

Mactaggart & Mickel Homes

Stirling Road | Drymen

Your views

Today's event is designed to provide further information on the housing proposals which have been submitted to Loch Lomond & The Trossachs National Park, and to explain and answer any questions on the proposals. Mactaggart and Mickel are keen to share their proposals and to hear your views in order that matters of relevance to the site, the development design, and the impacts of the development can be fully explored. A questionnaire form is provided on which comments may be made. Comments may also be provided by email or letter or by speaking to one of our representatives.

THANK YOU FOR TAKING THE TIME TO ATTEND OUR CONSULTATION EVENT

The consultation site

The consultation site comprises undeveloped grassland and is partially located within the eastern village boundary of Drymen. Situated between Stirling Road to the north and Gartness Road to the south, the site comprises approximately 6.77 hectares. The north-west corner of the site is currently used as a public car park, with residential properties located at Ardmore Gardens to the east. There are further residential and small scale commercial properties situated to the west forming the settlement of Drymen, with other properties located south of Gartness Road. To the east, is undeveloped, rural land.

The site slopes in a south western direction, to the valley of the Mill Skite Burn. A hedgerow and number of mature trees denote the northern site boundary along Stirling Road, whilst scattered trees and scrub mark the western and lower lying southern parts of the site.



The proposed development

The proposed development comprises the erection of residential development and creation of an extension to the existing public car park to provide 95 spaces in total. Associated landscaping, access and visitor car parking will also be provided. The development will create a community parkland and play areas, as well as an attractive SUDs feature and new pedestrian footpath linkages to link into the existing network. 101 new homes will be created comprising of mainstream residential, social rented accommodation and discounted for sale accommodation.

The low density of the development reflects the generous garden sizes as well as the amount of greenspace within the development. Greenspace incorporates approximately 42% of the site, with the creation of a path network to integrate into the West Highland Way, and amenity parkland along the southern edge of the site which will benefit the wider community.

Your views

Please take the opportunity to make your views on the site, development issues and emerging proposals known in order that we can consider these prior to finalising the development proposals for the site. Pick up a questionnaire form, fill it in and leave it with one of our representatives or send it back before the deadline of **28 Aug 2018** (details on the questionnaire form).

Thanks again for coming along today.



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Aerial Image of Development



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Proposed Parkland



View point 2



View point 3



View point 4



View point 5



View point 6

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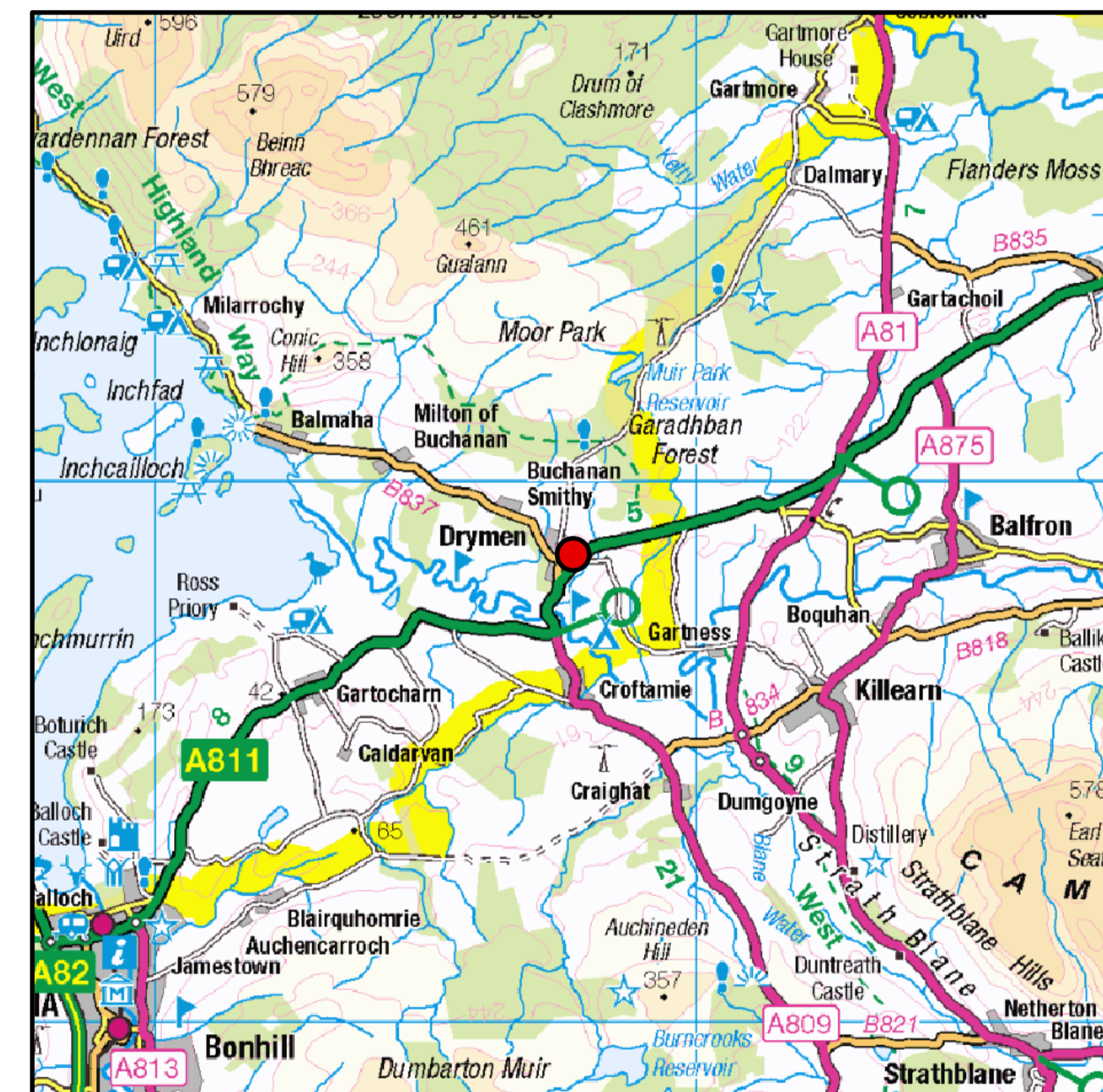


