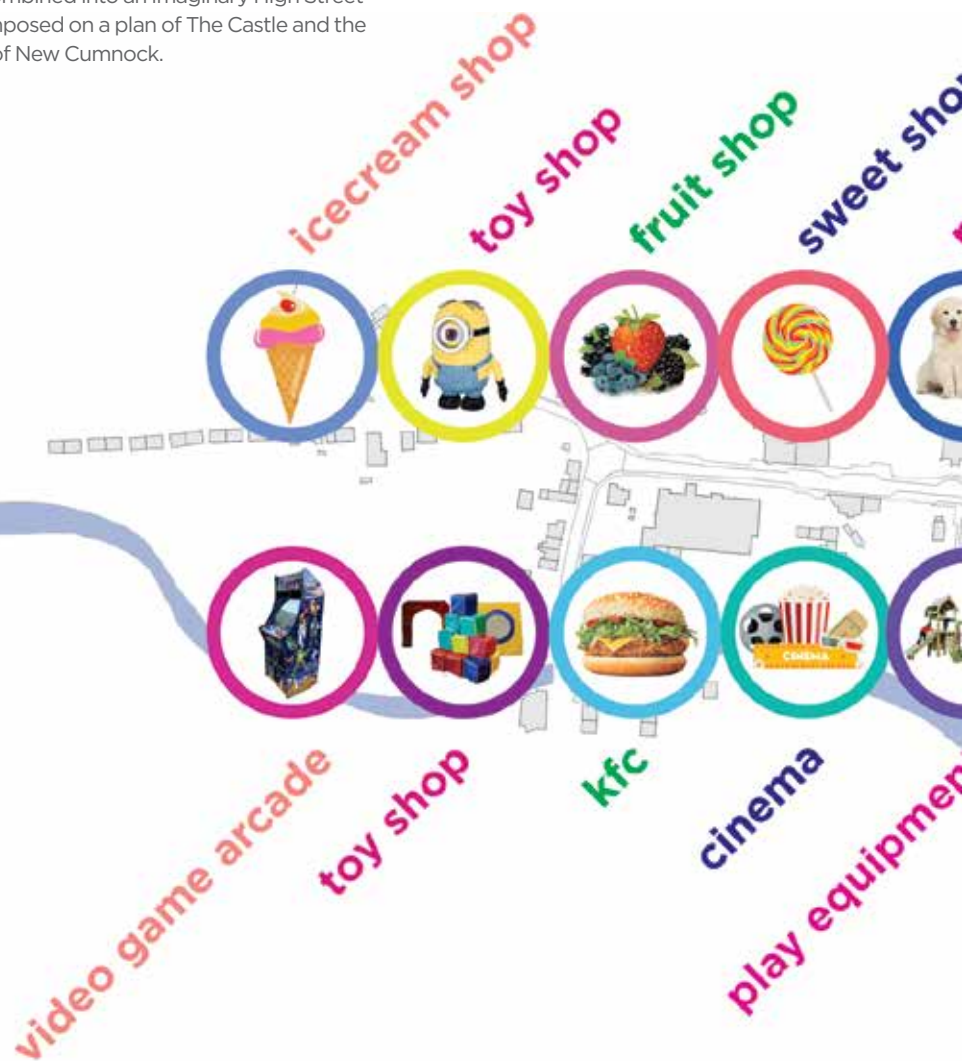
Ideas

- the Afton Library
- Hotel de Noir
- turn old buildings into Arts' Centre
- turn old buildings into Indoor Play Centre
- new running track
- Superdry
- "Slime Factory"
- pet shop
- KFC
- bookstore/daycare
- JD Sports
- Primark
- Scottish Pub
- the Afton Hotel
- new shopping centre
- the "Wee Co-op"

*"Please pick up dog poo!"*

**THE CHILDREN'S HIGH STREET**

The ideas from the primary school pupils have been combined into an imaginary High Street superimposed on a plan of The Castle and the centre of New Cumnock.



The Children's High Street - west side







The Children's High Street - east side





New Cumnock Primary School ideas



## 7.0 THE WAY FORWARD

This regeneration masterplan is a development of the New Cumnock Community Action Plan prepared in 2013-14 and intended to cover the five year period to 2019.

That Plan has been very successful in securing a core of projects that have changed perceptions of the village and dramatically improved the appearance of the village as well as enhancing its facilities. This document proposes a series of proposals, projects and ideas that build on the NCCAP.

In particular, we propose that the NCDT continue to focus on the core area around the Town Hall and the Swimming Pool. Pressing for a start to be made on the residential development to the south of the Parish Church, securing on improved gym/cafe development along the south side of the central car park and also trying to ensure development on the problematic Afton Dyers site adjacent to the Primary School would be a positive start. This area should also be the subject of a public realm proposal that mitigates the effects of heavy vehicles and makes the Civic Heart of the village more comfortable and pleasant for pedestrians.

Regarding physical developments, two subject areas need attention. Firstly, New Cumnock needs to increase its population to support local services and provide higher standards of facilities from retail through to public services, particularly community care. The LDP for the village identifies four small sites for housing development but this is a very modest ambition. A more ambitious proposal would be for the Council to start marketing the former Council housing areas on High Park to a mix of housebuilders and use the site's landscape quality, outlook and environment to promote the scheme.

