



Why Are We Here Today? Wheatley Group and their consultants, along with Dumfries and Galloway Council, are preparing a Planning Application In Principle for regeneration of the Lochside area.

Wider Context

The proposals are based on principles established in the Dumfries and Galloway Council “Design Quality and Placemaking” Supplementary Guidance. These principles include such as positive influence on local economy, safe, adaptable and welcoming places, active and healthy lifestyles, robust design, energy efficiency, and community pride.

Dumfries and Galloway Council’s vision statement “to make Dumfries and Galloway the best place in Scotland to live, learn, work, visit and grow” underpins the proposals.

We want your views on this draft proposal for Lochside!



The community engagement story....

- MAY 2023 Housing Focus Group
- MAY 2023 May Community Engagement at YMCA
- MAY 2023 Safe and Healthy Communities Focus Group
- JUNE 2023 Glentroll Field Focus Group / Walkabout
- JULY 2023 Gala Day
- SEPT 2023 Connectivity Focus Group
- FEB 2024 First Public Consultation
- MARCH 2024 Second Public Consultation**
- APRIL 2024 Planning Application In Principle Submission
- AFTER PLANNING PRINCIPLES ARE APPROVED;
- Future applications for detailed designs

Community engagement has been key to development of the masterplan, involving a large number of individuals and community groups.

Findings have been translated into positive actions, influencing the use of land and proposed new uses of areas and buildings.

In addition to the events listed below Wheatley Homes South also issued bulletins informing the residents about the progress of the regeneration masterplan process, encouraging them to attend events.

Over 900 people answered the survey, feeding into the design team’s decisions.

We are here to talk to you about the work so far, feedback on previous discussions and to display the masterplan.

Comments and feedback from all the events have informed the plans for Lochside.

Here are a representative selection of the comments we have received, and our responses...

You Said....

Ponds and water are great for wildlife, a marsh area is a good idea

The fields and trees to the side of the school and north of the A75 are really important for wildlife

Play equipment should be really robust.

Children and young people need facilities, can we link them with the school campus facilities?



Glentool Park Play and Sport Biodiversity

We Did

An ecology survey took place to record the existing open space, which has informed the proposals.

Ponds, swales and partial opening up of the burn are proposed.

Natural landscaping is proposed to enhance these areas.

All housing sites will be developed with biodiversity in mind.

New play areas are proposed which will be designed appropriately to local needs, with areas for all ages.

We will work with council services to better promote the opportunities at schools including the community sports hub and school lets.



House types
Energy Efficiency
Design
Retrofits

You Said....

Some of the apartment buildings should be demolished and replaced with housing

There's a shortage of accessible smaller housing

There should be a range of housing; terraces, flats, townhouses and more.

Where will you put the people who currently live in buildings flagged for demolition?

In Lochside, a denser form of housing is better than flats.

We Did

Some demolition is proposed, where existing buildings can be replaced with high quality housing.

Ground floor accessible homes are proposed within terraces.

A mix of one bedroom, two bedroom and family housing is proposed.

More detail will come forward at later stages.

Around 600 new homes are proposed within the Lochside neighbourhood.

Appropriate housing will be provided for decanted households.


The proposals include housing of a density which is appropriate for the existing urban fabric and street pattern of Lochside.

You Said....

This project will take years; what will Lochside be like during construction?

The Lochside Avenue gateway is really important; street design should be considered as well as the design of the buildings.

The Church building could have other uses as well as services; a banking hub, community uses, internet hub etc.




New use for existing buildings
New commercial and community use

We Did

Phasing of the proposals will be carefully designed to minimise disruption to roads, homes, the school and other facilities.

The proposals highlight the Lochside Avenue gateway as a great place to cluster mixed-use facilities and high quality public realm.

We will work with the Church of Scotland on the future use of the church that meets the needs of the church and the local community.



Connectivity
Transport
Cycling and Walking
Safety

You Said....

Public Art contributions should improve the public realm in a creative way that suits Lochside.

The road surfaces are poor; accessibility is difficult, how will the proposals address this?

Junctions and streets should give priority to pedestrians and cyclists

A bridge over the A75 to the Cuckoo Bridge retail park has been strongly supported during previous consultation.

We Did

Public art will be considered in a later stage of the proposals, however this is an important part of the plans which we will consider.

The council has recently agreed an additional investment of £1.05M on improving the region's roads. We will work with Roads Service to ensure that they are aware of the road conditions in Lochside.

