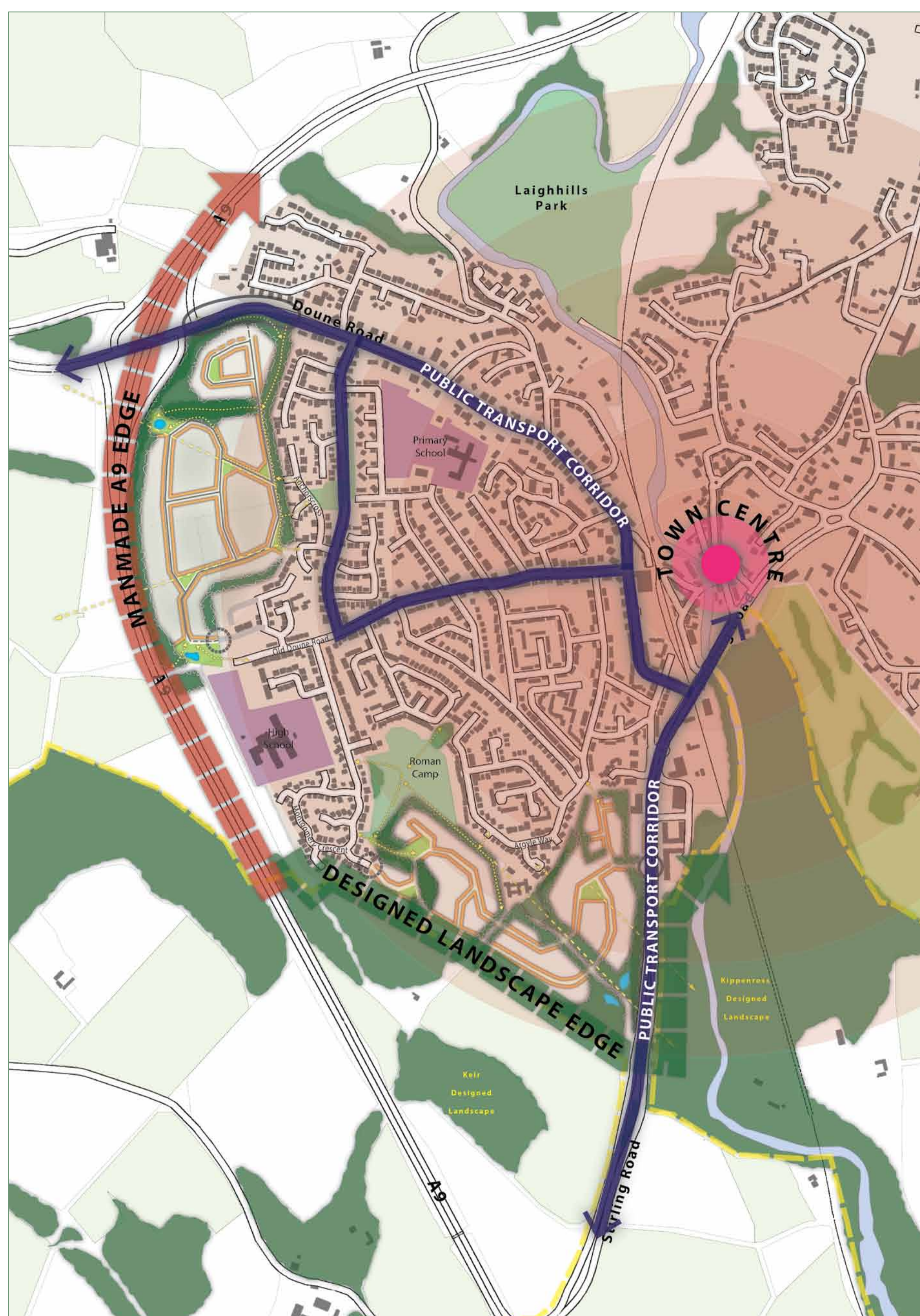


THE VISION

The purpose of this exhibition is to provide you with information on two sites on the western and southern edges of Dunblane. The sites present an opportunity to create a new vision for a sustainable Expansion for Dunblane. The exhibition gives you the opportunity to comment on and influence the project.



A vision for Dunblane's sustainable expansion

A Vision for Dunblane's Sustainable Expansion

This consultation exercise looks to explore the potential for a coherent and sustainable expansion to Dunblane through the appropriate development of two sites on the western edge of the town. The sites are supported by close links to Dunblane's Town Centre, as well as public transport, pedestrian and cycle links and local schools. There is the opportunity to provide a stronger and more connected western edge to Dunblane, which respects the proximity of both the A9 and designed landscapes within the area.

A properly planned expansion of Dunblane would allow co-ordinated growth that provides housing alongside the community facilities, shops and employment necessary to facilitate sustainable living.

Banners 4 and 5 of this exhibition show development principles for the two sites at Anchorscross and Stirling Road. At this early stage in considering the development principles we have not specified the location of community facilities but rather we are seeking comments on what people think should be provided. For example this might include:

- schools
- health / care facilities
- shops
- business units
- community buildings
- sports facilities and parks
- public services

Please indicate on the comments sheet what facilities you consider Dunblane needs.

Project Team

Gloag Investments has appointed a team to explore the development potential of the two sites and prepare a series of design principles that would ensure any development on the sites responds sensitively to the existing movement, landscape and built form context. Representatives of the team are available today to discuss the project. The team comprises of:

- Planning Consultants - Holder Planning
- Transport Consultants - Transport Planning
- Masterplanners and Landscape Designers - Iglu Studio

Anchorscross and Stirling Road Sites

The Anchorscross site is located to the west of housing off Wallace Road in Dunblane, it is bound by the A9 and Doune Road. The Stirling Road site is located to the south of housing around the Roman Camp and off Argyle Way, bound by Stirling Road and Keir Designed Landscape.



1 A9 forming Anchorscross site's western boundary



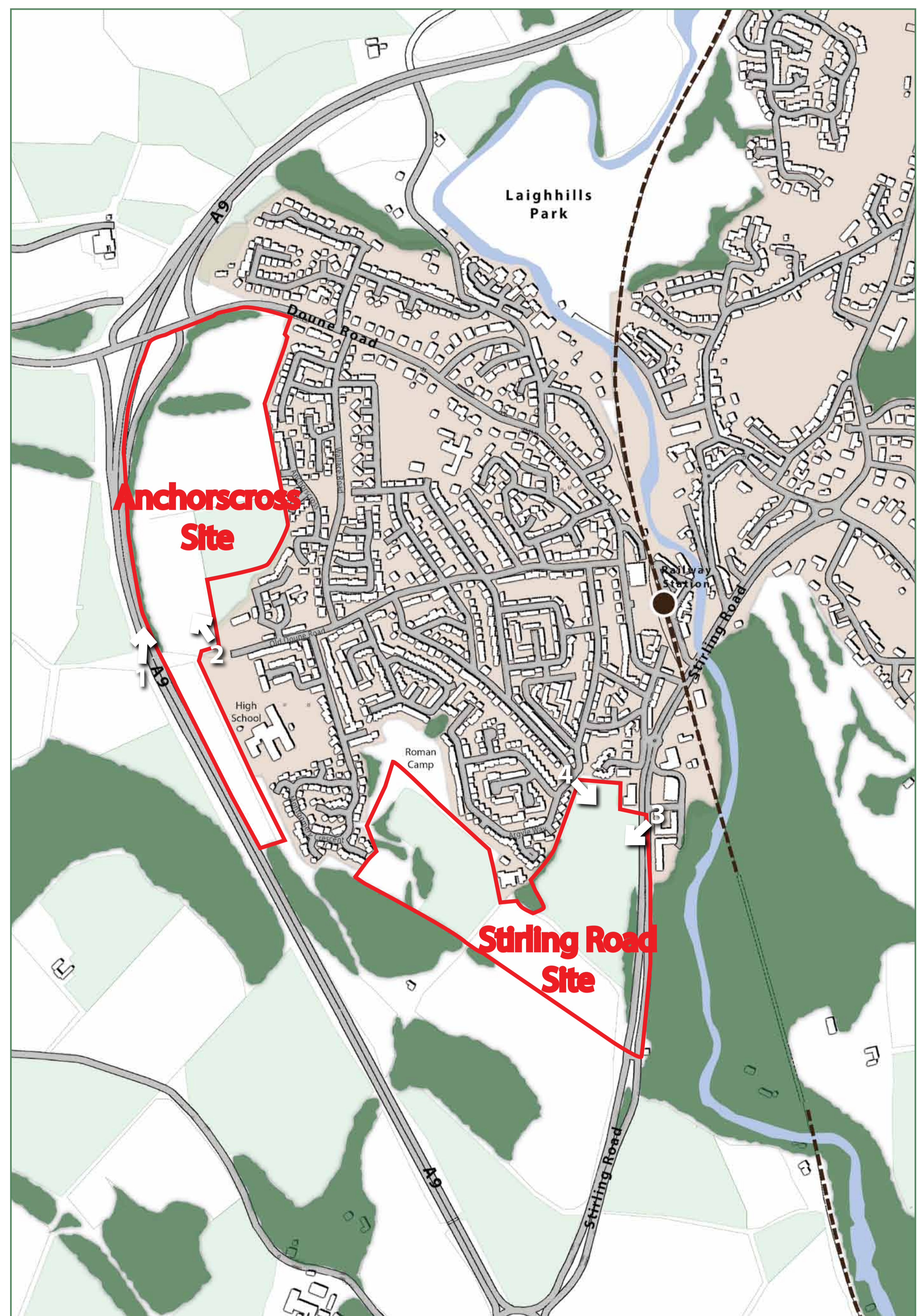
2 Anchorscross site situated next to new development along Old Doune Road