Secondly, New Cumnock needs to have more employment and a better-developed path into work and careers. NCDT should press for more industrial units or workshops in the station area to supplement what is already there. They should also consider acquiring the former Trotters building and converting it into a co-working space and a cafe.

This report contains many other suggestions from the community as to how the village could be improved. We have incorporated all of these proposals into this report although we appreciate that it may be impossible to implement them all. What the masterplan does do is sort these ideas into themes and apply them to priority areas of the village. We have not tried to design these various proposals as this is something that will emerge as the ideas start to become realities. We considered that the structure and content of the master plan were more relevant and helpful than designs of individual projects which will inevitably change on the road to implementation.

There are also many proposals for improvements under the broad heading of social and community projects. These are usually not spatial projects and may not even have a physical dimension. Nevertheless, they do represent a collection of proposals for improvement of the village which will potentially enhance masterplan themes, and we have devised a framework for turning these into reality.

New Cumnock Primary School ideas





## 1.0 APPENDIX

LAND + BUILDING PROJECTS			SOCIAL AND COMMUNITY PROJECTS
Suggestions for existing buildings and uses	New ideas for things that need to be in buildings	New ideas for the use of land	Other
<ul style="list-style-type: none"> <li>• bigger gym</li> <li>• bunk house for groups</li> <li>• games hall</li> <li>• open up schools in the evenings for other groups to use</li> <li>• deal with derelict buildings</li> <li>• micro-brewery</li> </ul>	<ul style="list-style-type: none"> <li>• hotel</li> <li>• McDonalds/KFC</li> <li>• ice cream shop</li> <li>• coffee shop/café</li> <li>• village pub (family and dog friendly)</li> <li>• village restaurant</li> <li>• community canteen café</li> <li>• heritage centre</li> <li>• outdoor shop</li> <li>• small new supermarket</li> <li>• pet shop</li> <li>• toy shop</li> <li>• old fashioned sweets shop</li> <li>• farm shop</li> <li>• butcher</li> <li>• Eco pods</li> <li>• soft play area</li> <li>• central play park</li> <li>• dog park</li> <li>• nursing home</li> <li>• men's shed *</li> <li>• affordable housing for young people</li> <li>• youth facility</li> <li>• library</li> <li>• new small businesses</li> <li>• small units industrial estate for start-ups</li> </ul>	<ul style="list-style-type: none"> <li>• develop Burns Trail/make more of Burns heritage</li> <li>• improve footpaths along Afton River</li> <li>• mountain biking network</li> <li>• family cycling trails</li> <li>• tidy up Lagoons</li> <li>• path round the reservoir</li> <li>• all weather 3G pitch</li> <li>• Glen Afton FC need more space</li> <li>• sports centre</li> <li>• outdoor gym</li> <li>• extend swimming pool facilities</li> <li>• expand car park at swimming pool</li> <li>• dog park on old Primary School site</li> <li>• more central play parks</li> <li>• skate board park</li> <li>• monthly food market</li> <li>• allotments</li> <li>• HGV parking area</li> <li>• general clean-up – litter and fly-tipping issues to sort</li> <li>• sorting out flooding issues</li> <li>• finish pavement from Cumnock/New Cumnock</li> <li>• canoeing, boating, kayaking</li> </ul>	<p><b>Community Activities</b></p> <ul style="list-style-type: none"> <li>• create village identity</li> <li>• more community events</li> <li>• monthly newsletter</li> <li>• shared timetables for existing things</li> <li>• distributing leaflets to outlying areas also</li> <li>• free activities for children</li> <li>• engage 18 – 30 year olds</li> </ul> <p><b>Jobs and Careers</b></p> <ul style="list-style-type: none"> <li>• create apprenticeship opportunities</li> <li>• share skills of older people</li> <li>• IT tuition for local pensioners/ general computer teaching</li> </ul> <p><b>Getting about</b></p> <ul style="list-style-type: none"> <li>• better public transport/more buses</li> <li>• maximise electric car charging point</li> <li>• proper taxi service</li> <li>• make more of rail station</li> <li>• heavy traffic issues associated with logging/forestry</li> <li>• more pedestrian crossing points</li> </ul> <p><b>Village as a destination</b></p> <ul style="list-style-type: none"> <li>• getting people to stop</li> <li>• a series of sensible attractions</li> <li>• Robert Burns</li> </ul> <p><b>Festivals and Events</b></p> <ul style="list-style-type: none"> <li>• keep music festival going</li> <li>• jousting festival</li> <li>• Cumnock Tryst 5th year</li> <li>• link to other festivals – Mauchline Holy Festival, Dumfries House etc</li> </ul> <p><b>Support</b></p> <ul style="list-style-type: none"> <li>• help with gardens and gardening</li> <li>• informal friendship and activity groups</li> <li>• GP appointment improvements</li> <li>• storytelling project</li> <li>• better broadband and cell network</li> </ul>



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