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Site Location

Legend

 Site boundary



Scale 1:250,000



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Landscape Assessment 1



A811 existing



Year 1



15 years growth



A811 existing



Year 1



15 years growth

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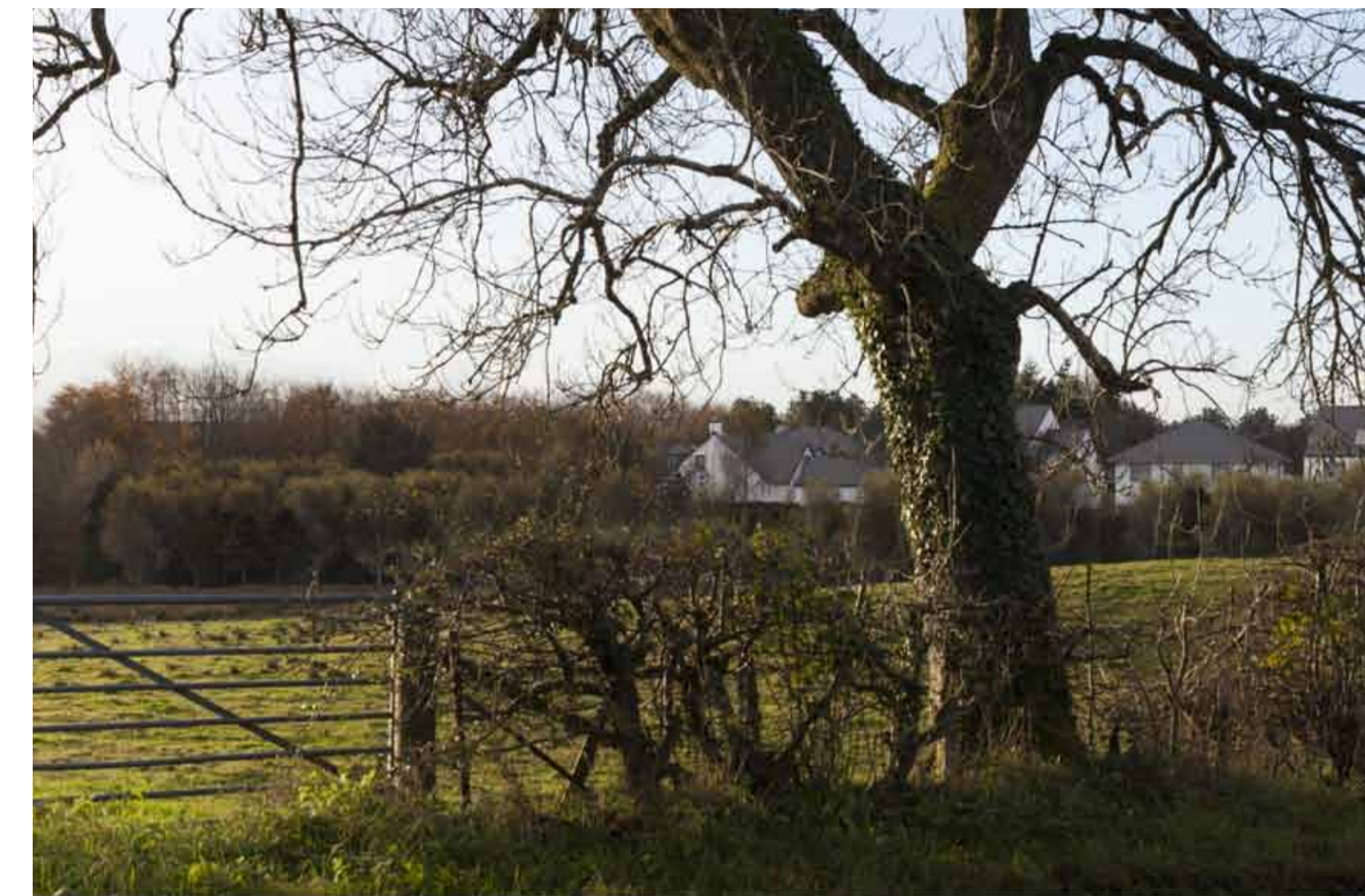
Landscape Assessment 2



Stirling Road existing



Year 1



15 years growth



Stirling Road existing



Year 1

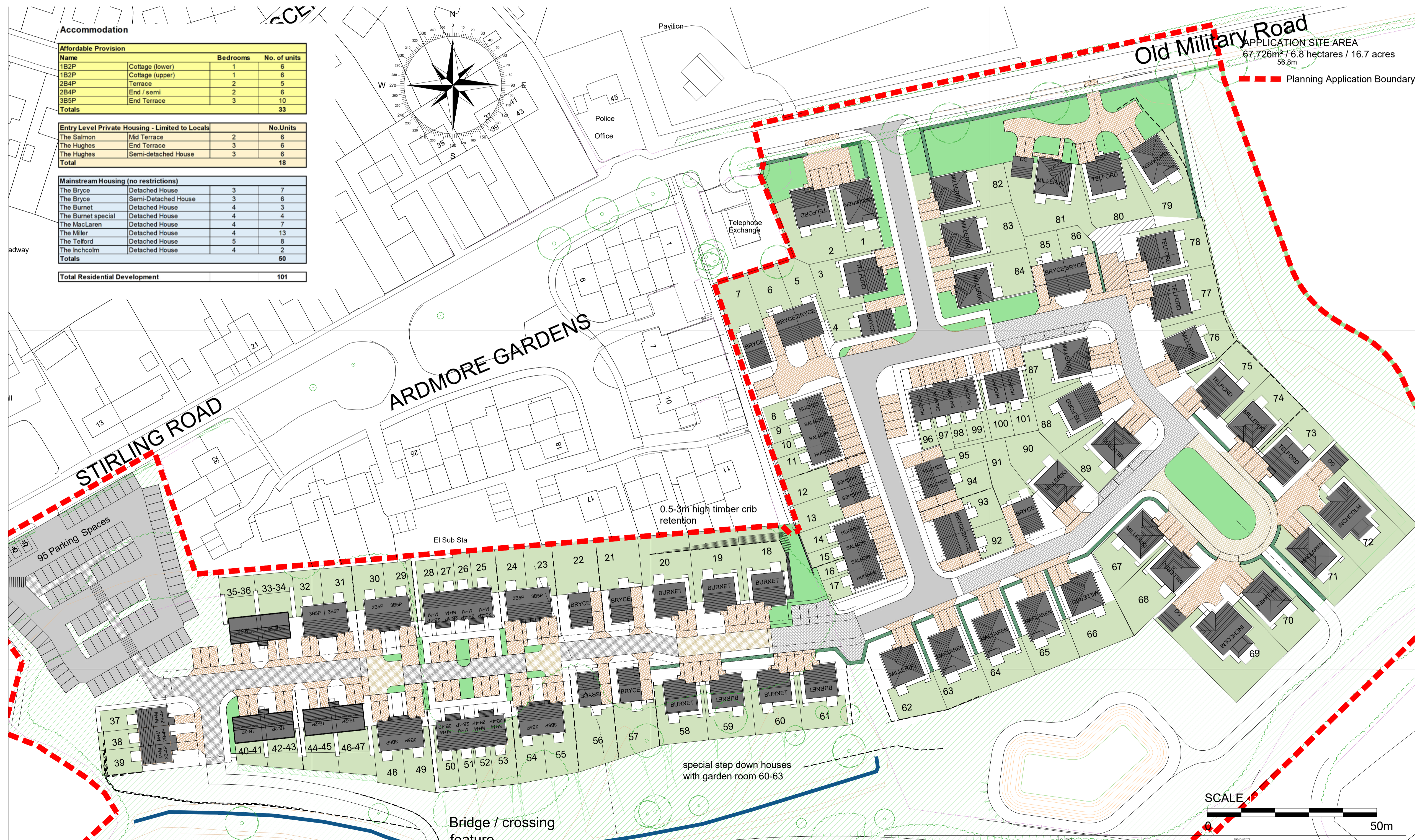


15 years growth

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Proposed Layout and House Mix



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Planning



The Development Plan in respect of the site comprises the Loch Lomond & The Trossachs National Park Local Development Plan (LDP) (adopted 2017). The LDP guides new developments and contains planning policies which will be used to determine the eventual planning application. The Local Development Plan covers the period 2017 until 2026.

