PARK OF KEIR
WELCOME

Welcome to the Park of Keir community consultation event. The purpose of today is for you to meet our team and find out about our proposals; so please have a look round the information boards and let us know if we can help explain any aspects of the plans.

The information being presented today is the first step of the planning process and sets out the broad outline of the emerging proposal.

Through this consultation we are seeking any opportunities to improve the proposal or to adapt it where appropriate and to ensure that local community is actively involved in the planning process.

We’re really keen to hear your views and will include a Pre-Application Consultation report with any subsequent planning application so please find some time to leave us your comments.

Please complete one of our Questionnaires and pop it in our comments box, or return it by post to the address provided, at your leisure.
An application to “renew” this outline planning permission was submitted to Stirling Council in 2009, and this was considered by the Council’s Planning Committee on 12 November 2009 where the Council resolved to approve the application, subject to the signing of a legal agreement as per the original permission. This agreement has still to be signed, but the application remains valid and the current permission is still extant.

Planning Assessment

In considering, and approving, the proposed hotel and golf course development, both the Scottish Ministers and Stirling Council assessed relevant planning policies for the site.

The Scottish Government Reporter concluded that the proposals covered a large range of Development Plan Policies, and in the main, the proposals adhered to the Policies and objectives of the Development Plan. The Reporter also considered that there were many persuasive grounds for exceptional justification within the terms of the Development Plan.

In reconsidering the proposals in 2009, Stirling Council ratified this view and considered that:

“the proposals are deemed to accord with SPP21 (Greenbelts) in that the development will provide areas of recreation within the greenbelt, the setting of the greenbelt will be maintained and that the development will provide a buffer that will stop coalescence between 2 settlements.”

The Council also concluded that:

“The golf course (and the clubhouse) would comply with the main Development Plan Policies relating to the Green Belt and the countryside.”

In terms of the proposed hotel development, the Council considered that it:

“would not comply with these policies. However, there is merit in viewing the proposals as an integrated development requiring a rural location. The principle of developing the site would not harm the setting of the Greenbelt, and it would result in various forms of environmental enhancement. Together these factors go a long way to justify the developments location in the countryside, and to rebut the presumption against development in the Green Belt”.

The Council also accepted that:

“The proposals accord broadly with the Development Plan policies on the Areas of Great Landscape, on the Historic Environment, on Natural Heritage, on Surfaced Drainage and on Transport”.

In summary, the Council agreed that:

“The proposals accord with many aspects of the Development Plan, and where they do not, there are persuasive grounds for exceptional justification within the terms of the Plan. Many of the other material justifications provide support for the proposals. Principle of developing this site is accepted and well-established”.

Current Proposals

The current proposals for the site can be considered in the same light. As noted in the 2009 Committee Report, the principles of developing this site can be considered as well-established. It has an existing planning permission for major development.

Whilst the site is located as Green Belt, the Government and the Council have both taken the view that the development of this site can be considered favourably, and there are exceptional justifications for developing in such a location.

The current Park of Keir Proposals can be assessed on the same basis. It is a significant local, regional and national opportunity, and has a unique and specific requirement for a location in Dunblane.

A number of possible locations have been considered (both within Dunblane and other Scottish locations), but the need for a site in Dunblane is essential to the project and one within Dunblane that could meet the particular size and space requirements for the project.

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Planning Process

Planning Background & Assessment

The Site

The Park of Keir site lies to the south of Dunblane and to the north-west of Bridge of Allan. The site measures approximately 110 hectares and comprises mainly a mixture of used and disused farmland and woodland. Much of the woodland is on the higher parts of the site.

The site is bound to the west by the A8 and the B8033, and the Keir Roundabout, where the road joins the M9 and the B824. The Stirling-Forth Railway and the Allan Water lie a short distance beyond the site’s eastern boundary. There are a number of established houses “within” the site, and a further grouping of existing housing just beyond the north east boundary of the site, and a further group to the south east of the site.