New junctions and improvements to existing junctions will be designed with pedestrians and cyclists as the first priority, maximising safety and accessibility for all.

A pedestrian bridge will be included in the proposals

Lochside Community Regeneration Masterplan

Opportunities and areas for improvement



Play and Sport



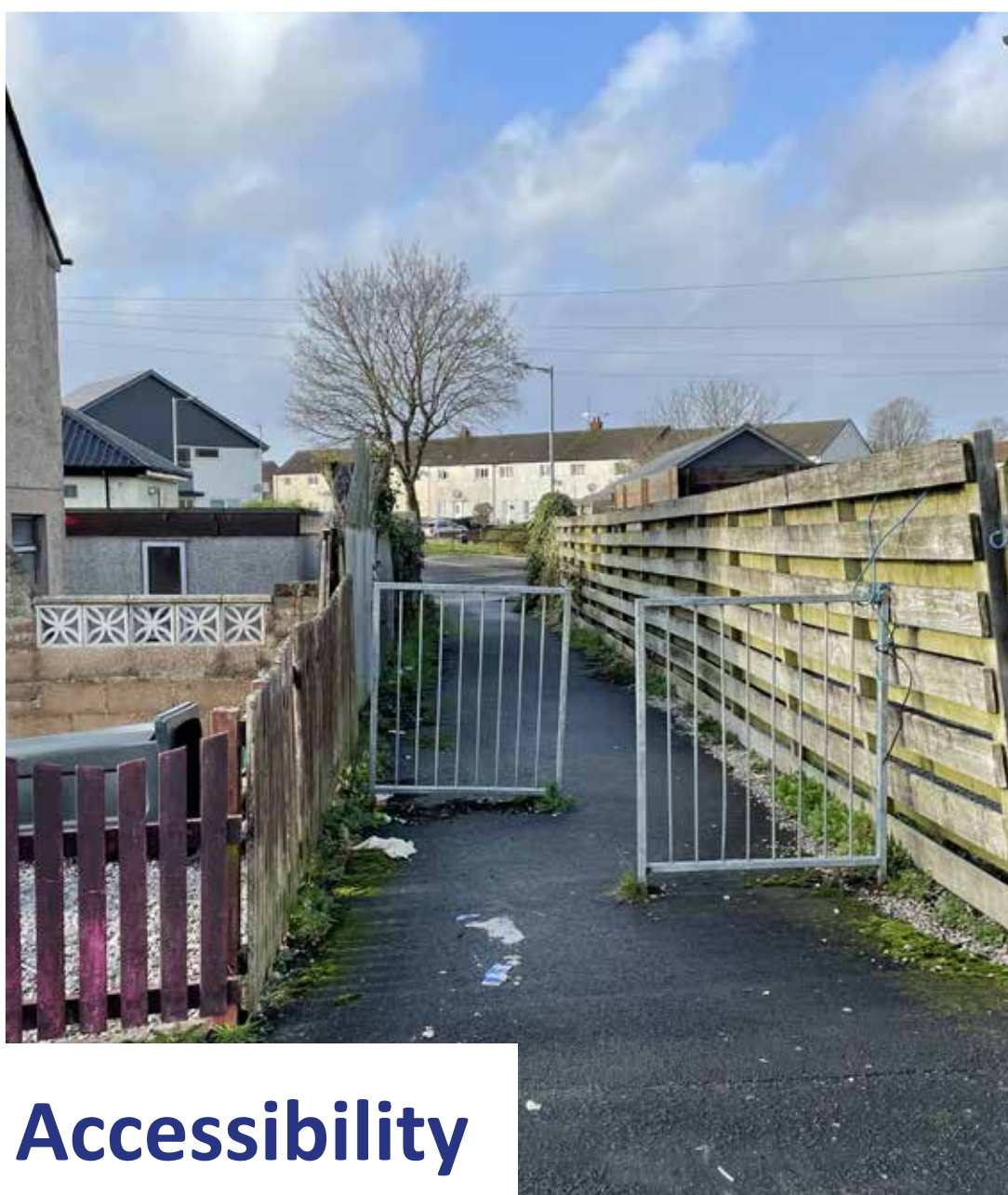
Facilities and Transport



Types of Housing



Use of Land, fronts and backs



Accessibility



Retail and Aesthetics



First Impressions



Community Facilities



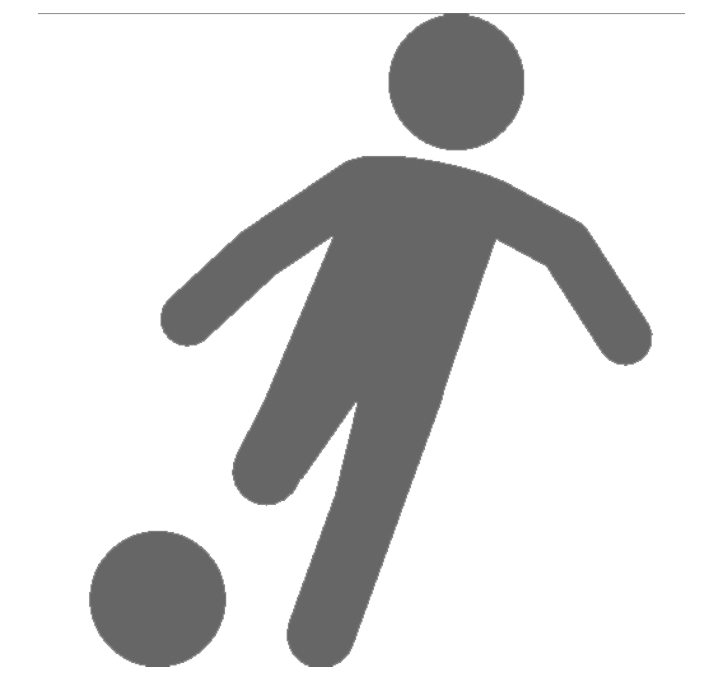
House Types and Accessibility

INSPIRATION

PLAY



MUGA / SPORTS



Landscape Proposals

Play areas to be accessible and cater for all ages e.g. wheelchair swings, external gym, climbing etc.

More seating opportunities - accessibility/aging population.

Review of street furniture provision such as bins, bollards, street lighting required.

Improved landscape management required - hedges trimming etc.

1.01 Expanded community growing space - live project.

1.02 Sensory Garden - live project.

1.03 Community growing space - live project.

1.04 Potential extension to 1.03

1.05 Review landscape, boundary protection and seating.

1.06 MUGA, external event space, seating, electrical connection. Use of WC's in Community Centre.

1.07 Art/landscaped/bird watch features for elderly residents.

1.08 Picnic Area - convert existing landscape feature.

1.09 Expanded marshland to control flooding.

1.10 Space on Alloway Rd. used for high quality civic/public space with seating areas, art etc. In conjunction with Church conversion 2.05.

1.11 Wildlife area - buffer zone, space for school projects, tree planing and local re-wilding.

1.12 Existing Bonfire location. Seating opportunities.

Land Use Proposals

2.01 Temporary Community Growing/ Polytunnels. Future Housing Site.

2.02 Gateway Building - 3 storey buildings with active shop front in the ground floors and improved public realm.