Within the adopted Loch Lomond and the Trossachs Local Development Plan, the consented section of the site at the west forms part of the Drymen settlement boundary and is allocated for housing. The section of the site located to the east is designated as a long term site for housing.

Where we are now

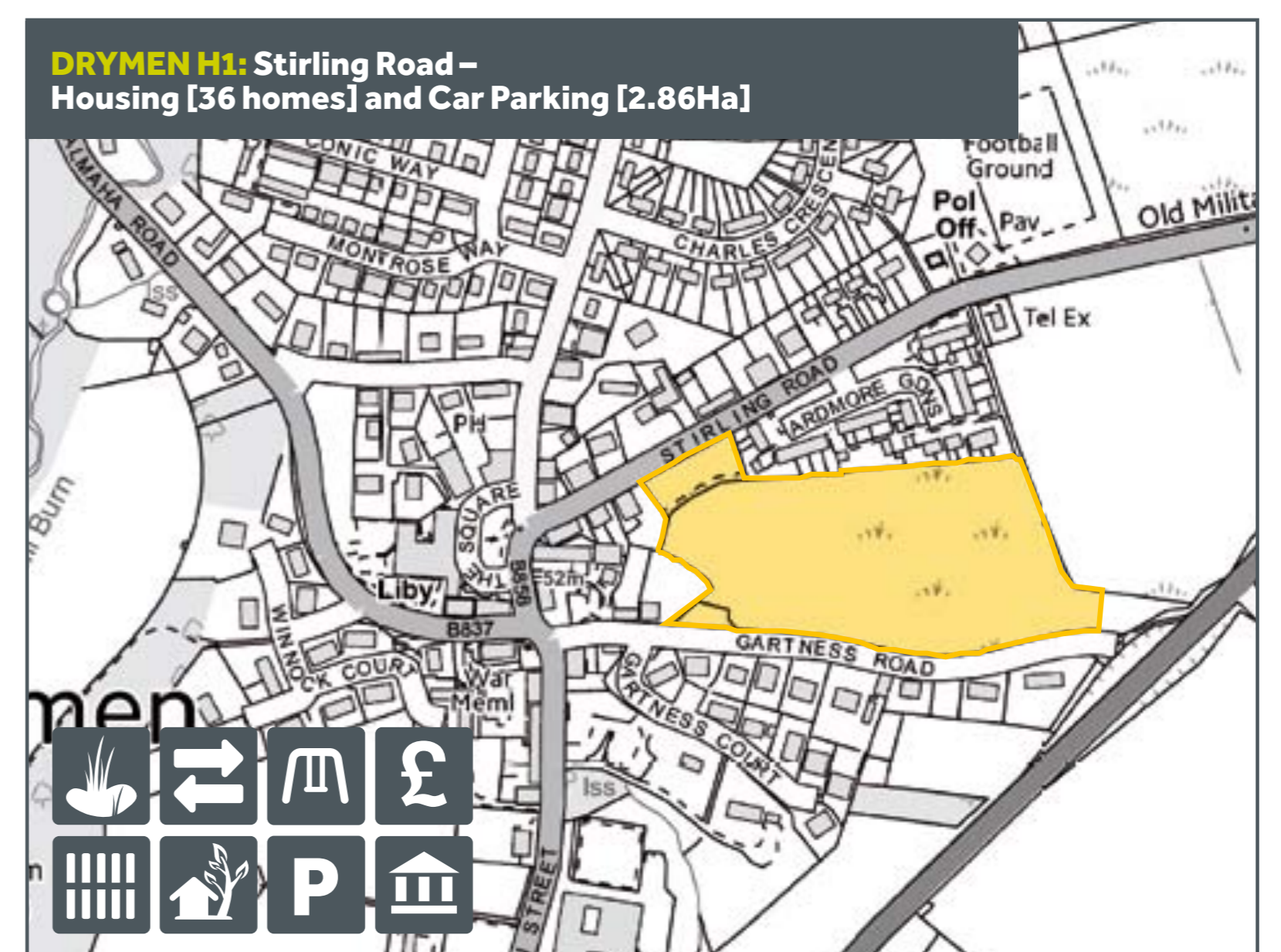
A Proposal of Application Notice (PoAN) associated with the wider development was submitted to Local Lomond & Trossachs National Park on 21 February 2017. During the intervening time, pre-application discussions have taken place between the applicant and stakeholders including members of the public and the national park authority which have informed the content of the final application.

Two public consultation events were held on Tuesday 28th March 2017 and Tuesday 25th April 2017. Approximately 93 members of the public attended across the two events.

General feedback received at the events suggested there is support for housing at the site and in particular smaller units to meet the demands of the existing community. Support for the extension of the existing public car park and provision of useable parkland for community benefit was also noted.

As a result of the pre-application consultation and discussions, various changes have been made to the design. The number of smaller 1 and 2-bedroom units have increased and a discount for sale tenure has been included with these units being restricted to sale to locals for three months. These changes align with the park authority's desire to provide more affordable choices for local people in order to retain population and keep local villages thriving, and will contribute to meeting the shortfall in housing identified in the authority's Housing Need and Demand Assessment (HNDA).

The resultant planning application was submitted to the National Park on May 2018 and is currently being determined.



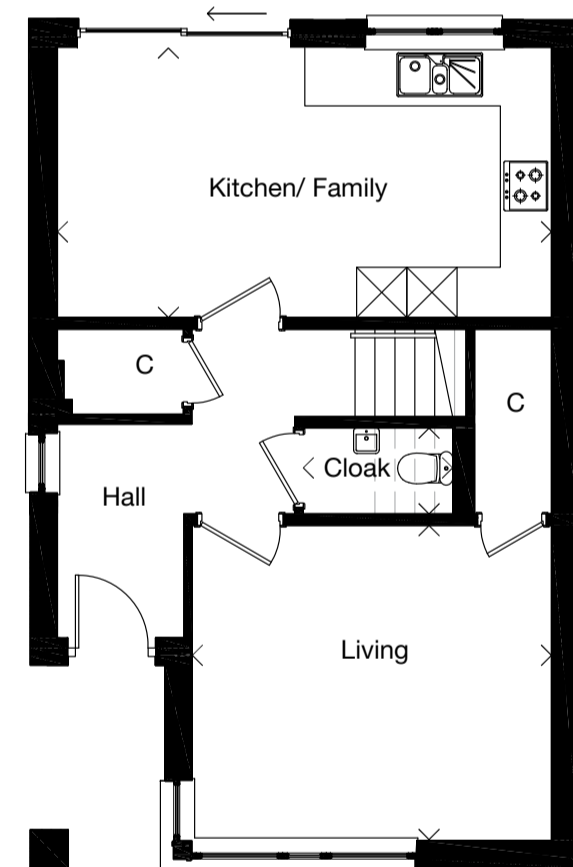
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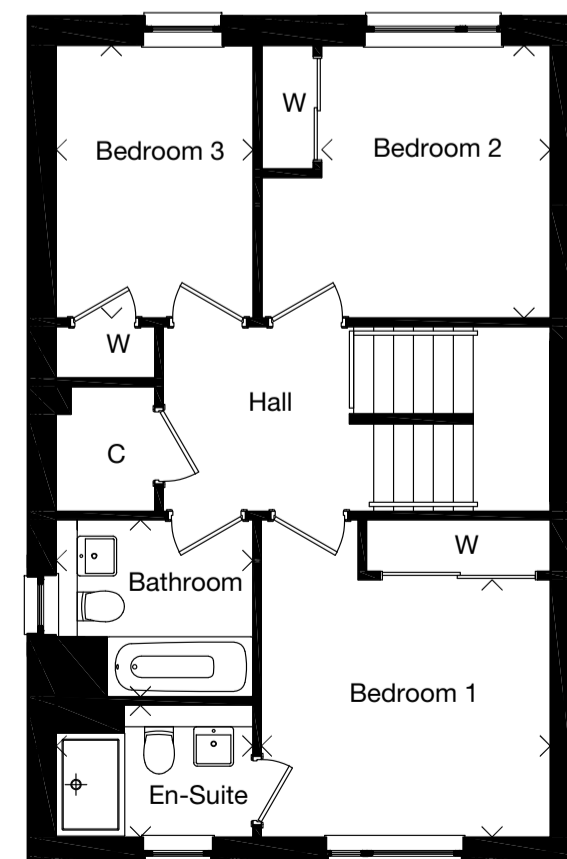
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The Bryce

