

COOPERATIVE WORKING AGREEMENT BETWEEN KIPPENDAVIE GROUP TRUST AND DUNBLANE DEVELOPMENT TRUST

The agreement recorded herein between Kippendavie Group Trust (KGT) and Dunblane Development Trust (DDT) has been entered into as a positive response to the emerging Stirling Council Local Development Plan and the Scottish Government's encouragement for early consultation and joint working between key parties in the plan making process. This approach of early engagement between KGT and DDT is focused on ensuring that any development occurring within Dunblane in the future is better aligned to the interests of the local community than may have occurred historically. The key areas this joint working agreement will address are: community briefings and regular consultation; the identification of infrastructure and amenity pressures, locations (if any) for future growth, uses, density, infrastructure, phasing, design and the delivery of amenity improvements.

JOINT WORKING AGREEMENT BETWEEN KIPPENDAVIE GROUP TRUST AND DUNBLANE DEVELOPMENT TRUST

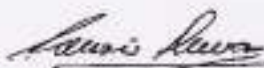
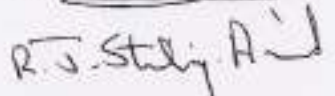
The Kippendavie Group Trust (KGT) and the Dunblane Development Trust (DDT) hereby agree to work cooperatively together to produce proposals for the sustainable development of Dunblane for implementation in the period 2013-2023. The proposals will be prepared in parallel with Stirling Council's programme for the statutory Local Development Plan and in regular consultation with the community of Dunblane during that programme. This will be done with a view to KGT submitting planning applications and gaining all statutory consents for an acceptable sustainable development of an area of land to the North and East of Dunblane extending to approximately 50 hectares and other KGT land holdings in and around Dunblane. Any applications will accord with and contribute to a holistic strategy for the sustainable development of Dunblane* and, be in conformity with the finalised Local Development Plan.

It is anticipated that the community projects and priorities that can benefit as a consequence of any developments approved for the above mentioned area of land will be envisaged in the second Dunblane Community Plan subsequent amendments thereto and outcomes there from. The community benefits to be derived, realised or funded in part or whole through the net uplift in value of the aforementioned KGT land accruing from beneficial planning consents will be agreed between DDT and KGT. The Planning Gain deriving to the Dunblane community will be defined and bound by agreements in accord with Section 75 of the Town and Country Planning (Scotland) Act 1997, or any alternative legal instrument agreed to by DDT and KGT. It is envisaged that this agreement to work co-operatively will endure during the preparation and finalisation of the statutory Local Development Plan.

For the avoidance of doubt, this agreement does not imply the support of the general Dunblane community or the Dunblane Community Council, who are duty bound to fairly express the diversity of opinions and outlooks of the community and, as a statutory consultee in the planning process, should not bestow any favour or opinion on any development proposal outwith statutory planning processes.

* A holistic strategy for the sustainable development of Dunblane is one that ensures that any development proposal contributes to the overall social, environmental and economic development of Dunblane. This holistic strategy is one that will need to be envisaged or created for Dunblane in pursuing the Strategies and Priorities of the recently revised Dunblane Community Plan.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are subscribed by Lawrie Dewar, Director of Dunblane Development Trust and Richard John Stirling-Aird a Trustee of Kippendavie Group Trust both at Dunblane on the Fourth day of March Two thousand and Ten before Stuart Hamilton Ferguson Gibb, Solicitor of Sixty One High Street, Dunblane.

1st March 2010