3 Stirling Road forming the eastern boundary to the Stirling Road site



4 Stirling Road site next to housing along Argyle Way



Site Boundary Plan

— Site Boundary

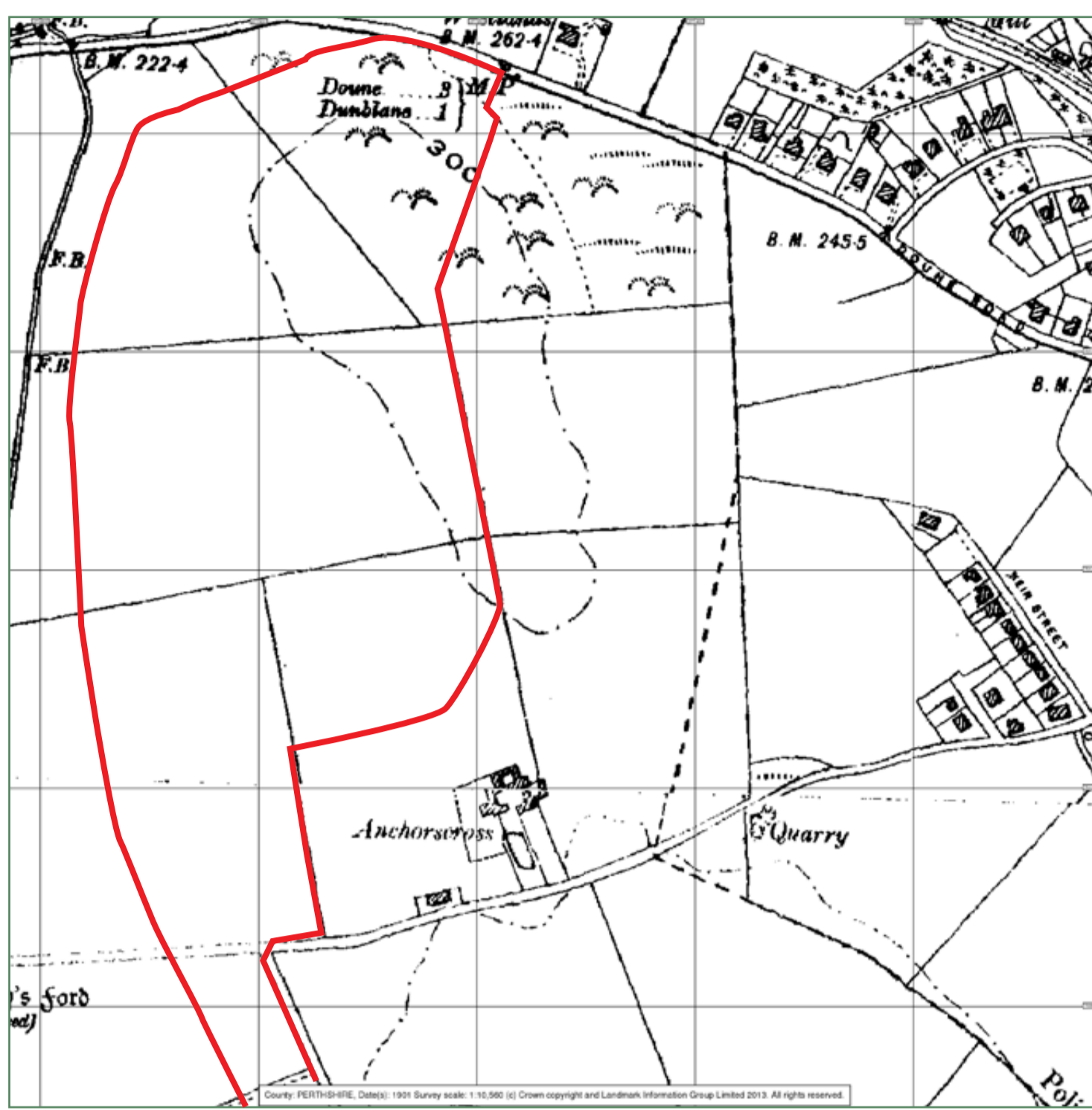


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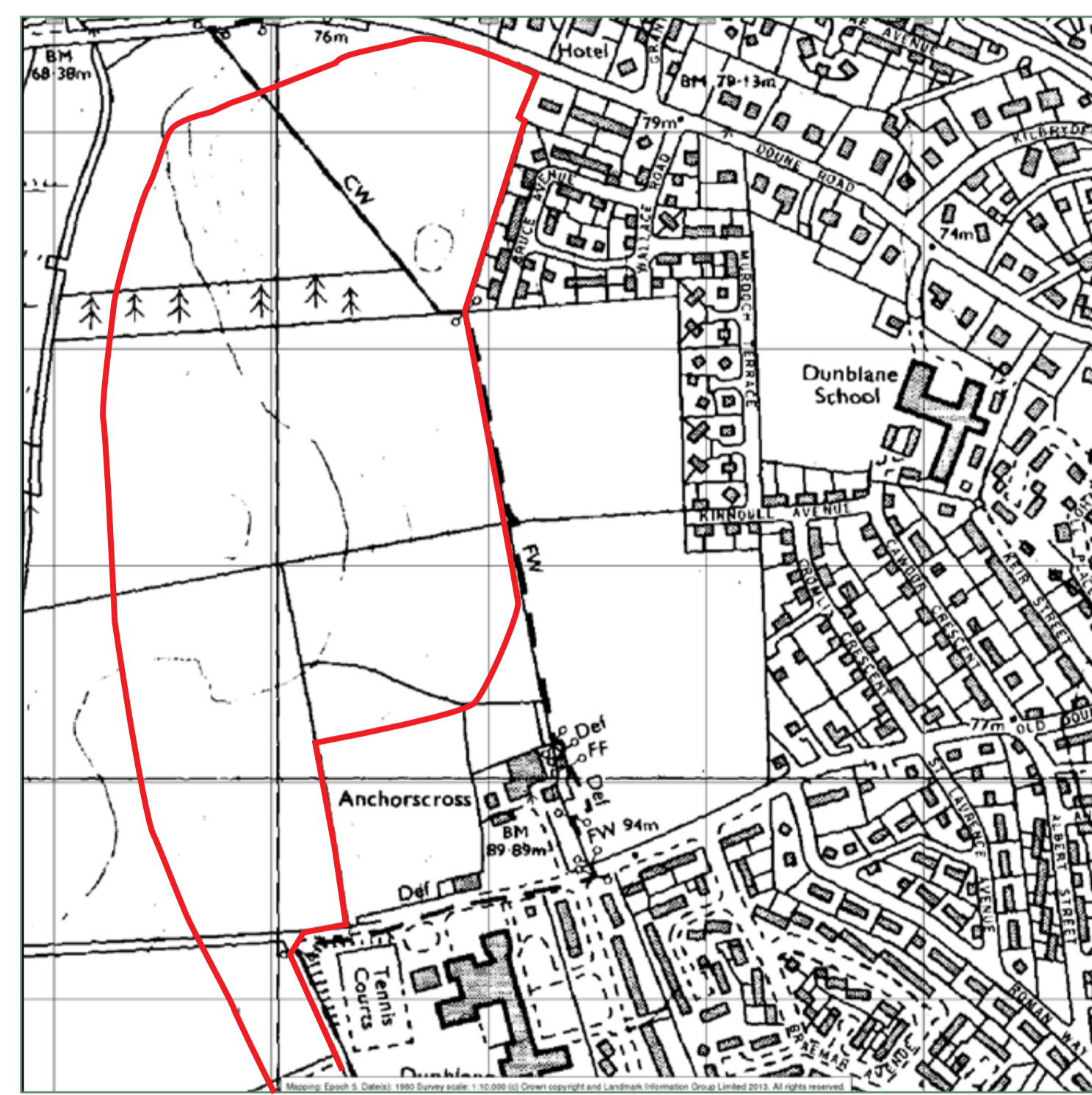
KEY ISSUES

The following two banners provide information on some of the key issues identified by the project team that relate to each of the sites. Informed by a desktop study and site visits, this assessment establishes a basis for a series of development principles that have been included in banners 4 and 5.

