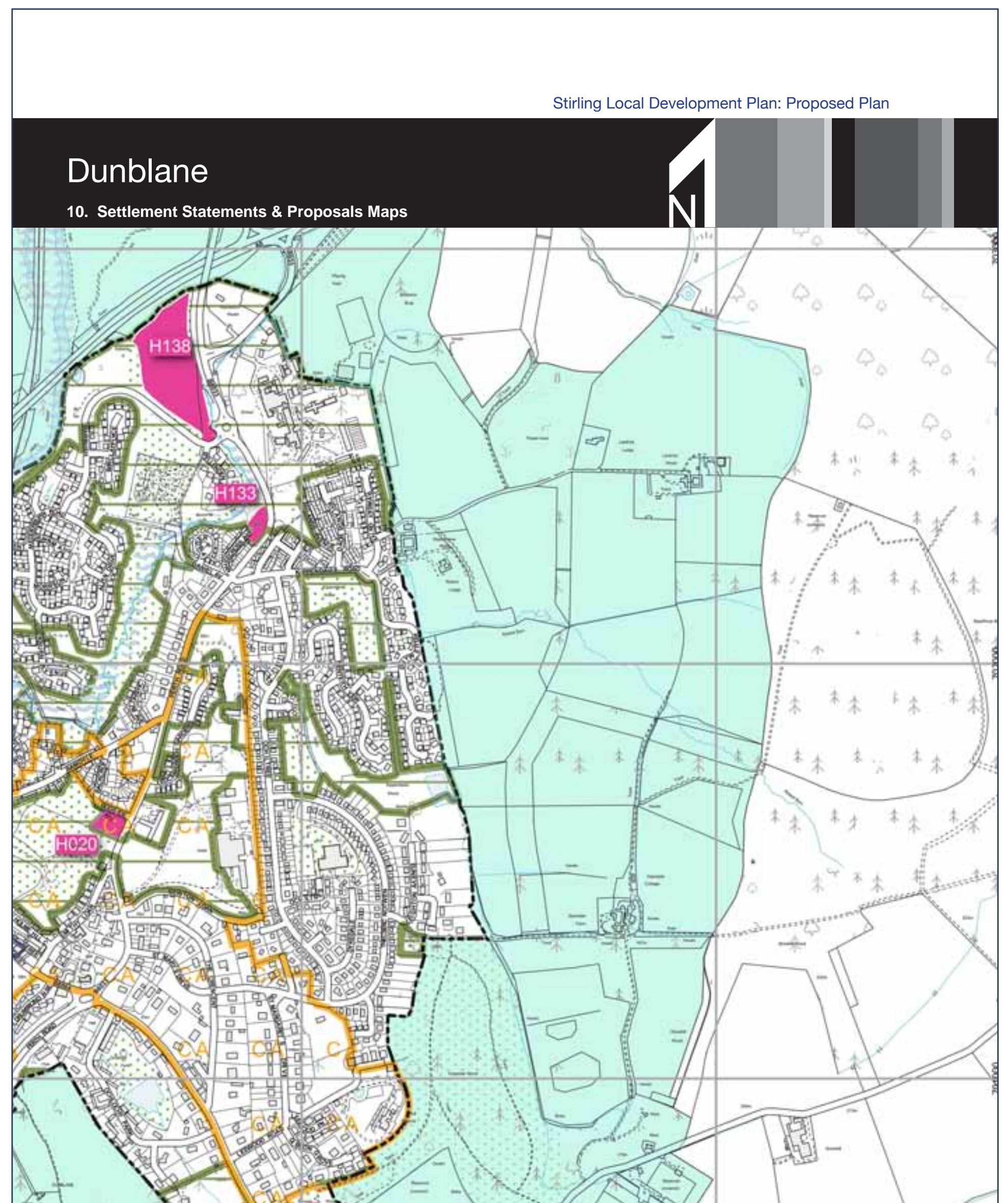


# LAND AT BARBUSH, DUNBLANE WELCOME



Map data: Google, Image © 2016 Getmapping plc



## Have your say

Gladman Developments is preparing an application for Planning Permission in Principle for a proposed residential development with associated infrastructure and landscaping on land north of Barbush, Dunblane. The total site area comprises approximately 7.7 acres (3.12 hectares). The site is proposed as a housing land allocation in the Stirling Local Development Plan (Proposed Plan currently out for consultation) for 80 units (ref. H138 Barbush).

Gladman want to hear your views with regard to the design of the proposed development. Your views will help us to shape the masterplan which will be submitted as part of the planning application. This is your opportunity to comment and influence the planning of the site before the application is lodged with Stirling Council. You will also have a further opportunity to provide comment to the Council during the planning application process.

A questionnaire is available today for you to submit your comments. Alternatively, comments can be submitted online at <http://www.your-views.co.uk/dunblane-comment/>, e-mailed to [views@your-views.co.uk](mailto:views@your-views.co.uk) or posted to Gladman Developments, 2 Eliburn Office Park, Livingston, West Lothian, EH54 6GR. A dedicated web page will update you with information relating to this development as the project progresses: <http://your-views.co.uk/dunblane/>



# LAND AT BARBUSH, DUNBLANE SITE PHOTOS



① Looking south across site from elevated position at top of bund.



② View from new housing at Barbush to western site boundary.



③ View at roundabout showing partially formed access to the site.