The site lies within the Green Belt, and within a Proposed Local Landscape Area. It lies adjacent to, but outside, the Keir and Kippenross Gardens and Designed Landscapes. Knock Hill Fort, which lies within the site, is a scheduled Ancient Monument. Kippenross House and Old Kippenross House, to the north of the site, are category B Listed Buildings.

Planning History

The Park of Keir has an extensive planning history and has, over the past 20 years or so, been the subject of substantial and detailed assessment, scrutiny and examination as a potential location for a developments location in the countryside, and to rebut the presumption in Greenbelt, and it would result in various forms of environmental enhancement. Taken together these factors go a long way to justify the developments location in the countryside, and to rebut the presumption against development in such a location.

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A number of possible locations have been considered (both within Dunblane and other Scottish locations), but the need for a site in Dunblane is essential to the project and one within Dunblane that could meet the particular size and space requirements for the project.

The Park of Keir site, with the benefit of an existing planning permission for some of the existing development, both the Scottish Ministers and Stirling Council assessed relevant planning policies for the site.

The principle of developing the Park of Keir site is accepted and well-established. It benefits from an existing planning permission for a major sport and tourism development, including a hotel and golf course.

There is now a unique and specific locational requirement for the proposed tennis and golf course development to be located in Dunblane, and following a site selection process, the Park of Keir site is considered to be the optimum location for the proposed development. It has an excellent fit with the existing approved uses and would allow for an integrated, high quality, accessible development of benefit to the local communities and the wider Stirling area.

The project can be considered as nationally important, and would bring significant economic and job creation benefits to the local Dunblane and Bridge of Allan areas. In addition to the significant sporting, recreational and educational benefits that would flow from this high profile proposal.

Whilst the housing element is not included within the existing permission, or provided for in terms of current planning policies, it can be viewed positively as the necessary enabling development for the wider proposals.

Pre-application Consultation

Since the original proposals were considered and approved on the site, significant changes to the Scottish Planning System now require all major applications to be the subject of formal pre-application consultation. Local public consultation is considered to be a key element of this proposal, particularly given the profile of the project and the history of previous applications on the site.

The Park of Keir Partnership is therefore very keen to hear your views on the proposals. These comments will be used to inform and refine the proposed development.

We look forward to working in partnership with the local community.
Park of Keir is a “once in a generation” opportunity to create a fantastic grass roots tennis and golf destination that is open to all. It will be Scotland’s first purpose-built tennis and golf facility for families to enjoy sport and leisure time together and is the long held ambition of Judy Murray. The proposals include indoor and outdoor tennis courts; a 9-hole golf course; a hotel; an “ANDY MURRAY” or (MURRAY TENNIS) TBA museum and a range of leisure facilities including open access cycle ways and paths and a number of family homes.

Park of Keir will put the local communities at the heart of nurturing Scotland’s young sporting talent of the future and provide a truly unique family facility and at the same time create a powerful visitor attraction that will deliver considerable economic benefits through tourism to the local area.

**Socio Economic Benefits & Investment**

The combined investment of all the elements of the Park Of Keir project, when taking account of the proposed Hotel & Housing is likely to be between £50m and £80m, in terms of construction spend over a period of 5 -8 years. This is an average spend of £10m per annum on local construction related jobs.

The ongoing operation of the Hotel and Sports facilities will create around 100 full time local jobs on a permanent basis.

**Sustainable Tourism**

Scotland is setting the pace in the UK with regard to tourism development, attracting prestigious brands and providing the environment in which new concepts will flourish.

New tourism projects are needed as demand is still out stripping supply. Investment opportunities like Park of Keir are unique as the chance to capitalise on Andy Murray’s success on the world stage are truly “a once in a lifetime opportunity”.

The Tourism sector in Stirling performs well attracting nearly 2 million visitors a year with Stirling Castle being one of Scotland’s leading tourist attractions.