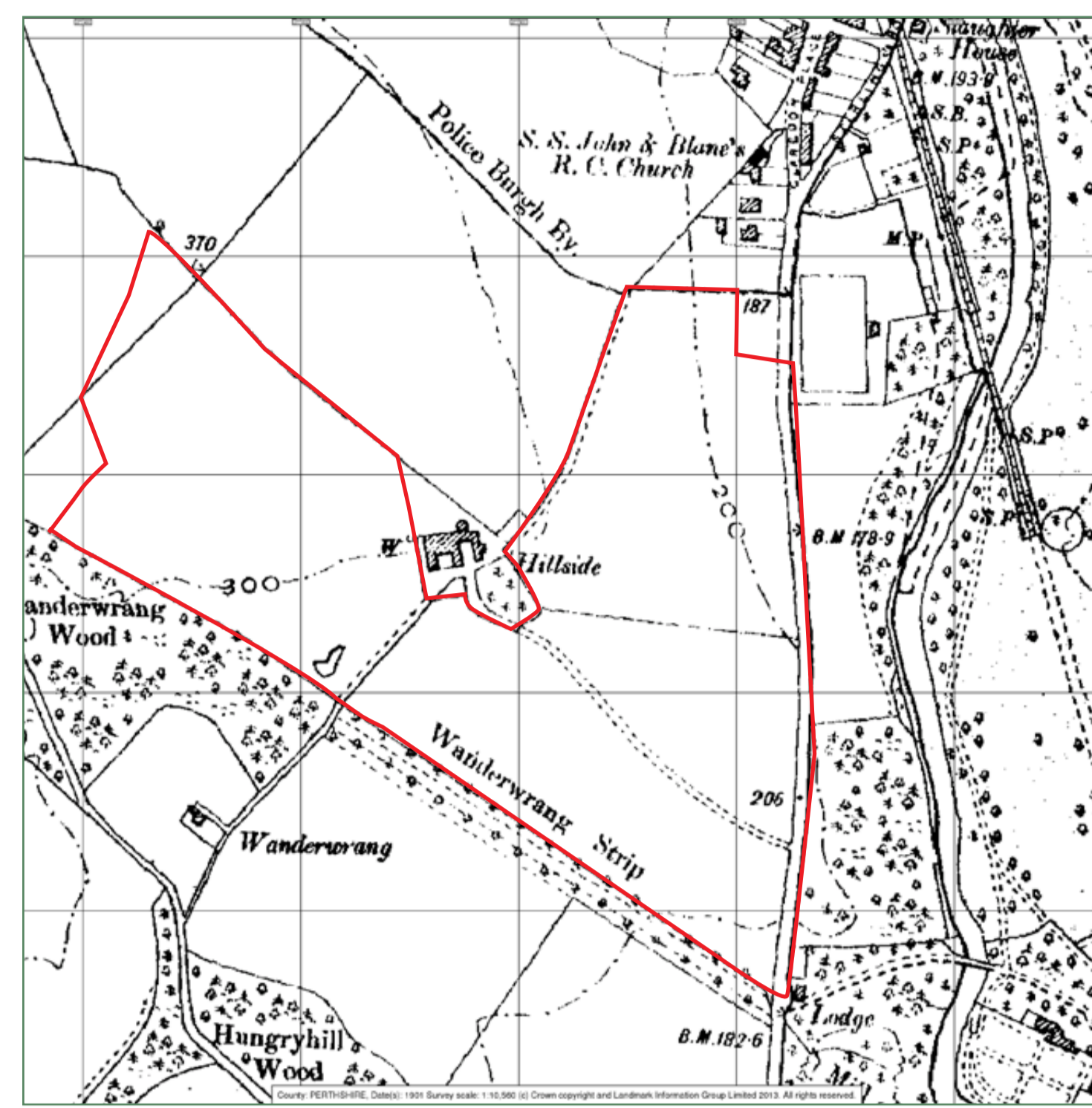
Historic Development



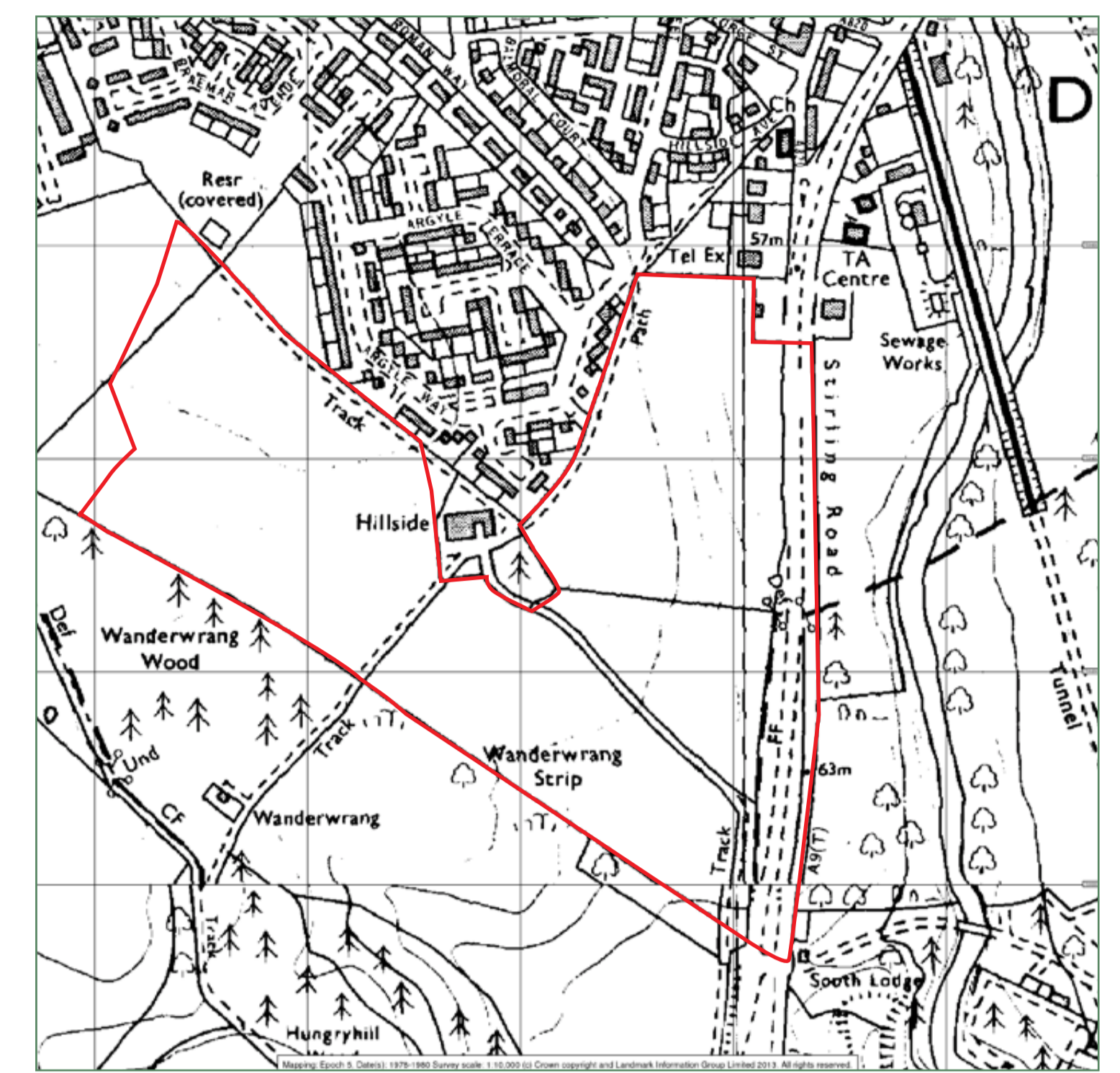
1901 Plan of Anchorscross Site showing development extending west along Old Doune and Doune Road.



1980 Plan of Anchorscross Site before the A9 showing Dunblane extending westwards towards the site with new housing and schools.



1901 Plan of Stirling Road Site showing the railway line to the east and development extending south along Stirling Road.

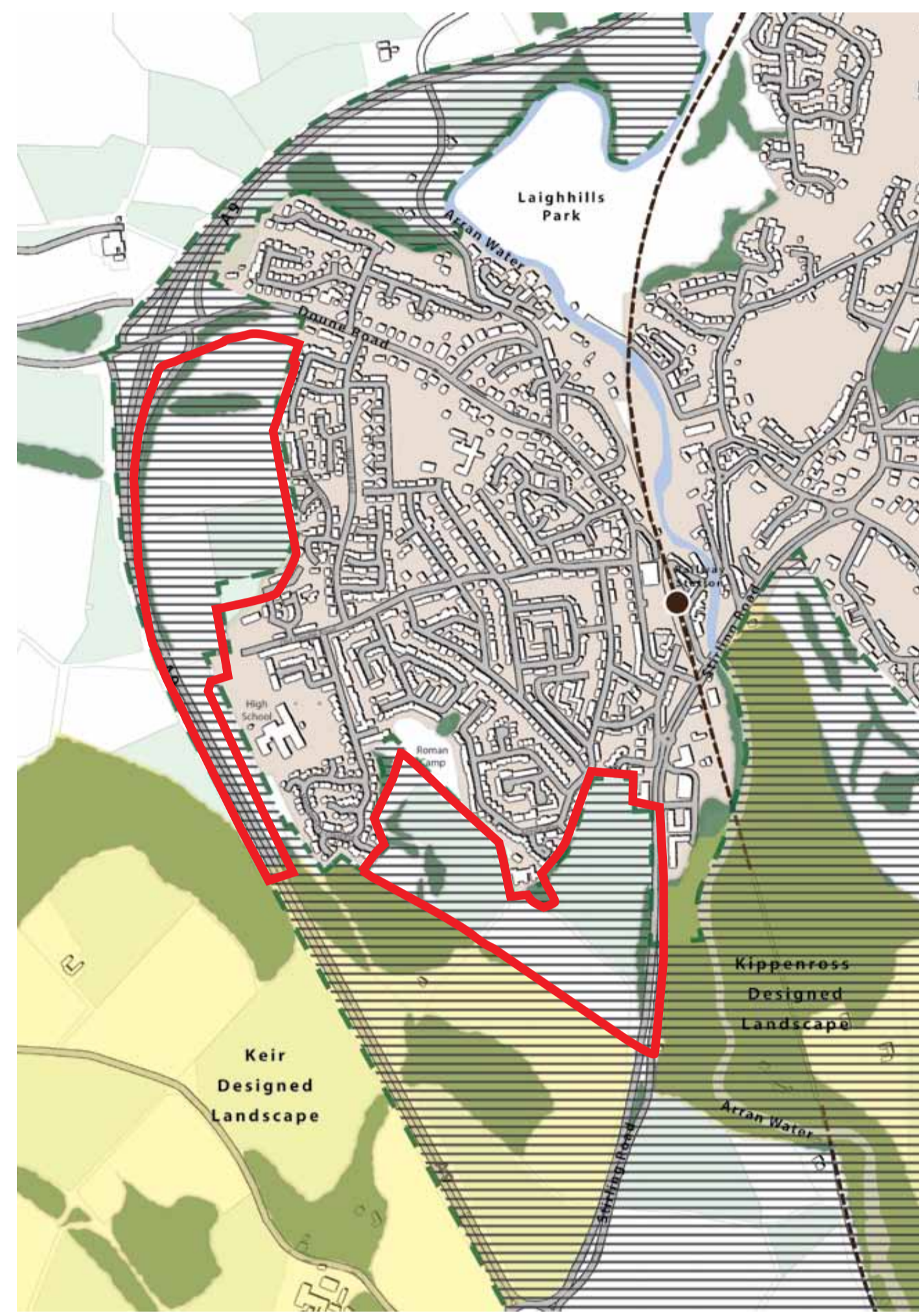


1980 Plan of Stirling Road Site showing housing having extended as far as the northern edge of the site.

Landform and Landscape

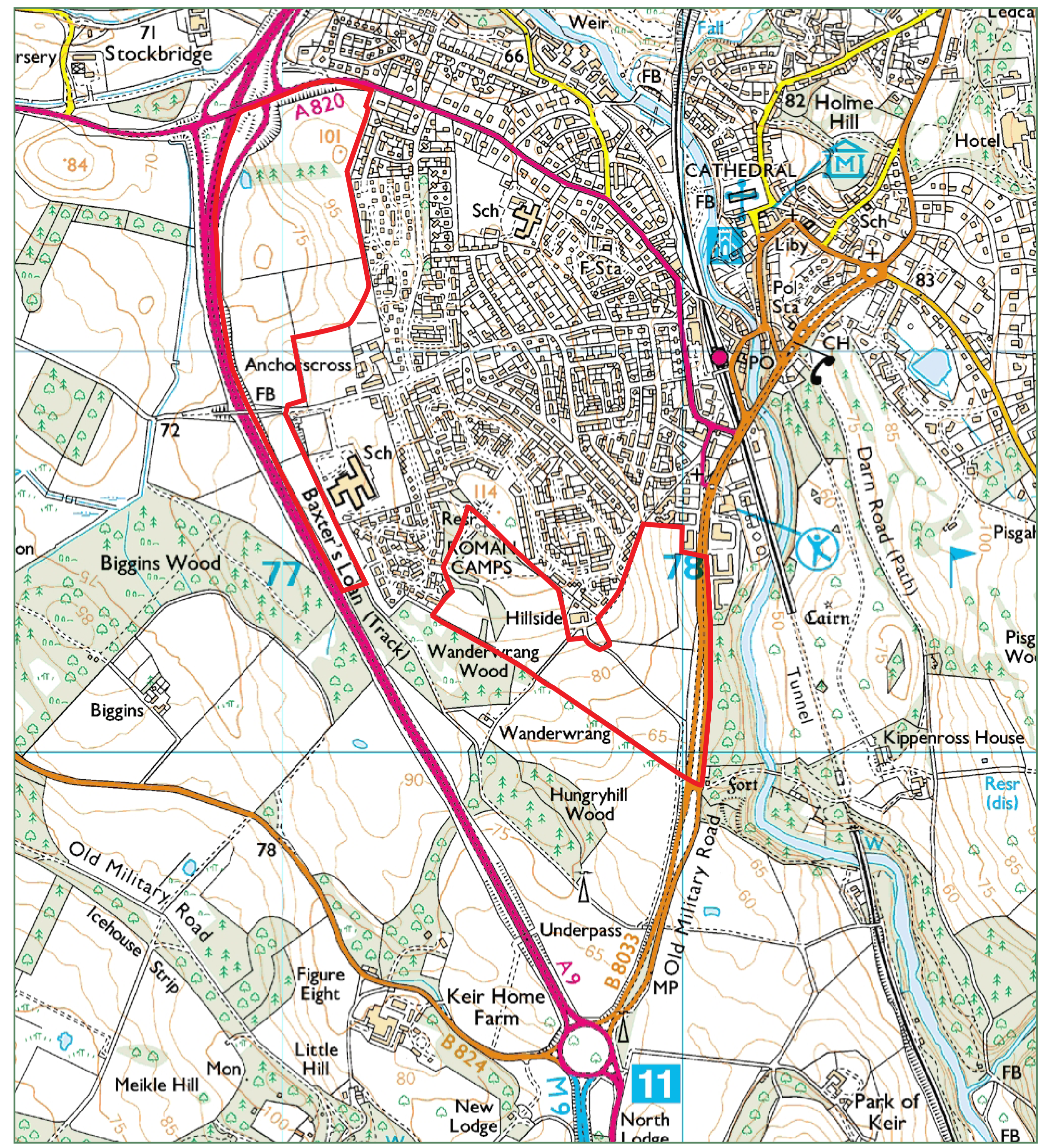
The Anchorscross site sits on a west facing slope rising from a low point (70m AOD) along its western edge up to a high point to the east (100m AOD) and another to the south east (110m AOD), towards the Roman Camp.

The Stirling Road site sits on the side of a south / south-east facing hill that rises up to the Roman Camp where a ridge line marks a change in the direction the land slopes from this high point. The eastern half of the site rises up from Allan Water (40m AOD) continuing to rise westwards to the Roman Camp (110m AOD). This gradient slopes steeply as it approaches the western edge of the site. The southern and western sections of the site rise in a north westerly direction from the south eastern corner of the site (65m AOD) to the Roman Camp.