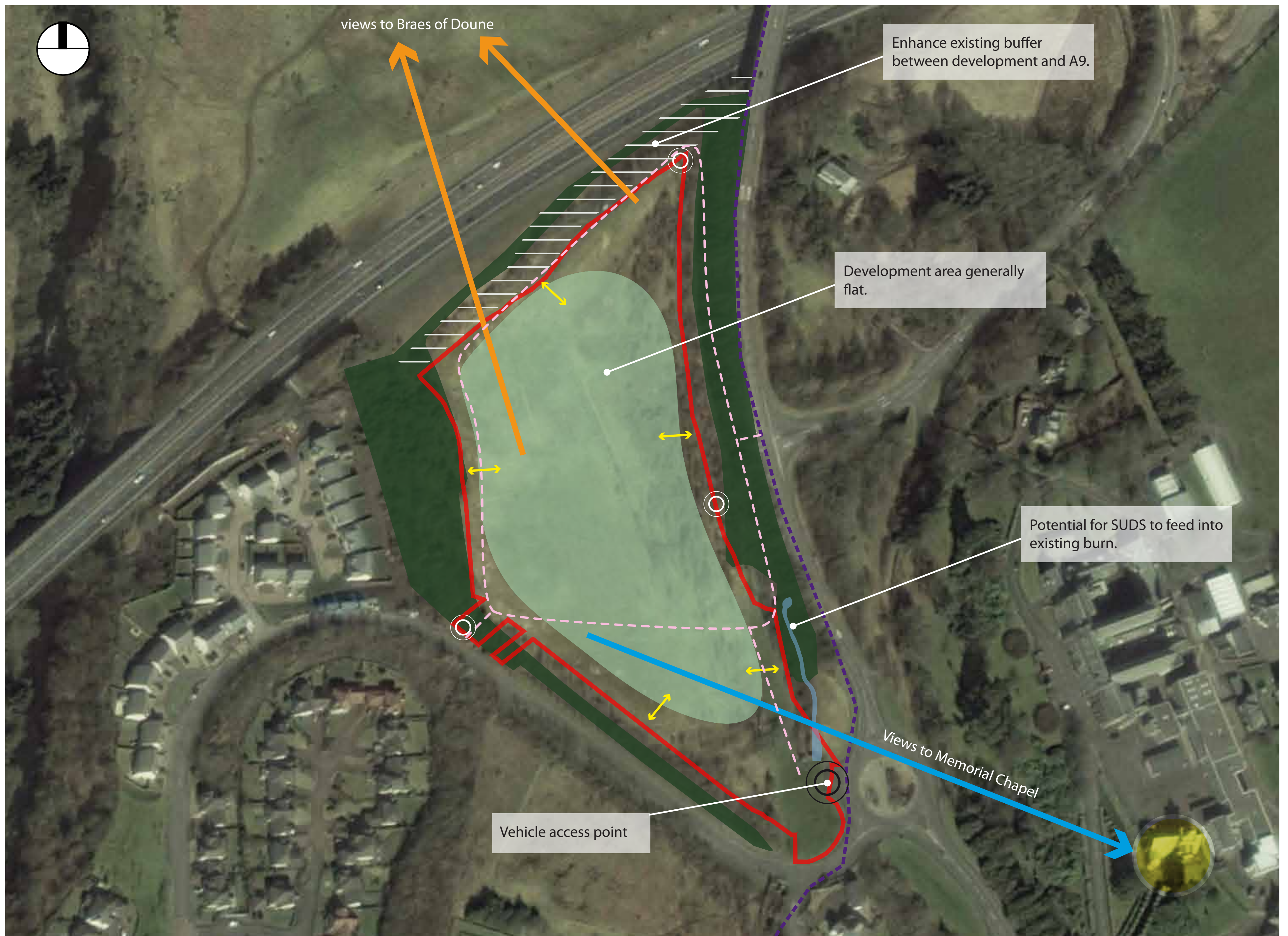
④ A9 southbound at northeast edge of site boundary



Map data: Google, Image © 2016 Getmapping plc









# LAND AT BARBUSH, DUNBLANE CONSTRAINTS / OPPORTUNITIES



Map data: Google, Image © 2016 DigitalGlobe

## Legend

	Site Boundary
	Core Path
	Existing Desire Lines
	Potential for gardens to back on to site boundary
	Potential pedestrian connection
	Existing woodland

- The site is located within walking distance of town centre facilities and is adjacent to a north-south running Core Path.
- The main section of the site consists of a relatively flat area of grassland.
- A bund to the north of the site provides a valuable visual and acoustic barrier to the A9.
- An existing burn runs through the site allowing for a potential SUDS connection.
- The site is well contained in the landscape with existing native woodland belts surrounding the perimeter.
- To the south, at Barbush roundabout, access is partially formed indicating the appropriate route for vehicle access.
- The site has views north to the Braes of Doune, and to the east, views of the Category A Listed Memorial Chapel.



# LAND AT BARBUSH, DUNBLANE PROPOSED DEVELOPMENT FRAMEWORK



Map data: Google, Image © 2016 DigitalGlobe

## Legend

	Site Boundary
	Potential Road
	Potential Path
	Existing Path
	Tree Planting
	Development Zone
	Public Open Space
	SUDS Facility

- Site capacity 80 residential dwellings, of which 33% affordable.
- Potential to introduce a range of new house types and tenures.
- Planting belts to be extended to form a defensible boundary and provide a sense of containment to the site.
- Potential paths and pedestrian links designed to maintain pedestrian access through site.
- Potential avenue of trees to form a new 'gateway' feature entrance.
- Public open space to be provided across the site.
- Development to provide a considered and appropriate sequence of spaces and clear road hierarchy to create areas of differing character.
- Potential to enhance access and links to existing walks and local path networks.



# LAND AT BARBUSH, DUNBLANE INDICATIVE MASTERPLAN



Map data: Google, Image © 2016 DigitalGlobe

## Legend

	Site Boundary		- private sale / detached house
	Potential Road		- affordable property / cottage flat
	Potential Path		- affordable property / terrace house
	Existing Path		
	Tree Planting		
	Development Zone		
	Public Open Space		
	SUDS Facility		