Sadly, most visitors don’t stop over in Stirling as there are currently only 13 hotels in the urban area, the majority of which are small and independently owned. There are only 2 four-star hotels in the area.

With this shortage of bed space projects like Park of Keir are vital to allow the local area to compete in the global tourism market.

The “GOLD” post box in Dunblane has already proven to be a tremendous “tourist attraction.” Just imagine then the potential visitor numbers and the benefit to the local economy created by an “Andy Murray” Museum at the “Judy Murray” and “Colin Montgomery” Tennis & Golf Centre.

**Park Of Keir “ The Logical Location”**

Park of Keir is the obvious choice for this proposal when you take in to account the following considerations:

1/ Accessibility – Centrally located just of the A9 and within an hours drive of Glasgow & Edinburgh and within an hour and half from Aberdeen and Inverness.

The railway stations at Dunblane and Bridge of Allan provide regular services to all major cities and the site is on the existing bus routes.

2/ There is an existing “Minded to Grant” planning approval for a 150 Bedroom Hotel and Golf Course. The principle of development has already been established and tested on this site.

3/ The “Murray” Tennis legacy is rooted in Dunblane, although Judy Murray now lives in Bridge of Allan. Park of Keir is her preferred choice of location for these facilities to be built having considered other sites in Scotland.

**Park of Keir Partnership**

Judy Murray & Colin Montgomerie

Behind the proposed Tennis & Golf Facilities are two of Scotland’s sporting legends that need no introduction. The concept and ethos of “grass roots” approach and “access for all” is a joint vision held by both Judy and Colin and they see Park Of Keir as being the perfect location to be able to give youngsters the best possible opportunity to come along and try their respective sports.

King Group

King Group, formerly A&L King, has owned the land at Park Of Keir since 2009. The company has a wealth of construction and development experience and has been involved in many construction and development projects in the Stirling area over the years. The Company was a partner in the delivery of the Stirling “Gateway” Schools project with Stirling Council.
Site Sensitivities

Supporting Studies
The proposed development of the Park of Keir site has been the subject of a comprehensive review, including an environmental impact assessment. This assessment covers a range of factors, including the site's ecological characteristics and its potential impact on the surrounding area. The assessment is based on a detailed analysis of the site's current condition and the potential changes that could result from the proposed development.

Given the sensitivities of the site, it is acknowledged that there will be a need for a full package of supporting studies to accompany the planning application. This would be based on the findings of the previous studies and reports, but updated to reflect current standards and design requirements.

The Park of Keir Partnership will agree the scope and extent of any required supporting studies with Stirling Council, including an updated Environmental Impact Assessment.

The following reports are being prepared to accompany the planning application:

- Environmental Impact Assessment
- Economic & Heritage Assessment
- Landscape & Visual Impact Assessment
- Landscape Management Plan
- Built Heritage & Archaeological Assessment
- Economic Appraisal
- Transport Assessment
- Drainage Assessment & SUDS Strategy
- Supporting Planning Statement
- Planning Processing Agreement
- Pre-Application Consultation Report

Landscape

Landscape Setting - Greenbelt & Visual Impact
The site lies within the Greens belt, and although it forms the eastern component of the local green belt, it is not included within the Inventory of Gardens and Designed Landscapes in Scotland.

- Proposed Supplementary Guidance S27 - Protecting Special Landscapes
- Proposed Supplementary Guidance S28 - Landscape Character Assessment

As part of the EIA process and to inform the site masterplan, landscape appraisal, site analysis and landscape and visual impact assessment will be undertaken to understand the context and evaluate the existing conditions, constraints and opportunities of the site.

These assessments will identify existing landscape features within the development site and are vital in determining the visual and landscape sensitivity within the site and the surrounding area. In order to understand the sites’ ability to accommodate the potential development without unacceptable landscape and visual effects.