3 Bedroom detached home



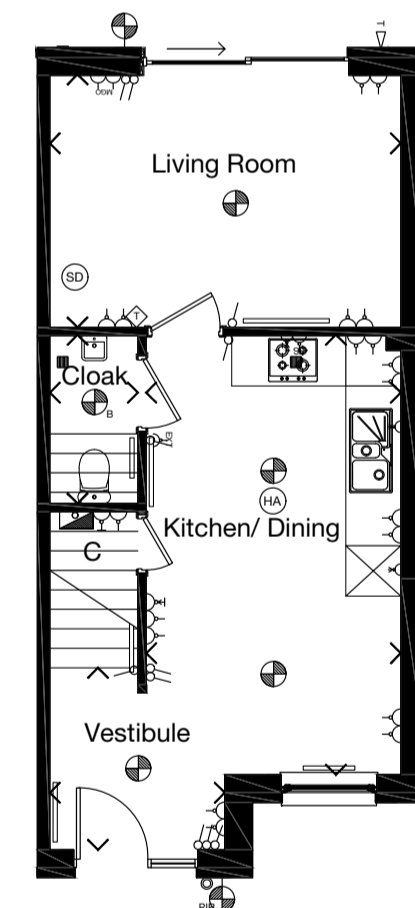
GROUND FLOOR



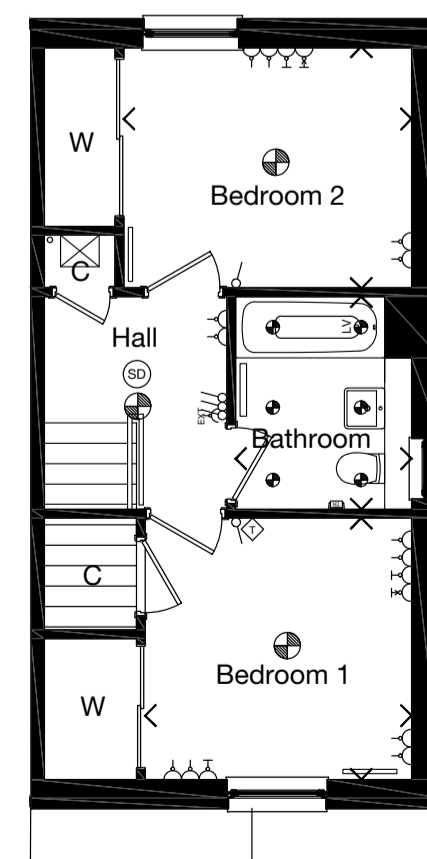
FIRST FLOOR

The Salmon

2 bedroom semi-detached/terraced home



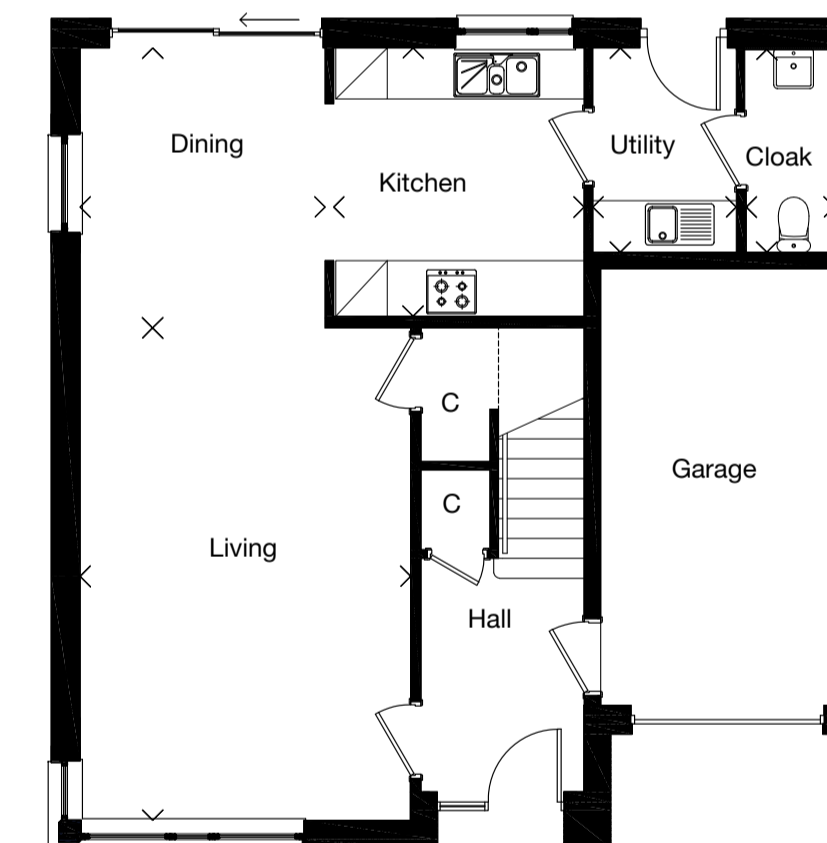
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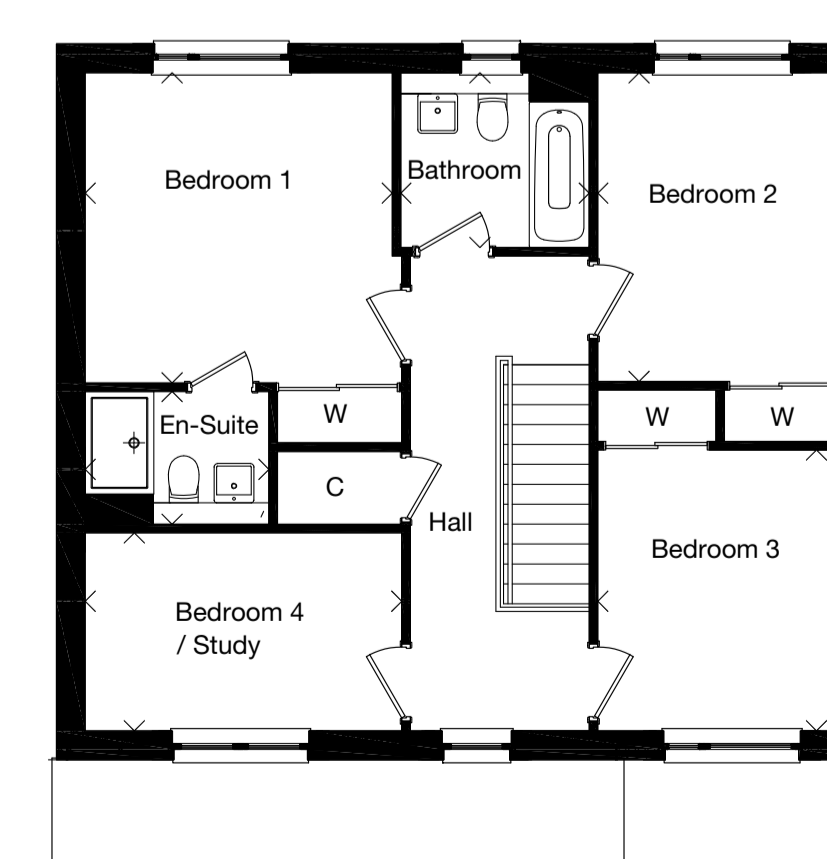
FIRST FLOOR