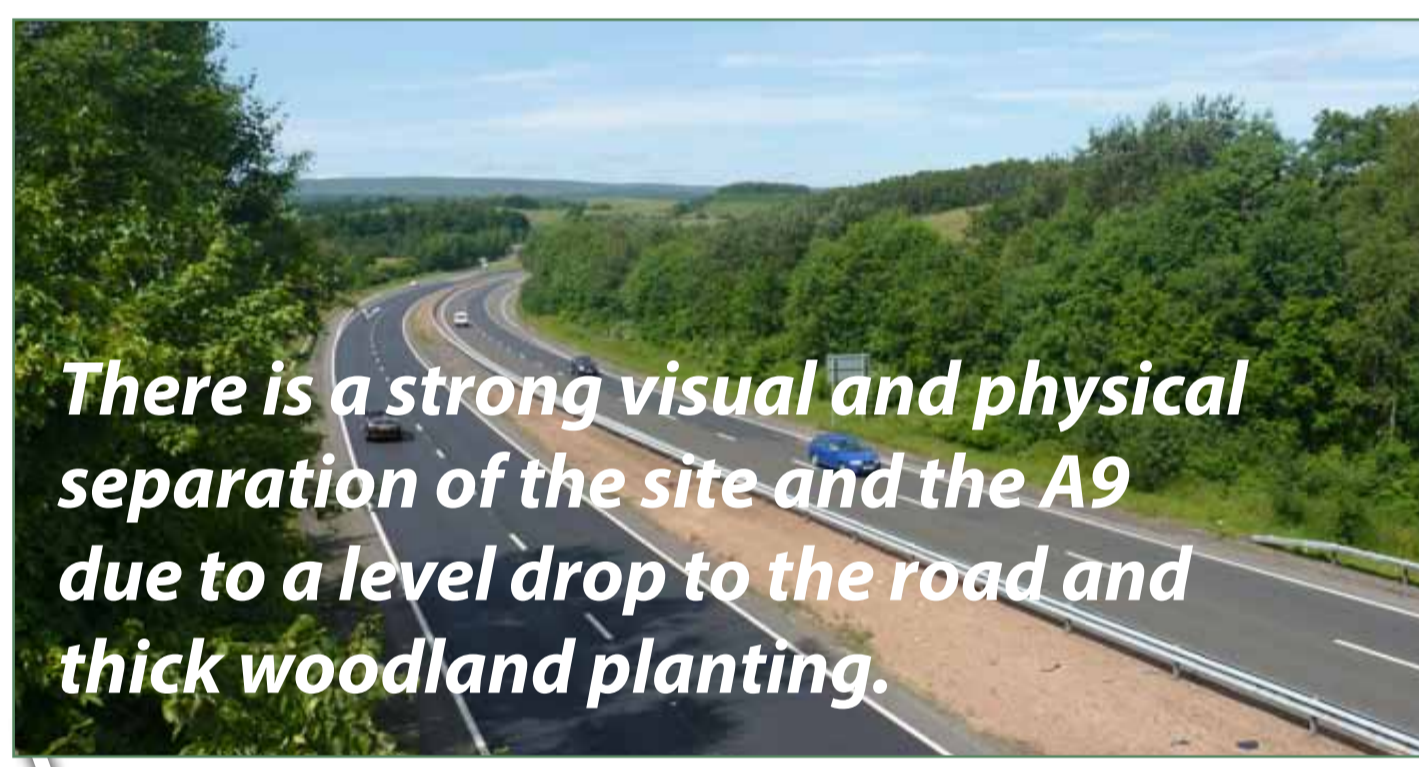


Green Belt and Designed Landscapes

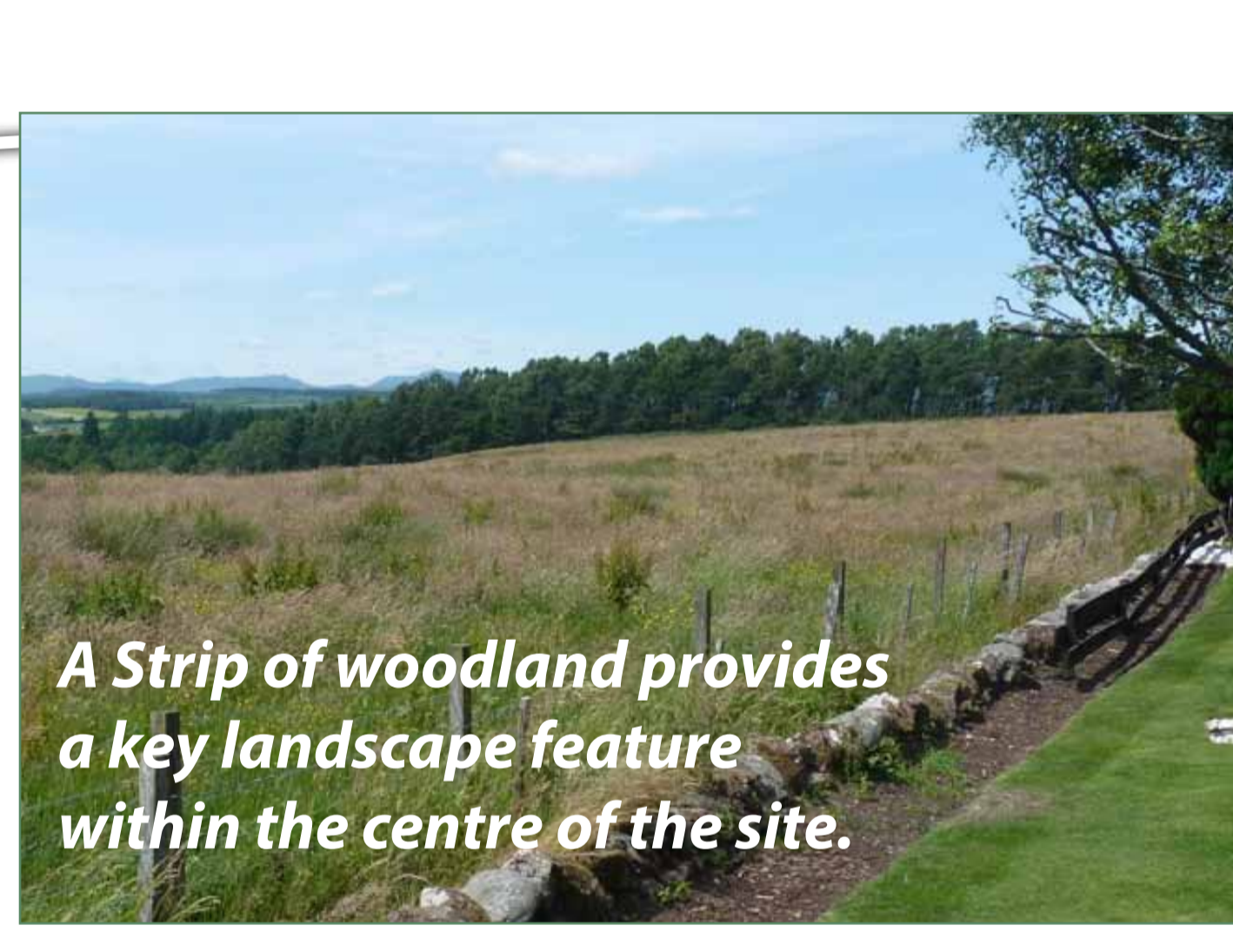
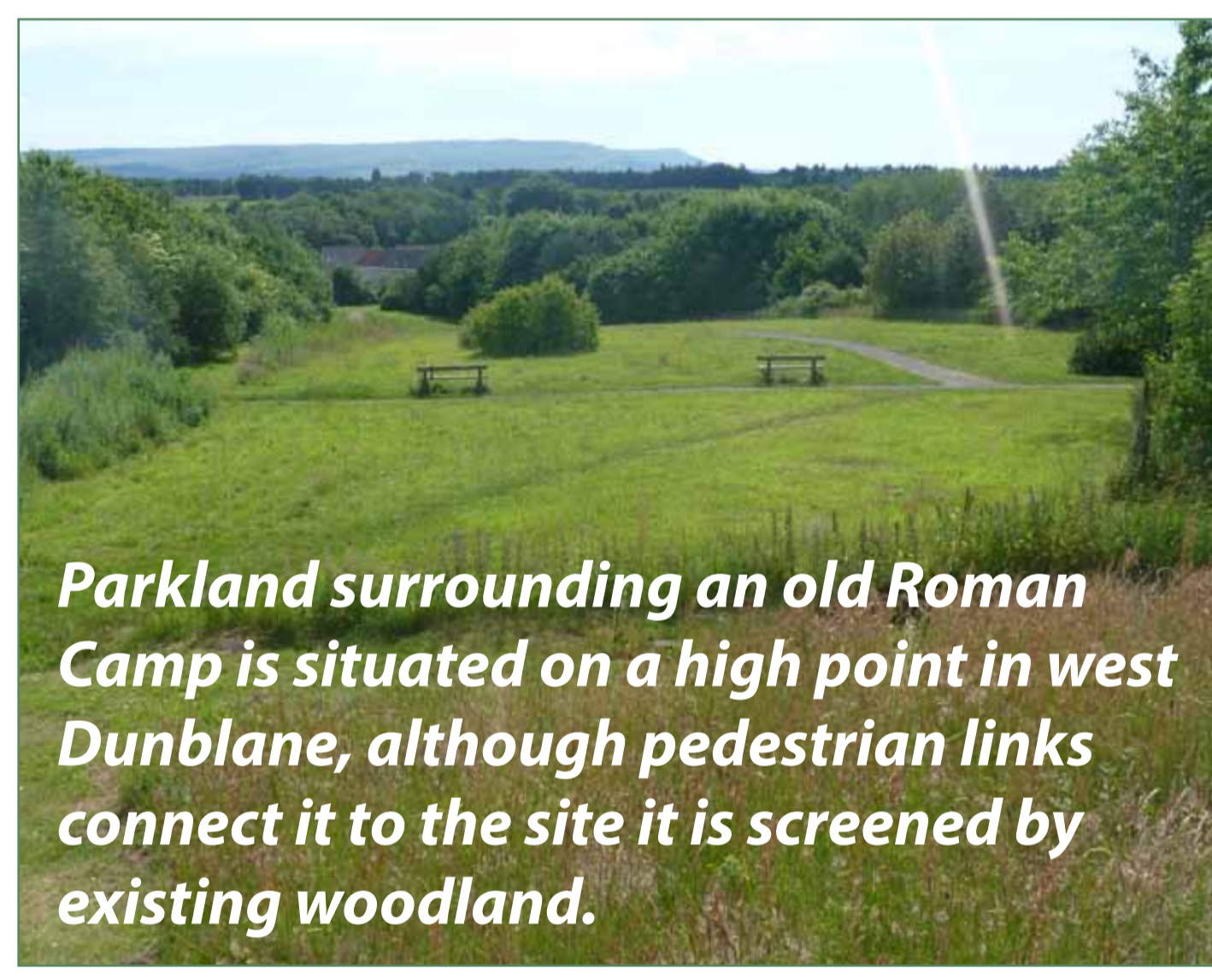
The Stirling Road site is bound to the south by Keir Designed Landscape, providing an edge of both dense woodland and open shrub land.