The identified landscape features and areas of visual sensitivity will be mapped and used to identify potential development areas and initial landscape mitigation and enhancement measures. The initial landscape mitigation measures, such as structure woodland, will be illustrated to show how the potential development could be successfully integrated into the site.

The masterplan proposals will be developed in tandem with the design team in response to the findings of the EIA, ensuring that initial mitigation measures are incorporated and enhanced as appropriate in order to successfully accommodate the final design within the surrounding landscape context.

Archaeological / Ecological Impact / Habitat (SSI)
These are Scheduled Monuments and their setting. Category A Listed Buildings and their setting and designed landscapes appearing in the Inventory. Records indicate that there may be sites of regional or local importance within the proposed development boundaries. Council’s Archaeological Advisor to be consulted for information and advice on these sites.

Eco logical Impact / Habitat (SSI)

Ecological survey undertaken previously – no underlying issues

The site has been surveyed previously, and no underlying issues have been identified. The site is not located within any designated ecological protection areas, and there are no known sites of special scientific interest or habitat of national importance.

Traffic generation and impact on A9 Keir roundabout

The development will be accessed from the A9 (Bridge of Allan Road) via a priority controlled T-junction. The access will be designed to accommodate all vehicle types while also ensuring that pedestrians and cyclists are given high priority.

The existing pedestrian paths within the site will be considered in detail and incorporated into the masterplan.

Discussions with bus operators will be undertaken at an early stage to determine if existing bus services can be diverted to the site and enhanced. If necessary, it is hoped that the additional patronage created by the development will lead to a local and/or regional bus service and integrated public transport.

A Transport Assessment report will be submitted with the planning application to define the infrastructure and services that will be required to support the development. The report will identify the potential infrastructure requirements such as roads, footpaths, parking and also external infrastructure such as, footway connections and the wider road network.

A rigorous assessment of road network capacity will be independently audited by both Transport Scotland and Transport Scotland to ensure that the development is suitable mitigated.

We appreciate that the Keir Roundabout is a specific concern for local residents, as such the upper portion of the roundabout will be analysed in conjunction with Transport Scotland to ensure that existing concerns are not delayed as a result of development traffic.

Drainage Strategy

Drainage for the development will be on a separate system containing foul and surface water drainage. The system will be designed and constructed to maximise the potential for adoption by both Scottish Water and the Stirling Council (applicable roads drainage).

The design will be carried out in accordance with:

- SEPA guidelines with respect to Sustainable Urban Drainage (SUDS) provision
- Scottish Water guidelines – Sewers for Scotland 2
- Scottish Environment Food & Rural Affairs’ Flood Prevention Guidelines and Guidance Note
- Scottish Government Planning Policy Guidelines – Pan 61 ‘Planning and Sustainable Urban Drainage Systems’ and Pan 79 ‘Water and Drainage Management’

Whilst finalised drainage design is still to be undertaken the overall strategy is detailed below as schematically shown on the outline proposal drawing.

Surface Water Treatment Strategy

CIRIA Document C697 details a number of available options for treatment and attenuation of surface water from the built environment including swales, filter trenches, porous surfacing, detention basins and detention ponds. These options typically require the provision of additional land and/or property rights for their construction.

The individual elements contribute either single or dual stages of treatment to the surface water runoff.

The SUDS manual indicates that the require stages of treatment to surface water run-off are

Residential Developments of more than 50 dwellings – 2 stages to roads and 1 stage to roofs.

Commercial developments – 3 stages to roads and 1 stage to roofs.

Flood Risk and Attenuation

No detailed topographic survey of the site is available however from consideration of centred Ordinance Survey maps and the site inspections existing and known low lying areas are identified on the site. These areas are at their shallowest fronting the A9 and the railway line at the site boundaries.

The natural drainage channel for the area is the Allan Water. This river flows from north to south to the west of the site however it is at a level considerably lower than the development site. All of the eastern part of the site drains directly towards the Allan Water. Between the site and the river the railway interrupts this natural drainage over for a small part of the site to this north. As most of the railway is below the site level in cutting, trackside drainage intercepts and collects the runoff before eventually discharging it to the river.