The Burnet

4 Bedroom detached home



GROUND FLOOR



FIRST FLOOR

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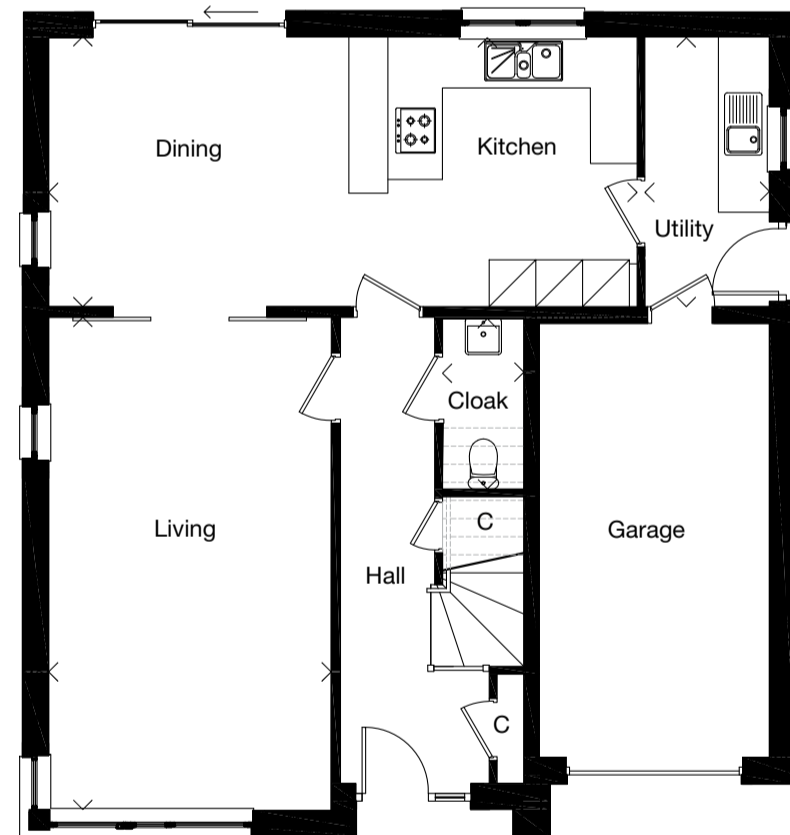
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The Miller