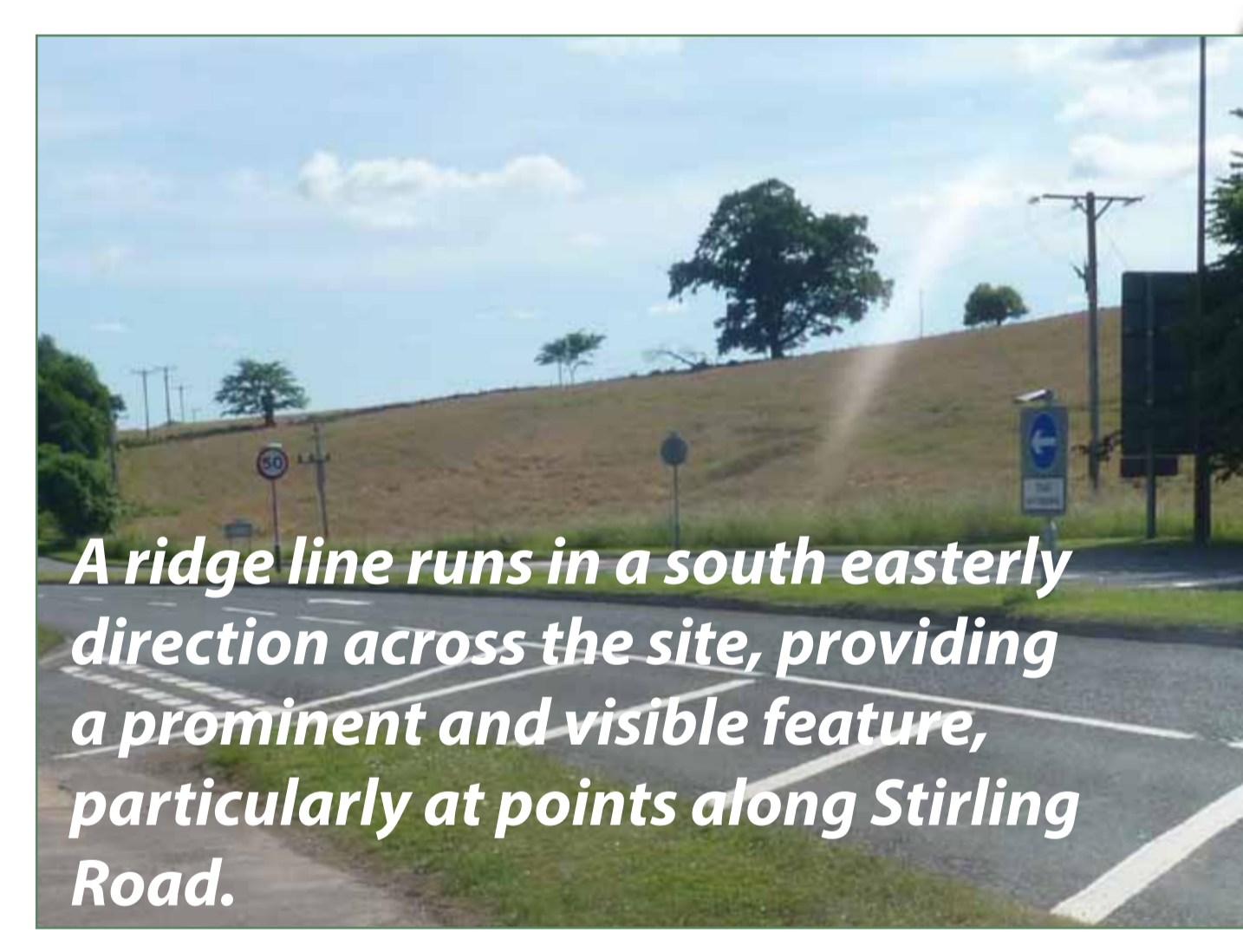
OS plan showing the gradient of each of the sites



Aerial plan of Anchorscross site



Aerial plan of Stirling Road site



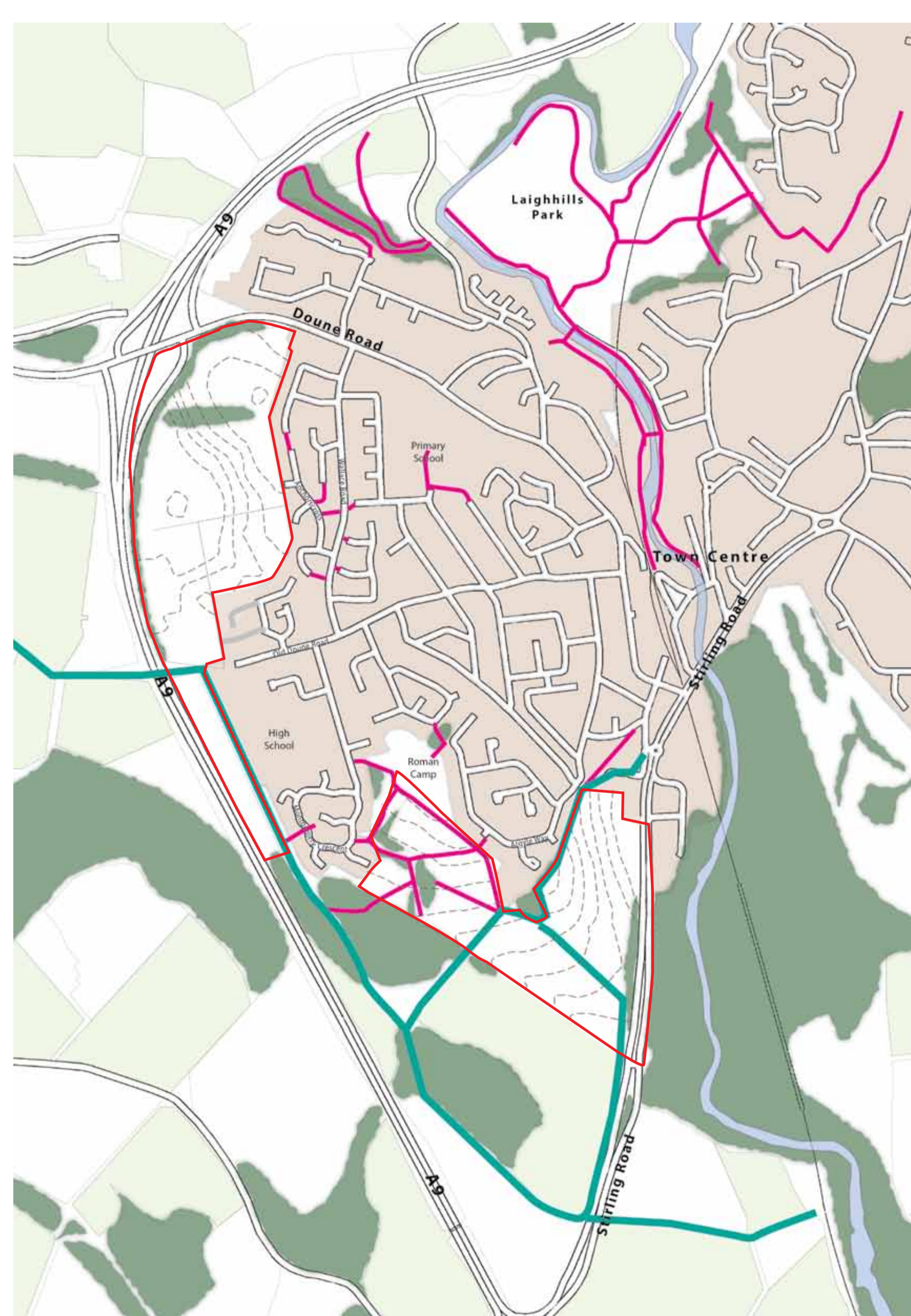
KEY ISSUES

Pedestrian and Cycle: Access and Movement

The sites are well served by an existing network of Core Paths, a SUStans National Cycle Route and a series of informal footpaths. National Cycle Route 765 passes along the edge of both sites, providing links west to Doune and east into Dunblane and beyond to Bridge of Allan and Stirling.

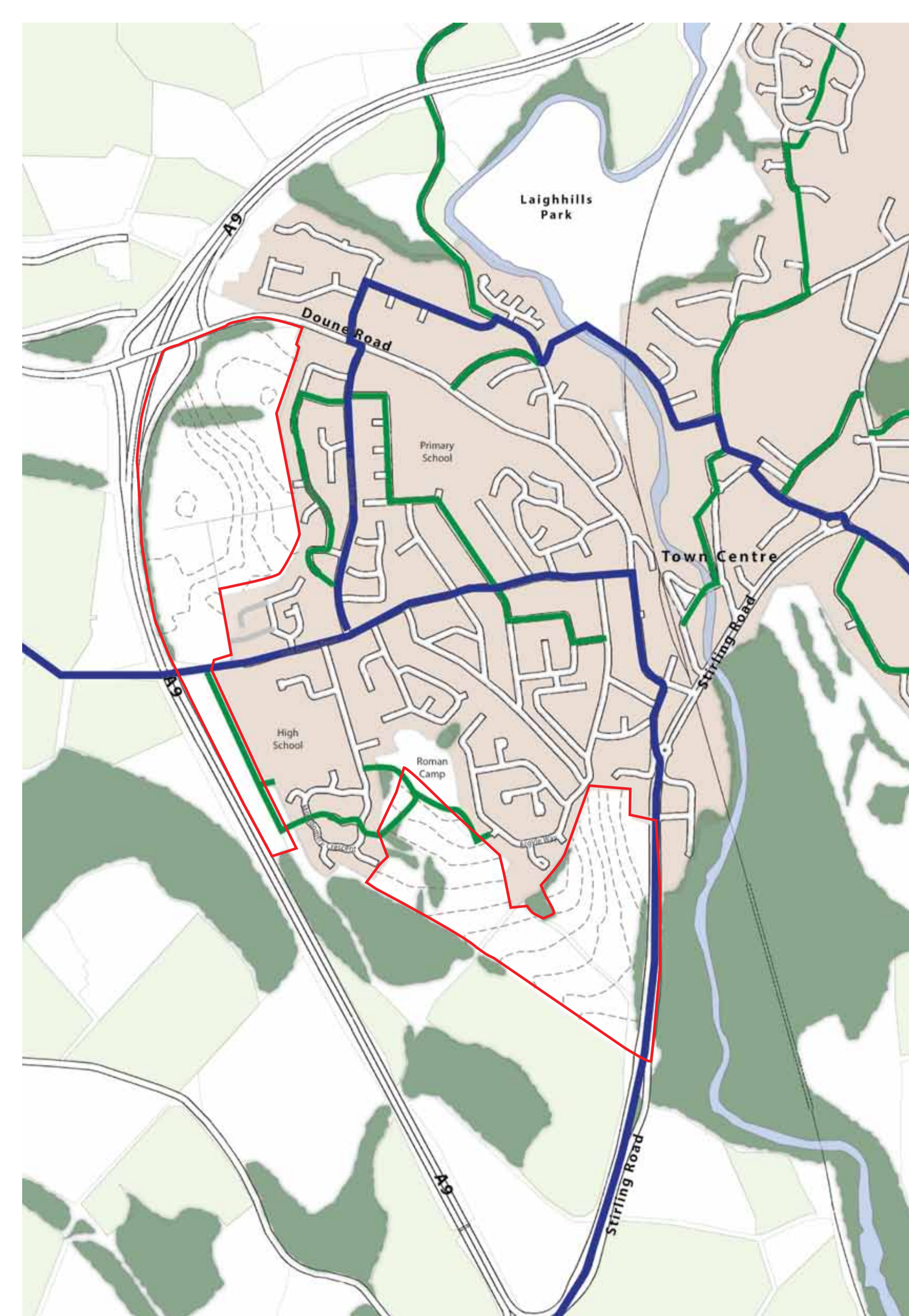
The Stirling Road site is accessed by a series of Core Paths and informal footpaths, they provide links into the neighbouring Keir Designed Landscape, as well as into Dunblane via Argyle Way, Montgomery Crescent and residential areas fronting onto the parkland surrounding the Roman Camp. A Core Path runs north from the western edge of the site up to Old Doune Road.

The Anchorscross site has few footpaths running through it, but is bound to the north and south by streets with footpaths. There are a series of local cycle routes in close proximity to the site. Within the housing to the east of the site several of the residential streets are designated as 'Quiet cycle routes to school / across town'.