2.03 Retail/services. Permanent or temporary replacement for 2.02 shopping units.

2.04 Community Centre refurbishment and extension to facilitate wider community use in conjunction with the External Event Space 1.06 and sport and play areas e.g WC's, venue hire etc.

2.05 Church converted into a Community Hub with flexible space use, spaces for hire, community enterprise, event spaces, office spaces etc.

Design Proposals

- Simple and robust design.
- Use of colour, art, murals.
- Pitched Roofs

Connectivity Proposals

Signage improvements and raising awareness required.

General review of all junctions regarding safety (blind spots) and accessibility required.

General review of parking provision required. Existing Parking Issues.

General maintenance critical - potholes, dropped kerbs, blocked drainage, cracks, bollards missing.

Street lighting review required - relevant for existing and new links, bus stops etc.

Traffic calming measures required.

Suitable cycle paths to be introduced where indicated on the plan.

Review of late and early bus connections required to mitigate the feeling of isolation.

Formalise existing links

3.01 Pedestrian/cycle bridge to cycle paths linking Maxwelltown Railway cycle Path, Cuckoo Shopping Centre and wider Dumfries.

3.02 Elevated pathway through marshland/wildlife area. Safe and suitable for cycling and pedestrians.



What Will Happen Next?

We have heard already from many people who live in the neighbourhood, and your views have shaped the proposals so far. We will be continuing to listen to your input and aspirations as the process continues.

An application is likely to be submitted in April 2024.

You will be able to view and make representations to Dumfries and Galloway Council once the application is validated.

Wheatley Homes South will continue to give updates through their newsletter and website.

When approved the proposals will establish a framework for improvements in the Lochside area for next several years.