The western part of the site drains to the east with runoff eventually reaching the Allan Water via a small burn which flows to the south of the property of Roadhill Farm. Again the natural drainage path is interrupted before the watercourse is reached, here by the M9 and A8.

SPRR requires that any new development should have an acceptable risk of flooding, that any measures required to manage flood risk are sustainable over the expected life of the development and that the development should be designed and managed to minimise the material adverse impact on the flood risk elsewhere. SSPR also indicates that new development should not take place on land considered to be at medium to high risk of flooding and should not take place on land that provides potential flood water storage where the loss of such storage would affect the flood risk elsewhere. The extent of both medium to high flood risk land and potential flood storage land is defined by the water level reached during an event with an annual probability of occurrence no greater than 0.5%, more usually known as the 200 year event.

From the site inspection it is considered that there is no significant flood risk to any part of the proposed development from any surface watercourse. In particular, relative levels show that the sites of the proposed hotel and golf clubhouses are at no risk of flooding from the Allan Water and do not form part of that flood plain.

Foul Drainage Strategy

It is recognised that there is no public foul sewer in the vicinity of the development area and the proposed strategy will therefore comprise of Foul drainage to be conveyed via gravity to a development pumping station located at an appropriate point within the site. This will consist of separate pumps and stands, with a minimum of 24 hour storage in-built to allow for necessary maintenance and emergencies. No alarm system will be built into the pumping system to alert the relevant person in the event of pump failure.

Effluent from the pumped system will be discharged to a package sewage treatment plant consisting of primary settlement, biological treatment and final settlement processes. This is in turn will discharge to an ecological system of reed beds top further polish and enhance the final quality of the discharged effluent.

The effluent quality from the above processes will be determined in accordance with SEPA requirements and the relevant CAR Licence applied for. This CAR Licence will incorporate the required discharge consent standards for the life of the development.

Discharges of the final quality effluent will be to the water environment at an appropriately agreed point.
Initial Site Appraisal

Sensitive site in terms of location, landscape and environmental quality which has an outline consent for a 150 bed hotel and 18 hole golf course.

Significant local interest in how the site is to be developed with the minimum impact of built form and sympathetic integration into the landscape likely to be the key issue in garnering local and Local Authority support.

The brief calls for a tennis club with 6 indoor courts split into two halls, 6 outdoor courts and club social facilities, hotel with conference, golf and fairway housing.

The tennis halls require a minimum height of 8.0m at the apex and the main issue is how those halls can be successfully integrated into the landscape whilst allowing the club social facilities to take advantage of the south west facing hillside location.

Initial concept

Initial concept is to integrate the building into the landscape by siting the building against the existing hill and lowering the tennis halls down into the natural slope and, by curving the roofs and ‘greening’ them, allow the building to mimic the natural roll of the landscape. Surplus soil can be used in the formation of the golf course and to berm the landscape up to the roof eaves resulting in a seamless integration and sympathetic setting of a large built form in the landscape.
Development Elements

Tennis Centre
This will be purpose built to provide 6 indoor & 6 outdoor all weather courts, with practice wall, coaching suites, changing rooms, café with viewing gallery, shop and créche. The facilities will be capable of hosting competitions and coaching courses for all levels and will run a “hit reach” programmes to deliver Tennis and Golf into the local schools and clubs.

Golf Centre
These will be accessed and managed alongside the Tennis Facilities. The 9 hole par 3 will be primarily for juniors and beginners and will be available on a “Pay & Play” basis. There will be “short game” pitch & put facilities, Himalaya putting course, as well as indoor virtual training bays all supervised and run by qualified coaching staff.

