

Land forming part of Dunblane New Golf Club was identified in the Stirling Council **Local Development Plan** (LDP) Main Issues Report (MIR) as one of two potential locations in Dunblane for future food retail use. Over the past 18 months Kippendavie Group Trust (KGT) have evaluated the technical issues associated with developing the site. Following public consultation the initial masterplan was refined to address key comments, notably in relation to the scale of development, mix and the impact on the golf course. The result of this exercise is a reduced development proposal consisting of:

Improvements to the Perth Road, non food retail units, small office space, residential apartments, a restaurant, children's play area, petrol station, supermarket commensurate to local requirements and improvements to Dunblane New Golf Course.



Carefully designed and delivered, the project has the potential to materially improve the retail, commercial, leisure and associated amenity offering within Dunblane town centre for the benefit of the community.

KGT are committed to testing the site through the LDP review process on the basis that this route enables retail provision and amenity delivery to be considered within the wider context of Dunblane's future land use requirements. To this end, KGT have not submitted a speculative planning application.

A key element of the project is the potential to improve Dunblane New Golf Course. Through regular and constructive dialogue with Club Directors, a strategic framework for the new course is being advanced which will form a planning submission in due course. The draft framework will require to be placed before the membership of the club first, for consultation and approval.



The Perth Road showing the link from the town centre to The Square

How will Dunblane benefit?

- The project is **more** than just a supermarket.
- It is about **improving** the provision of amenities, leisure, commercial and retail facilities within Dunblane.

Why is the Site Most Suitable?

- The site is a sustainable location, accessible to the **whole** community.
- Located on the edge of the town centre it has the potential to encourage **linked** trips to the High Street, thereby increasing general activity in the town centre.
- It has the capacity to accommodate a **range of uses** and deliver a range of improvement.

Traffic & Parking

- The site is in the **centre** of Dunblane and accessible for pedestrians, cyclists and cars.
- It creates **significant** extra parking for the town centre and the station and **improvements** to the Perth Road.

Steps to Mitigate Harmful Effects

- The proposal has been **informed** by detailed landscape, transportation and technical evaluation.
- The proposed uses will **reduce** the requirement to travel out of Dunblane for retail, leisure and social activities.

Community Benefits

- The proposed development will **enhance** the amenity facilities and service provision within Dunblane.
- It will enable **substantial improvements** to Dunblane New Golf Course.
- This town centre location will enable wider **public access** to the countryside and the Darn walk.
- This is a **deliverable** project.