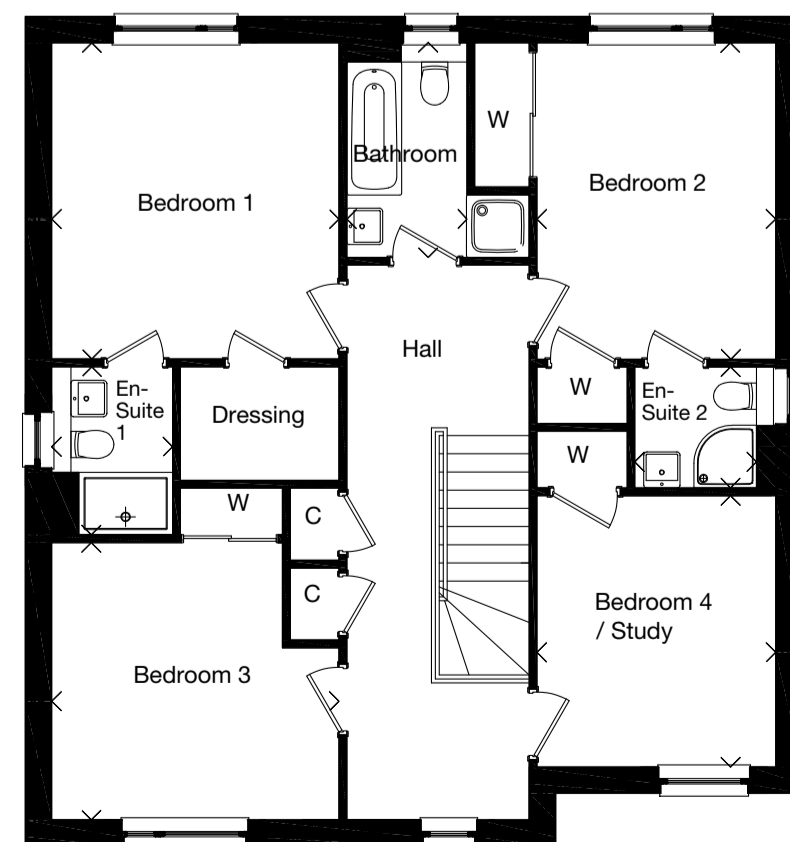
4 Bedroom detached home



GROUND FLOOR



FIRST FLOOR

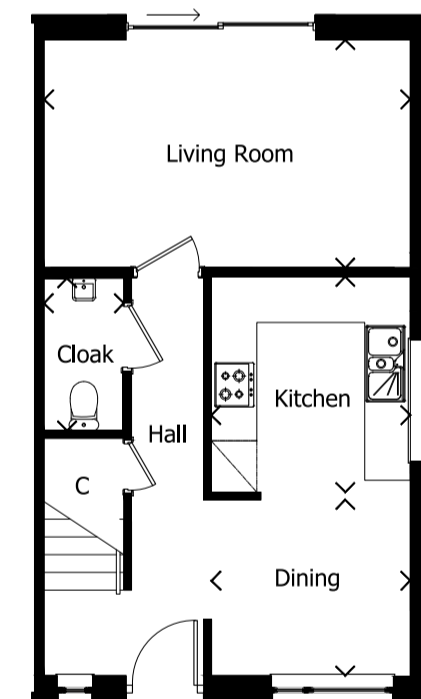


The Hughes

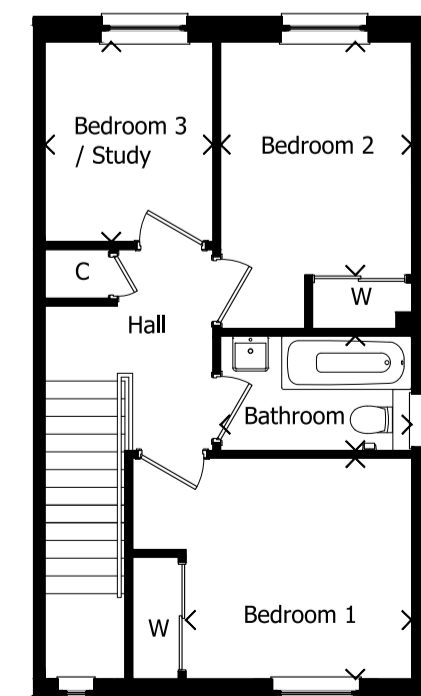
3 bedroom semi-detached home



GROUND FLOOR



FIRST FLOOR

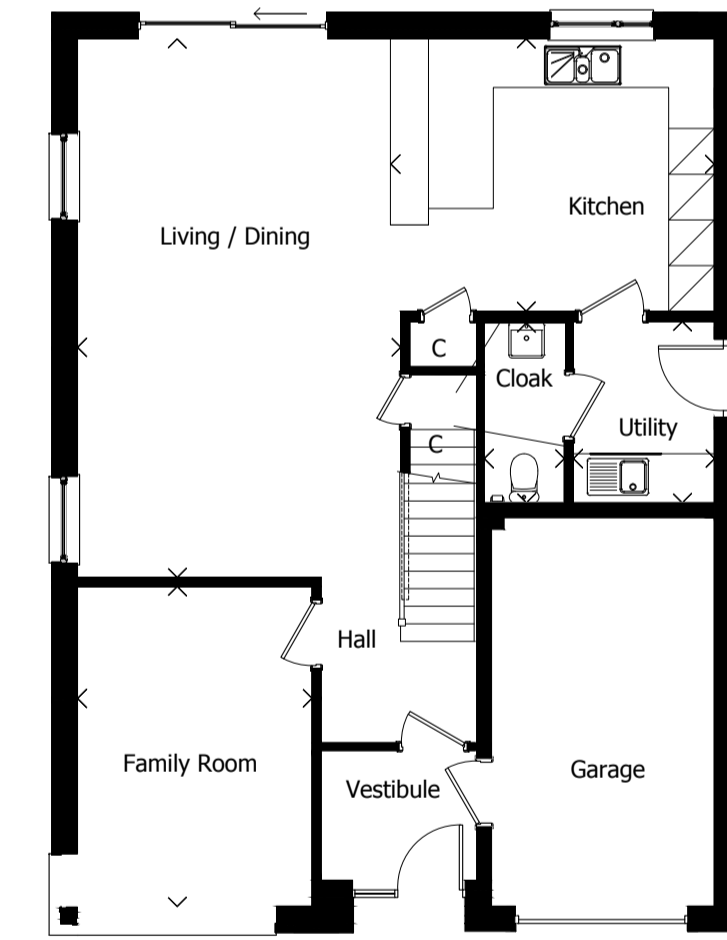


The Maclaren

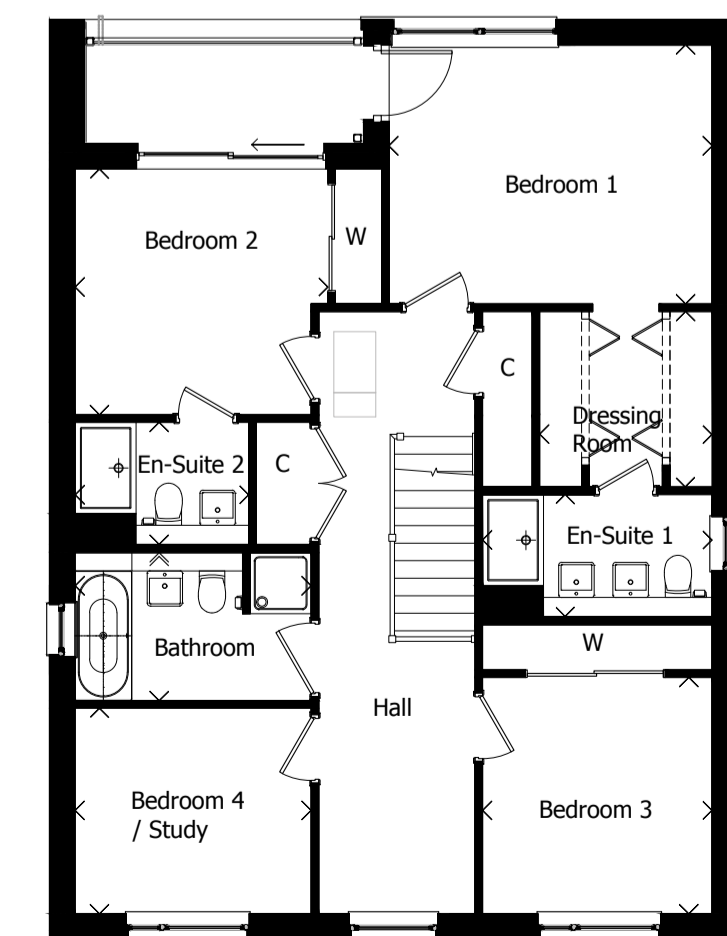
4 Bedroom detached home



GROUND FLOOR



FIRST FLOOR



Mactaggart & Mickel Homes

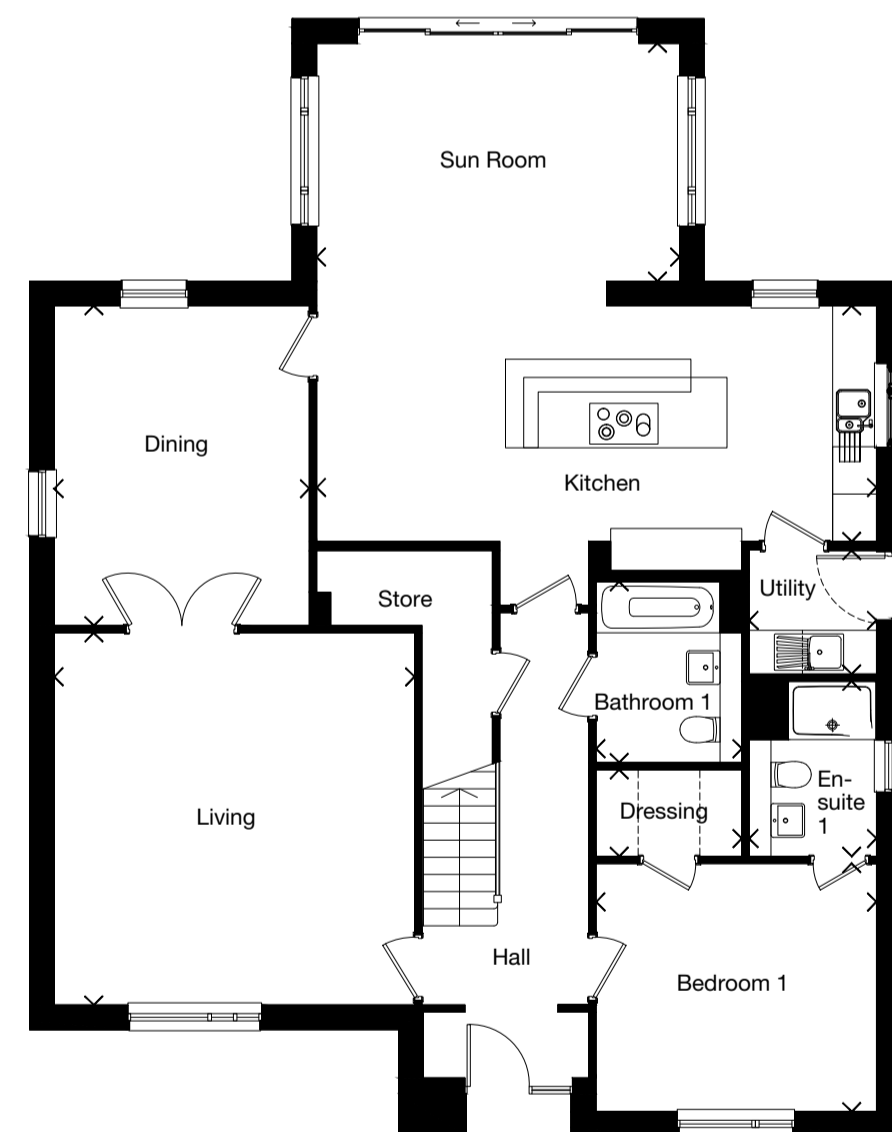
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The Inchcolm