Indoor and Outdoor Leisure Activities
As well as a kids out door adventure park with picnic areas there will be general multi purpose an “all weather” pitch suitable for 5 aside football. The aim is to create as diverse a range of activities to make Park of Keir a true destination for families to play together.

Paths and Cycle Ways
Mountain biking is one of the fastest growing out door activities in the world and Park Of Keir provides a vast area of currently inaccessible terrain, capable of delivering some unique cycle paths suitable for all levels of cyclist. The woodlands around Gallowhill and along the Allanwater will also be suitable to provide foot paths to open up the area of Park of Keir to walkers and cyclist alike and improve connectivity between Dunblane and Bridge of Allan.

Hotel
The existing planning consent at Park Of Keir provides for a 3 or 4 star 150 bedroom hotel. The addition of the proposed sporting facilities will greatly enhance the viability of the location for a prospective hotel operator. The ability to cater for “coaching courses, competition hospitality and corporate conferences greatly improves the chances of securing the investment for a new hotel. The Stirling area currently has only 2 Fourstar hotels.

The Murray Tennis Museum
Andy Murray’s success as a Grand Slam winner and Olympic Gold medallist have secured his place in history as one of Scotland’s most famous sons and as a he grew up in Dunblane, the choice of Park Of Keir to locate the “Andy Murray Tennis Museum” could not be more appropriate. The accessibility of the site just off the A9 within an hour of Glasgow and Edinburgh will ensure it will attract visitors both from home and abroad.

Family Homes
As part of the proposal it is proposed to include within the Park Of Keir plans, a number of Family Homes. The sole purpose of this house is to generate additional revenue that will be used to “cross subsidise” the investment in the Tennis & Golf facilities.

Due to the sensitivities of the Park Of Keir site there is a limited areas where these can be located and it is only intended to site these where they can sympathetically located, without compromising the visual impact on the landscape at Park Of Keir. It is proposed that these will be “low density” but “high quality” homes. The exact number is still to be determined as this will only be finalised once a full site assessment has been completed including a Landscape Visual Impact study along with other tree surveys and ecological surveys.

The final number will also need to be justified in terms of the amount of “Cross Subsidy” need to fund the construction of the proposed sports facilities.

The Cross Subsidising Of Proposed Sports Facilities From “Enablement Housing”

It is vital, in able to ensure the long term sustainability of the “Park Of Keir” Golf & Tennis Facilities, that these begin life “debt free” without the heavy burden of financing loans to repay over the operating life of the project and also to keep charges for the use of the facilities, as low as possible.

Having looked at the extent of the facilities and their anticipated specification, a cost plan has been prepared by a local firm of Quantity Surveyors, Brownriggs and the indicative cost schedules for the construction has been assessed.

The anticipated cost of the proposed Golf & Tennis Facilities are estimated to be circa £10.6 million pounds excluding professional fees associated with the design and build. The construction cost of the proposed hotel, is estimated at a further £10.2m, which will bring the total investment excluding any housing, to just over £21m.

A breakdown of these budget costs shall be submitted in full as part of the application submission.

Although from initial discussions it is anticipated that there will be the possibility of some funding being provided by Sports Scotland and the LTA (Lawn Tennis Association) as well other public bodies, this will still fall well short of the overall requirement and at best it will be less than 50% of the anticipated costs.

In order to generate the additional investment required to fund the project, it is proposed that the site at Park Of Keir could include a number of high-end residential properties. This housing would be low density and sited only on those parts of the site that allow the opportunity to develop these without compromising the visual appearance of the site from out with.

From the initial assessment of the existing landscape setting and the natural topography of the site, there appears to be two potential locations which can deliver such a development opportunity, without significantly impacting on the landscape setting of Park Of Keir, as it appears from the Keir Roundabout the A9 and both the Communities of Dunblane and Bridge of Allan.

These proposed areas for housing development are shown on the masterplan.

Enablement Funding

The justification for the housing element, in planning terms is that without this form of “Cross Subsidy”, the funding required to deliver the planned investment in the Tennis & Golf Facilities cannot be made.