Key Pedestrian Routes

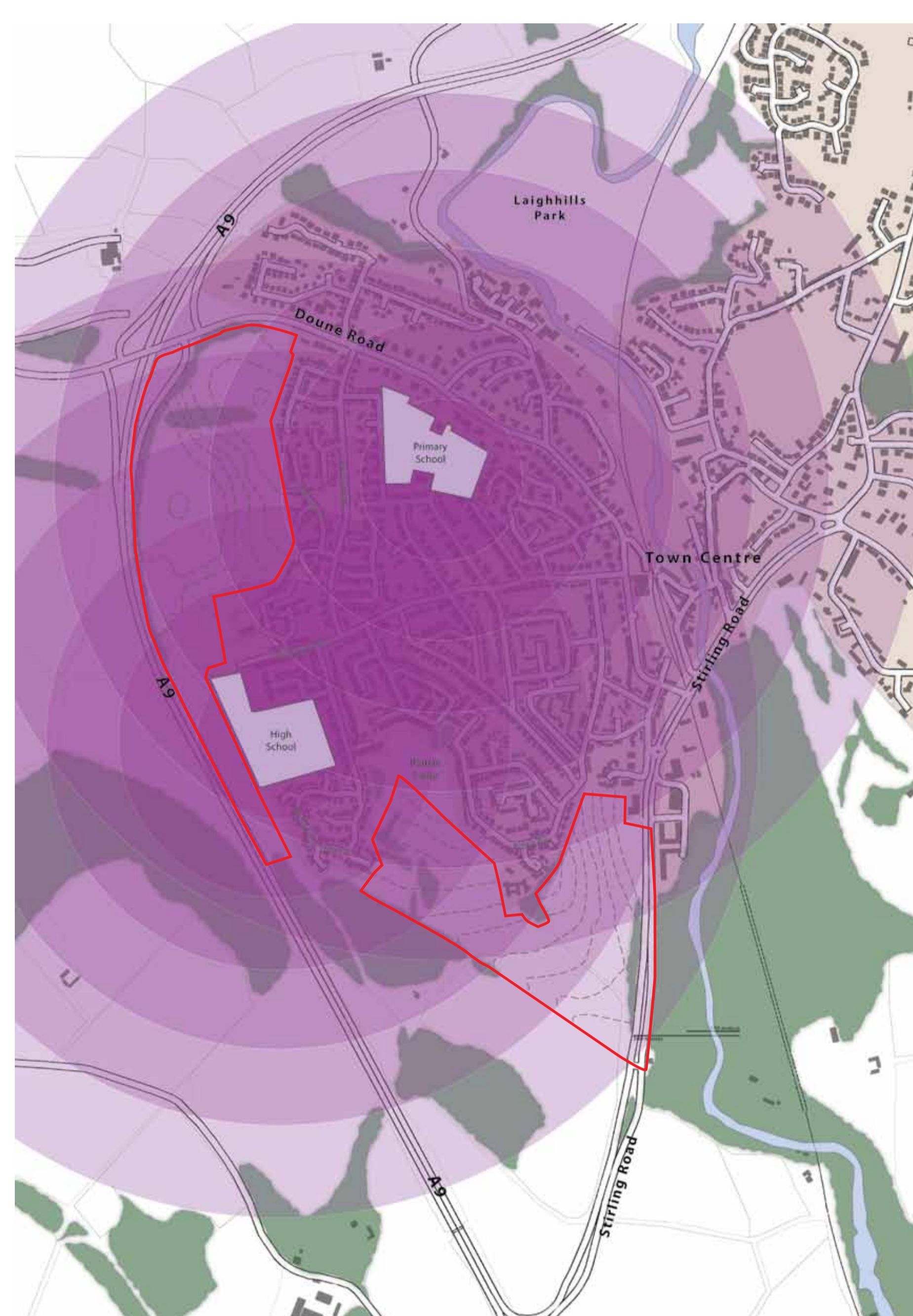
Core Path
Footpath



Key Cycle Routes

SUStans Route
Quiet Cycle Route

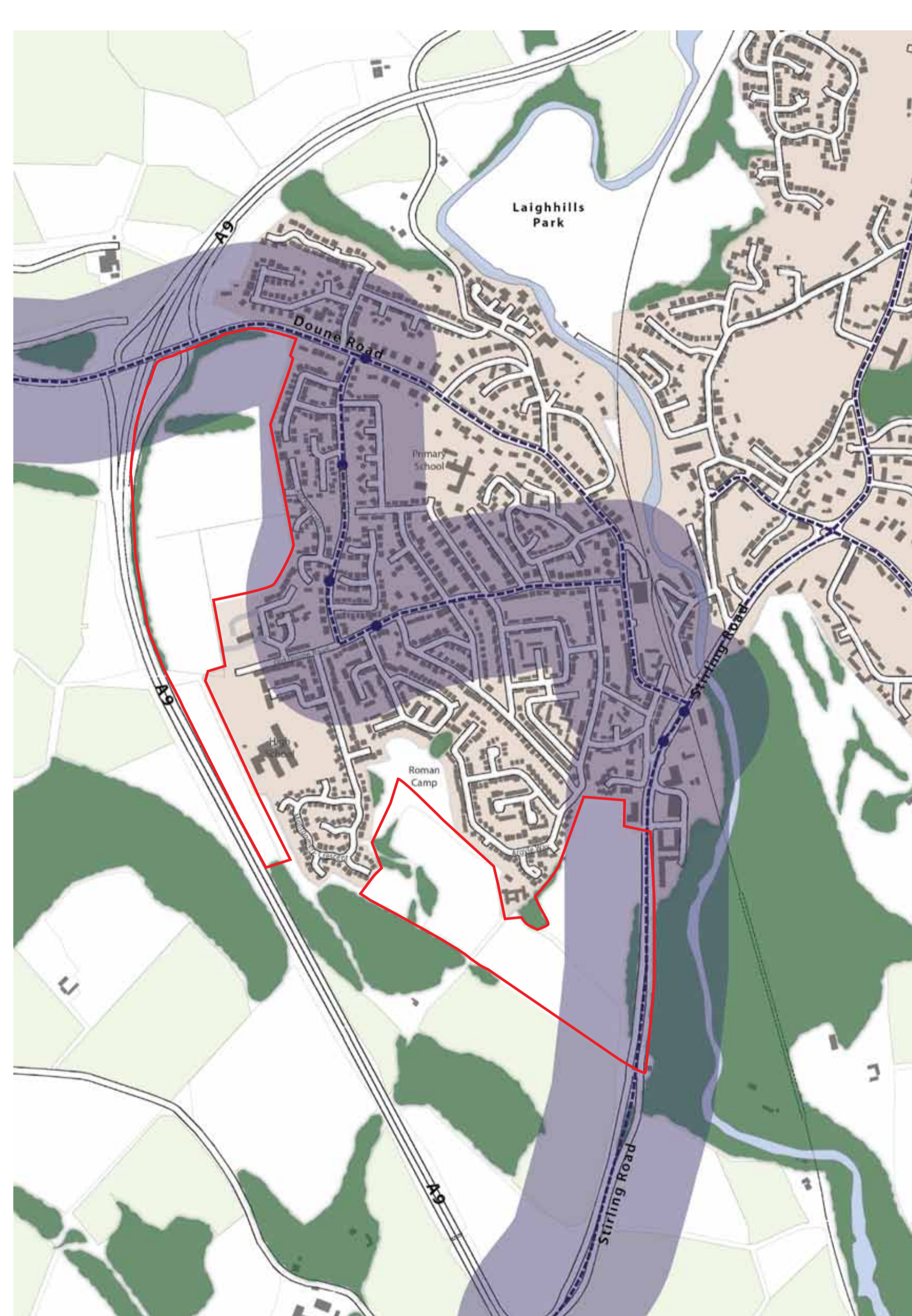
Local Facilities and Services



Anchorscross site is within a 15 minute walk of local primary and secondary schools, the Stirling Road site is within a 15 minute walk of the secondary school while a majority of the site is within 15 minutes of the primary school.

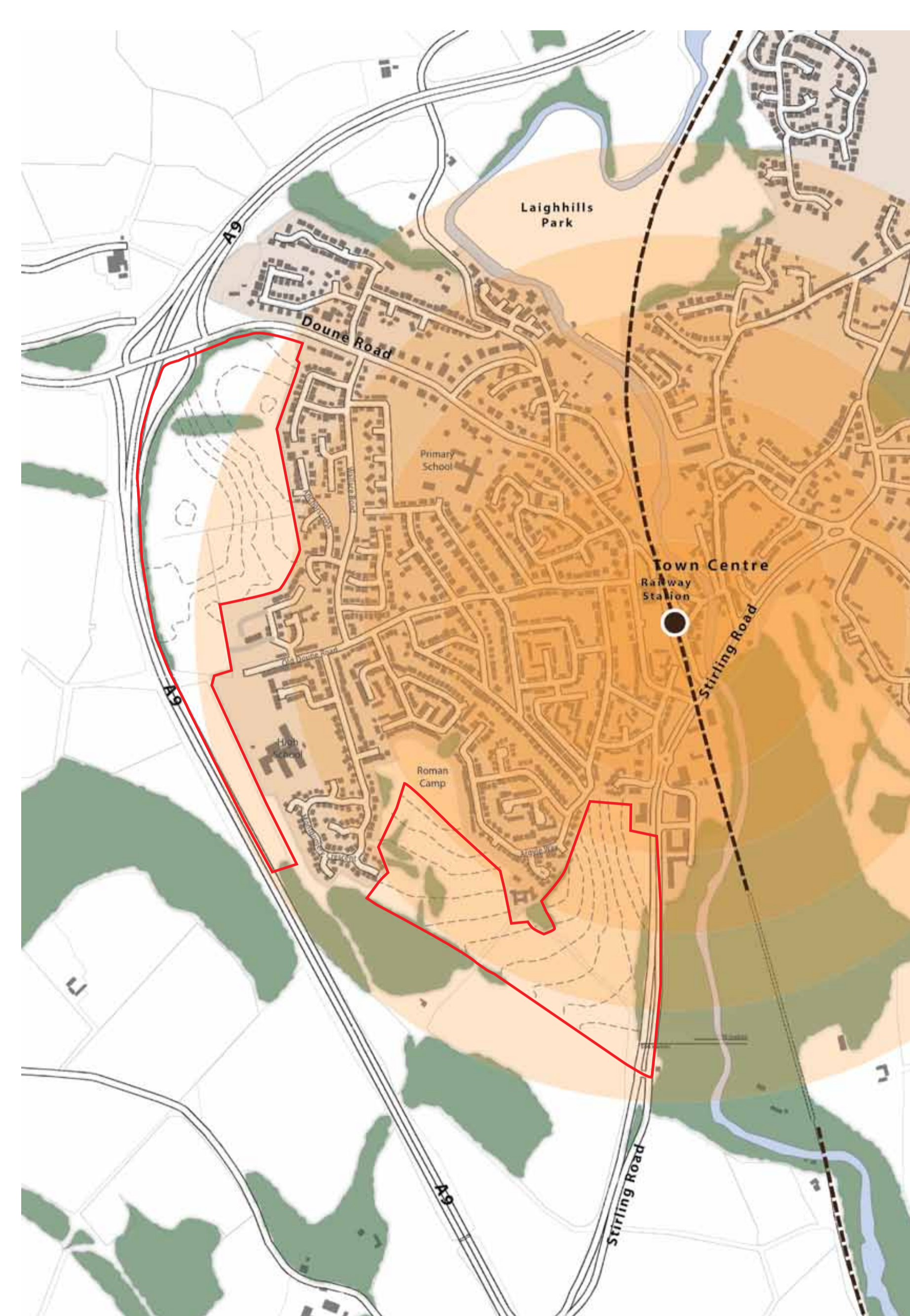


Stirling Road site and the eastern edge of the Anchorscross site is within a 15 minute walk of Town Centre, the remainder of Anchorscross is within 20 minutes.