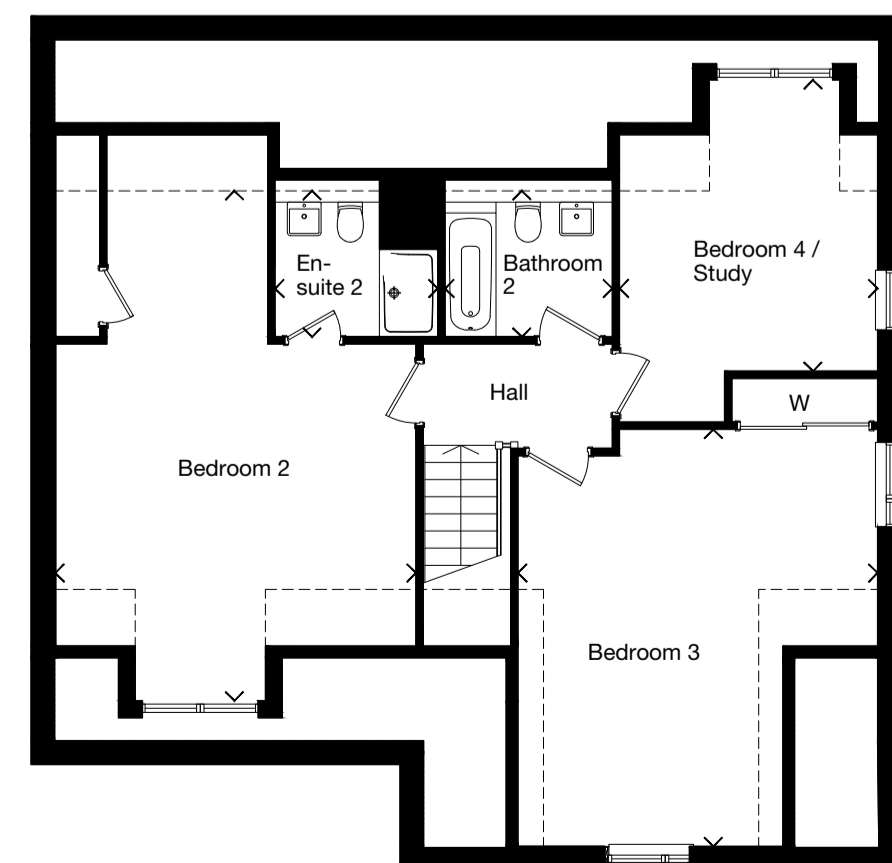
4 Bedroom detached home



GROUND FLOOR



FIRST FLOOR

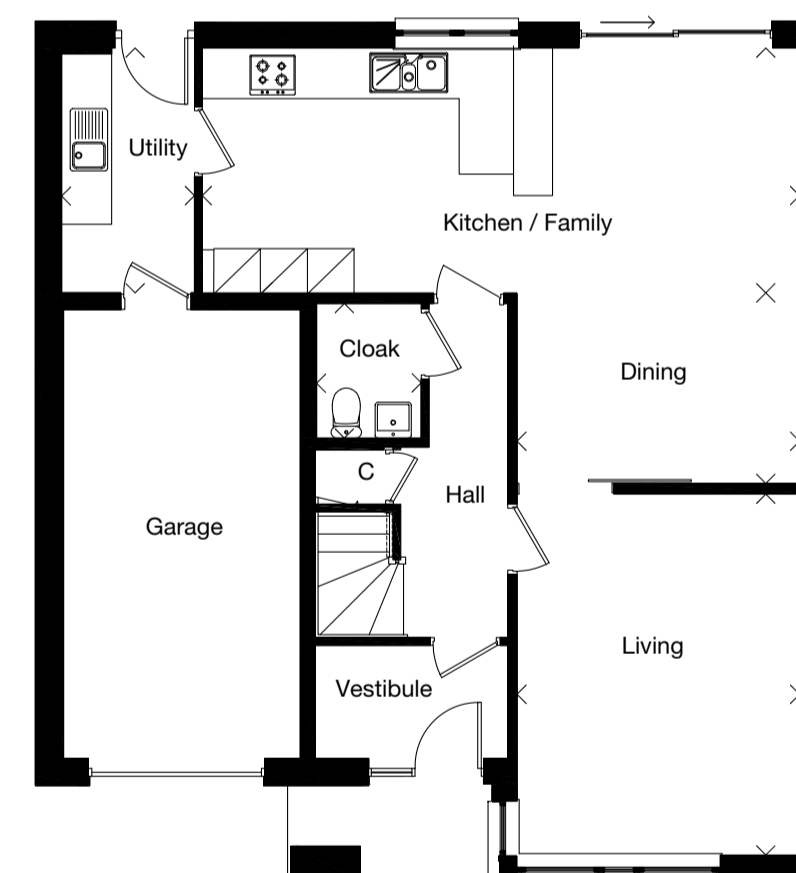


The Telford

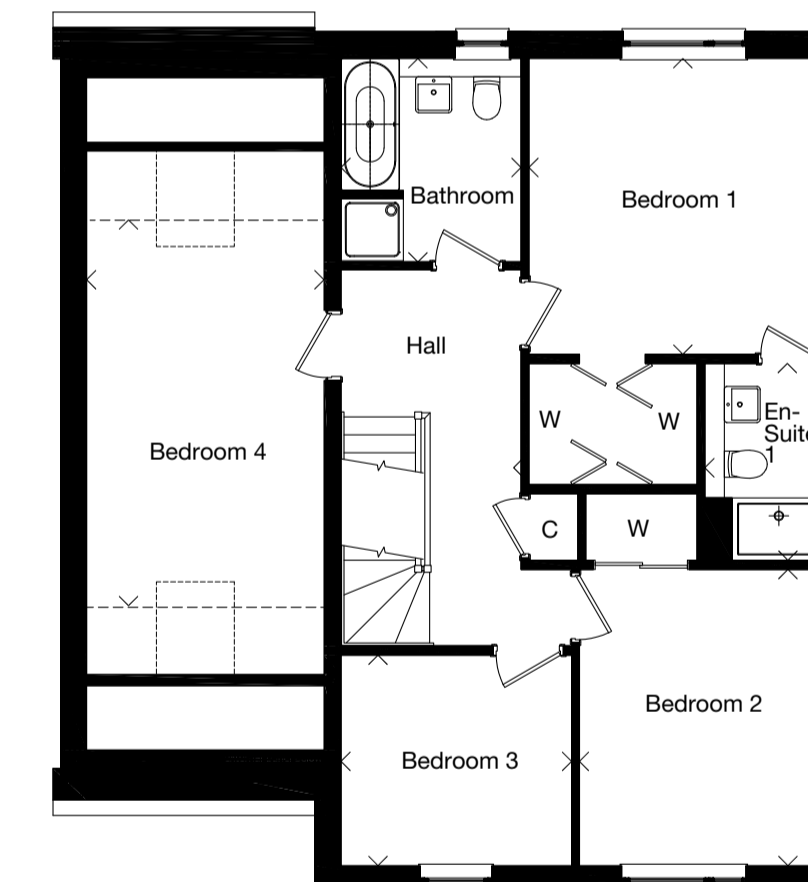
5 Bedroom detached home



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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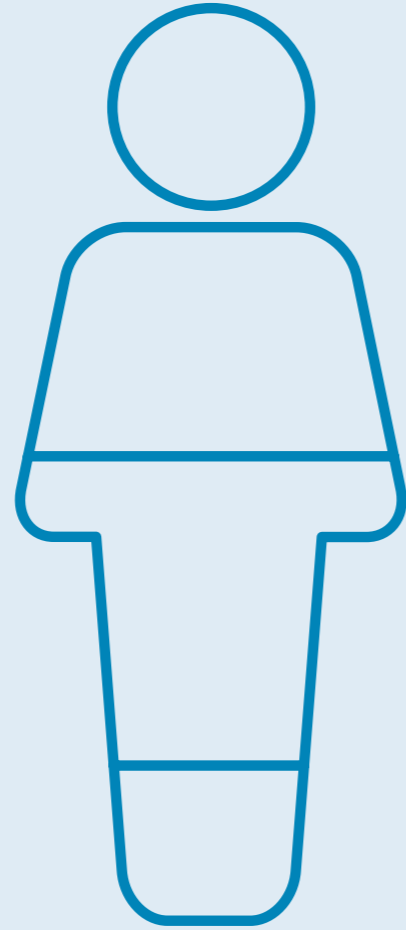
Economic Benefits Infographic

Construction Phase



£14.3 million

Estimated investment in the construction of the proposed development



65 net additional

FTE (full time equivalent) jobs per annum of construction (circa 3 years)

35 net direct

FTE jobs including 15 in Stirling

30 net indirect/induced

FTE jobs including 5 in Stirling



£12.3 million

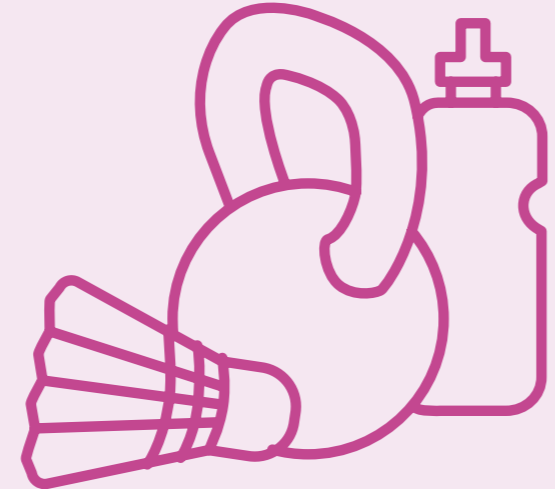