The example below is purely for illustrative purposes at this stage, but it will hopefully be of some assistance in demonstrating how “Cross Subsidy” from the housing would work.

<table>
<thead>
<tr>
<th>Cost of Construction:</th>
<th>£11.6m</th>
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<tbody>
<tr>
<td>The Tennis &amp; Golf Facilities</td>
<td>£11.6m</td>
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<tr>
<td>inc Professional Fees</td>
<td></td>
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<tr>
<td>Less anticipated funding available</td>
<td>-5.0m</td>
</tr>
<tr>
<td>Cross Funding Required</td>
<td>£ 6.6m</td>
</tr>
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Projected Funding Generated from

| Housing | £6.75m |
| 80 – 100 units approx |
| After Cost of Infrastructure |

Full details of The Funding requirement will be set out in a “Business Case” submission identifying assumptions on valuations and costs and revenues and will be submitted to Stirling Council as part of the formal planning application in due course.
Architectural Character

The development incorporates 50-100 no. detached two-storey dwelling houses with associated garages. The overall concept of the design is to redevelop the site for residential purposes reflecting the traditional large villa theme found throughout the Dunblane & Bridge of Allan area. The intention is to create a sustainable quality residential environment synonymous with its location.

The new dwellings are located centrally within the site, taking care to preserve as many of the existing trees which are in a reasonable condition, while maximising the daylight available to the properties. The houses are arranged in a rural vernacular, with more intimate garden areas to the rear of the properties. This contrast is also evident in the elevational treatment adopted, with more formal street frontages concealing a much more fluid and flexible approach within the private garden areas to the south. This is reflected in the incorporation of features such as sunrooms and timber decking.

The scale and style of the built forms are all modern variations on a Villa theme, taking reference from both the existing dwellings and rural steadings within the area. Traditional materials such as natural slate, cast stone, render and astragalled windows have been detailed and articulated to reflect these building types, styles and periods of the area. The high quality of finishes both internally and externally seeks not only to preserve the inherent character of the location but also enhance it.
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>2005 to 2009</td>
<td>Application to renew 2005 Planning Permission approved by Stirling Council, subject to legal agreement</td>
</tr>
<tr>
<td>December 2012</td>
<td>Representations submitted on Stirling Proposed Local Development Plan seeking recognition of existing consents for development of site</td>
</tr>
<tr>
<td>June 2013</td>
<td>Park of Keir Tennis &amp; Golf Centre included in Stirling Council's National Sports Performance Centre Bid submitted to Scottish Government</td>
</tr>
<tr>
<td>July 2013</td>
<td>Start of Examination into Stirling Proposed Local Development Plan</td>
</tr>
<tr>
<td>September to November 2013</td>
<td>Public Consultation with Community Councils; local residents &amp; businesses Proposal of Application Notice Submitted to Stirling Council</td>
</tr>
<tr>
<td>November 2013 to March 2014</td>
<td>Supporting Technical Studies undertaken and proposals refined to reflect public consultation</td>
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**Timeline**

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<tr>
<th>Date</th>
<th>Event Description</th>
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<tr>
<td>March 2014</td>
<td>Examination into Stirling Proposed Local Development Plan Ends</td>
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<tr>
<td>April 2014</td>
<td>Park of Keir Planning Application submitted to Stirling Council</td>
</tr>
<tr>
<td>July 2014</td>
<td>Stirling Local Development Plan Adopted</td>
</tr>
<tr>
<td>August 2014</td>
<td>Park of Keir Planning Permission in Principle determined</td>
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<tr>
<td>September 2014 to February 2015</td>
<td>Detailed Designs prepared and submitted for approval</td>
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<tr>
<td>Spring 2015</td>
<td>Start of Site Works</td>
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<tr>
<td>Spring 2016</td>
<td>Park of Keir opens to public</td>
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