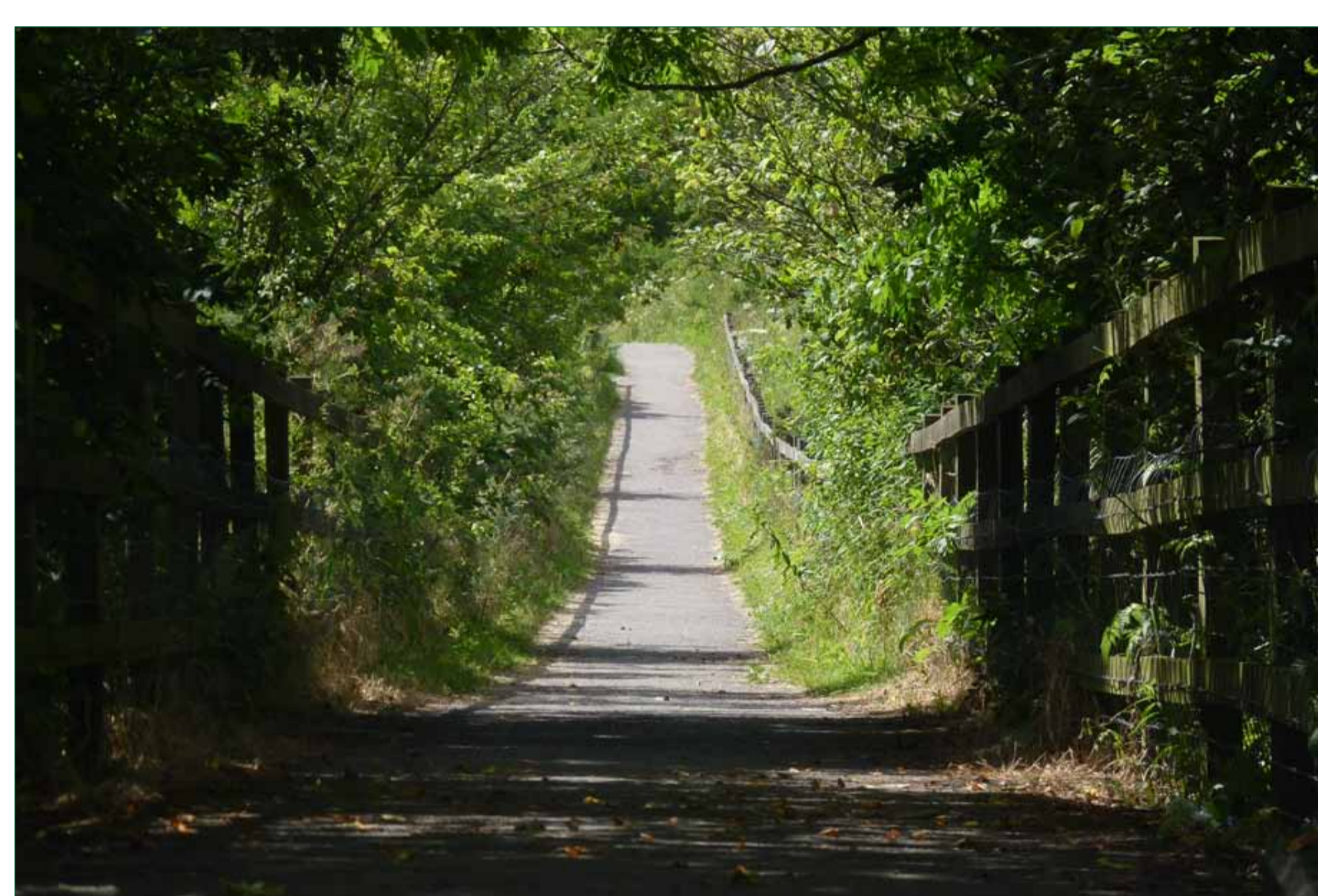


Both sites are within a 5 minute walk of a local bus service.

Bus Route
Bus Stop



Stirling Road site and the eastern half of Anchorscross site is within a 15 minute walk of the railway station, the remainder of Anchorscross is within 20 minutes.



SUStans National Cycle Route 765



Footpath to the Parkland surrounding the Roman Camp, located along the northern edge of the Stirling Road site



Footpath connecting the north eastern edge of the Stirling Road site with Argyle Way



Footpath leading south into the Stirling Road site from the parkland surrounding the Roman Camp

As part of ongoing work on the project further site investigation and analysis relating to a number of other environment issues will be undertaken, these are likely to include Ecology, Drainage and Ground Condition.

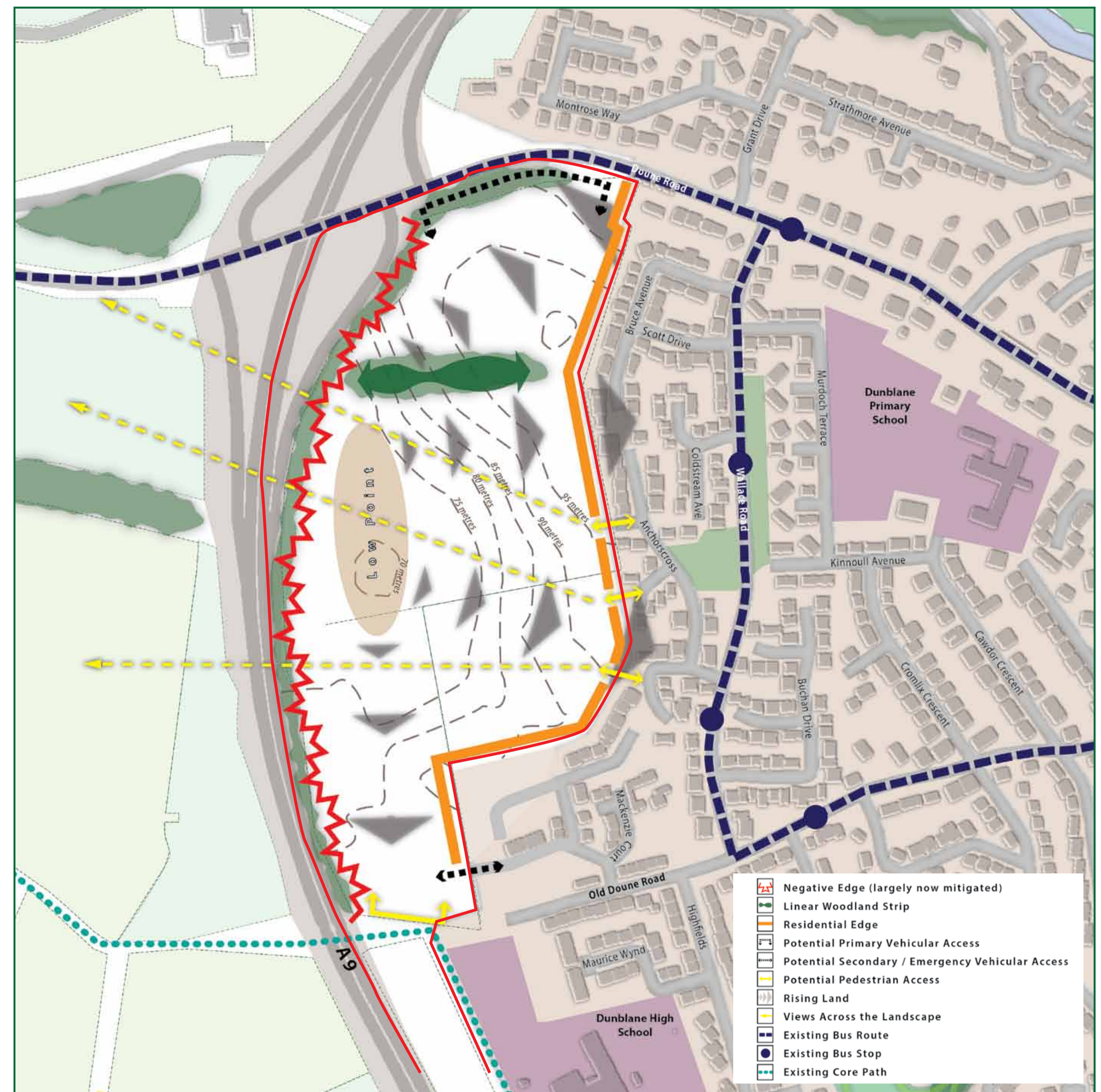


ANCHORSCROSS SITE

In order to translate the key issues identified in banners 2 and 3 into development principles we have established a series of key constraints and opportunities for the sites. Banners 4 and 5 show the constraints and opportunities for each site as well as the development principles. In order to help illustrate the principles a design option has been prepared for each site.

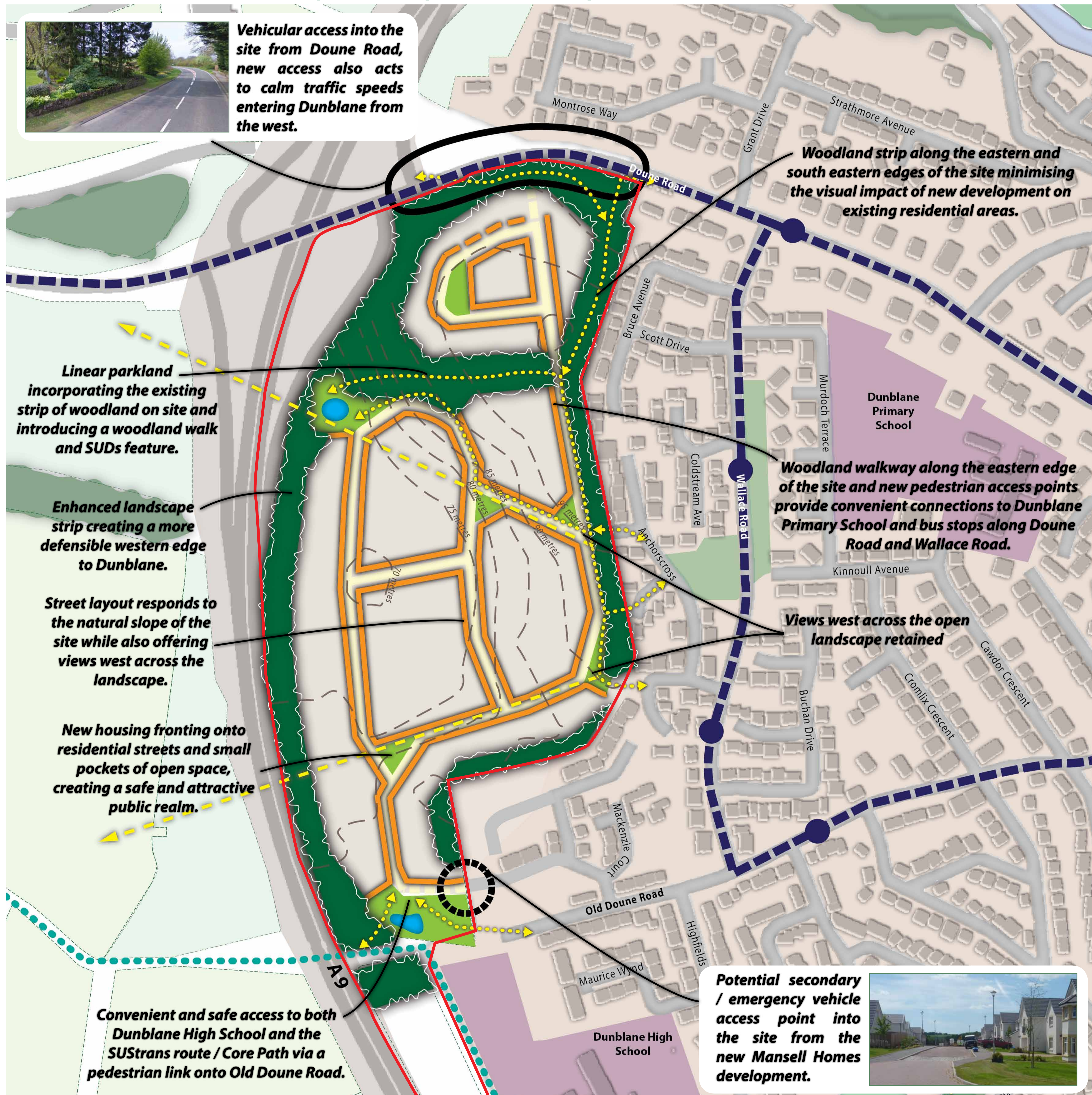
Anchorcross Site Constraints and Opportunities