Total GVA¹ economic output over the construction period including £3.6 million in Stirling

Operational Phase



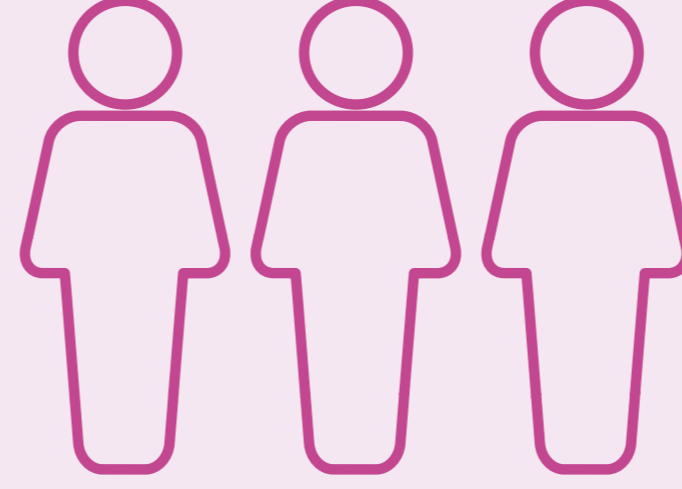
£1.5 million

Uplift in annual retail expenditure



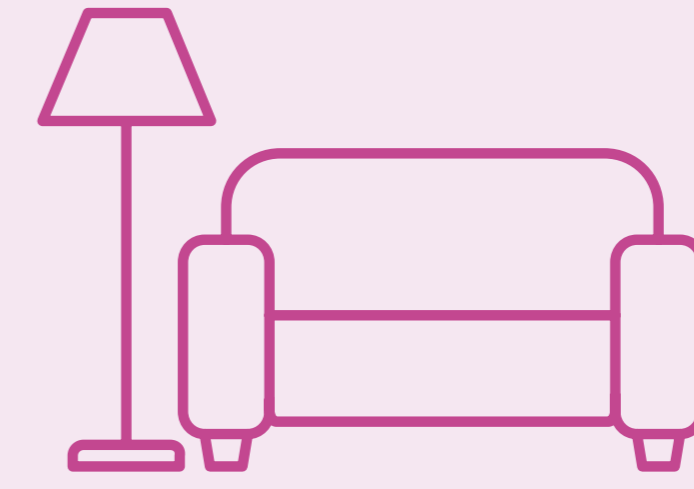
£900,000

Uplift in annual leisure expenditure



30 jobs

Supported in retail and leisure businesses annually



£500,000

Expenditure upon first occupation to make a 'house feel like home'



115

Working-age employed residents estimated to live on the new development



£2.9 million

Uplift in gross annual income from new employed residents



£230,000

Additional Council Tax revenue per annum for Stirling Council



£210,000

Additional revenue for the Scottish Government from Land and Buildings Transaction Tax (LBTT)

¹ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.