- There is a natural low point in the western half of the site.
- The western edge of the site is bound by a cutting for the A9, this provides a level separation between the road and the site, which, combined with a dense strip of woodland both buffers the negative impacts of the road and screens the site from areas to the west.
- Potential pedestrian links include onto Old Doune Road, connecting to an existing SUStans route / Core Path and Dunblane High School, onto Doune Road in the north and along the eastern edge of the site on to a series of cul-de-sacs leading off of Anchorcross and Bruce Avenue.
- Potential vehicular access points include along the site's northern edge onto Doune Road and, as a secondary / emergency vehicular access through a recent development off of Old Doune Road by Mansell Homes.
- There are frequent and accessible bus links east along Wallace Road (5-10 minute walk from the site).
- The eastern and south eastern edges of the site back onto the gardens of residential properties along Bruce Avenue, Anchorcross and within the Mansell Homes development, these need to be sensitively treated.
- Across the northern section of the site a thick and dense belt of woodland runs east west, linking up to woodland along the site's western edge.
- At points along the eastern edge of the site there are views of the open countryside, beyond the A9.



Plan showing opportunities and constraints for the Anchorcross Site

Anchorcross Site Development Option / Principles



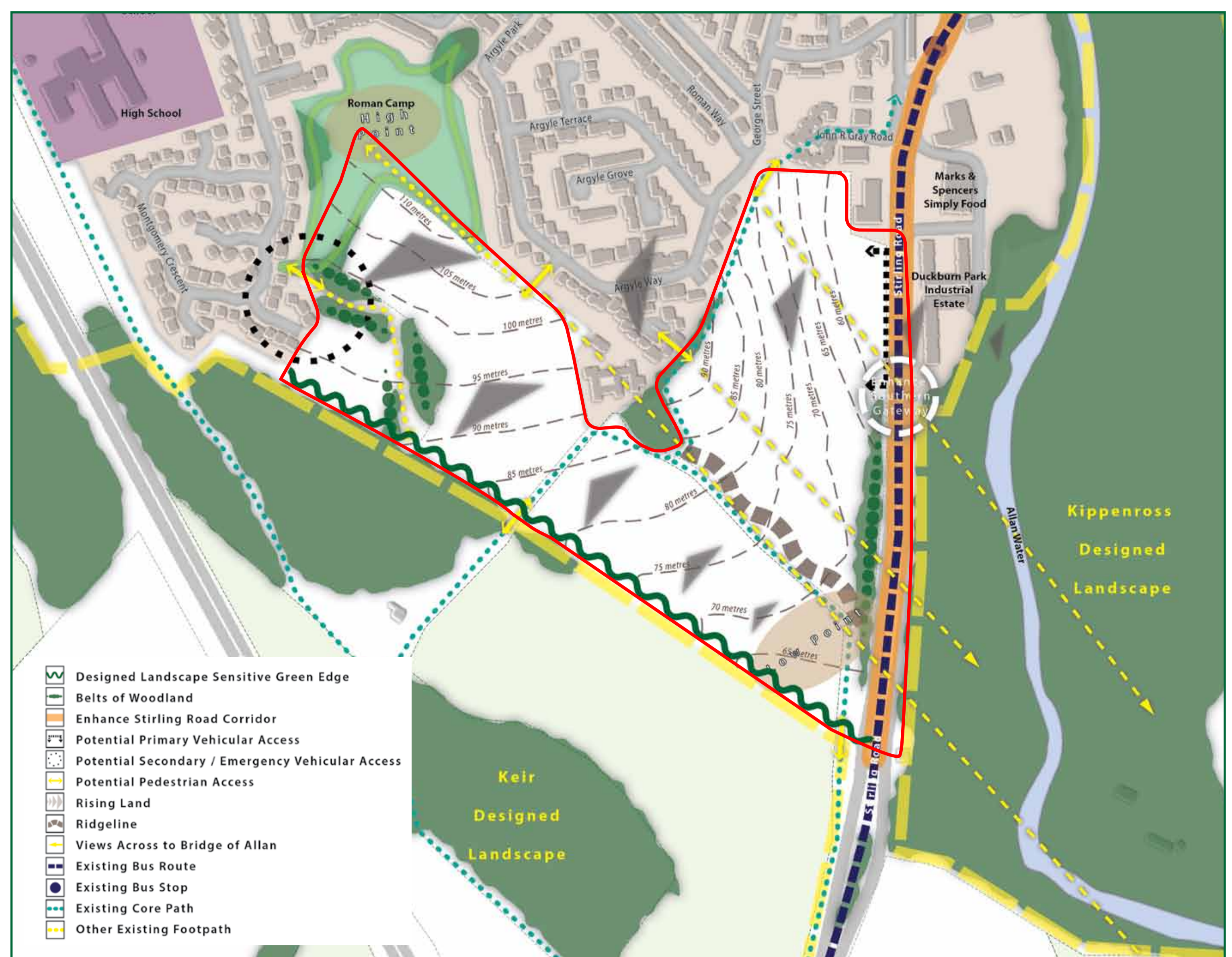
Development option illustrating the key principles for the Anchorcross Site



STIRLING ROAD SITE

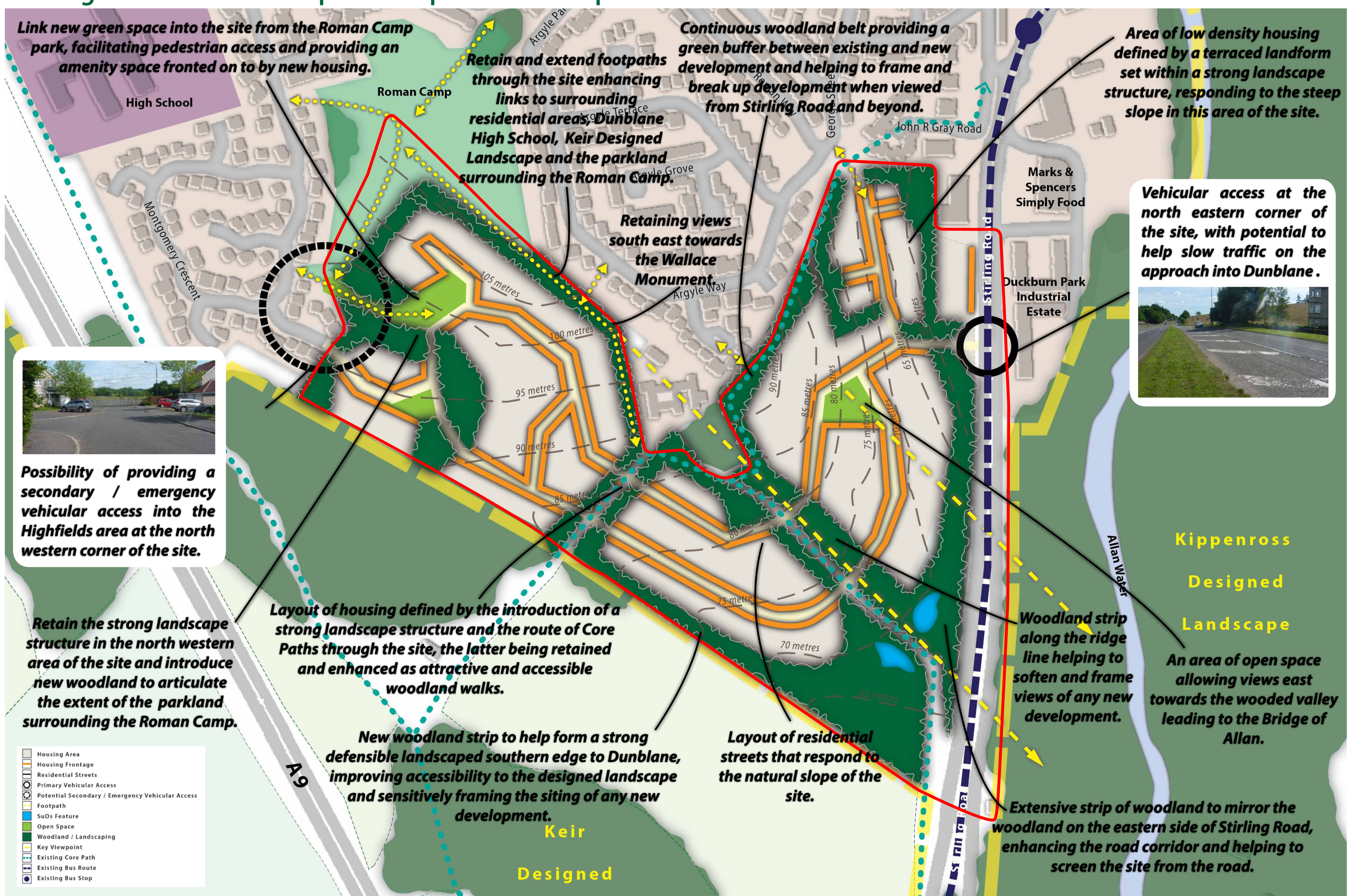
Stirling Road Site Constraints and Opportunities

- There is a relatively steep slope within the north eastern area of the site.
- Ridge line through the centre of the site acts as a visually prominent landscape feature within the surrounding area.
- Series of Core Paths and footpaths provide a connection to neighbouring residential areas and Keir Designed Landscape as well as towards the Town Centre.
- Views are offered east across the woodland valley towards Bridge of Allan and the Wallace Monument from the northern edge of site.
- Apart from the north eastern edge of the site Stirling Road is screened by vegetation and / or a level change.
- Potential vehicular access points include from Stirling Road along the north eastern edge of the site and a potential secondary / emergency access from the Highfields area.
- There are frequent and accessible bus links north along Stirling Road (5 – 10 mins walk from the site).
- There is an existing open space and landscape structure within the north western area of the site, with the parkland surrounding the Roman Camp and belts of woodland running south into the site.
- The site is bound to the south by woodland and shrub land as part of Keir Designed Landscape.



Plan showing opportunities and constraints for the Stirling Road Site

Stirling Road Site Development Option / Principles



Development option illustrating the key principles for the Stirling Road Site

Gloag Investments

Gloag Investments is a local based investment company with experience in planning and delivering sensitive and sustainable community projects. The company is a local employer and works alongside local partners to better understand community needs

Next Steps

Following this public consultation event the project team will be preparing a consultation report. This will identify the issues that have been raised and indicate the response to them.

We are therefore keen to get your views on the key issues identified relating to the site and the design principles that inform the design option we have prepared for each of the two sites.

Please feel free to complete one of the comment forms provided. This will assist us in preparing our report. At this time we have not decided the timing and content of any planning application(s), which will be the subject of further consideration once we have taken into account the feedback from the consultation exercise.

Your comments will help shape the final proposal that will be submitted to the council.

On behalf of Gloag Investments, thank you for visiting the public exhibition.



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