

## WELCOME

### Welcome to Our Consultation

The proposals for the Max High site comprise a new-build affordable housing development, including houses and flats, along with associated landscaping, access roads, and drainage. This is the first of two planned consultation events.

Today, we present our scheme and invite your feedback for consideration.

### Why Are We Here Today?

Wheatley Homes South and their design team, in partnership with Dumfries and Galloway Council, are preparing a planning application for the area identified as Phase 1 within the boundary of the former Maxwelltown High School and St Ninian's Primary School site.

We look forward to listening to and engaging with the neighbourhood as this proposal represents one of the first steps in progressing the wider regeneration of Lochside.

### Lochside Masterplan Report

The proposed Max High development site, located on the former grounds of Maxwelltown High School and St Ninian's Primary School, forms part of the wider Lochside Masterplan area. The site is allocated for residential development within the Lochside Masterplan, which was approved as Planning Guidance by Dumfries and Galloway Council's Economy and Infrastructure Committee on 3 June 2025. It presents an important opportunity to contribute to the ongoing regeneration of the neighbourhood through the delivery of high-quality, affordable homes.

### Community Engagement

The community consultation for the Lochside Masterplan provided an invaluable opportunity for residents to share their views, concerns, and aspirations, ensuring that the Masterplan reflects local needs. The design team has worked on the principle that the Lochside community is the expert on living in Lochside. The community has directly shaped the Masterplan proposal.



### Community Engagement Timeline...

- 15 April First Public Consultation
- 27 May Second Public Consultation
- 31 May Deadline to receive comments from public
- September Planning Application Submission for Phase 1



**1304 Residents Reached**

**Safe and Healthy Communities Focus Group**

**4 Focus Groups**

**Community Engagement Drop-in Event**

**Housing Focus Group**

**Glentroll Field Focus Group**

**Connectivity Focus Group**

**Gala Day Stall**

**2 'Pre-Application Consultation' Events**

KEY	
<span style="color: red;">—</span>	PAN Boundary
<b>1</b>	Refurbishments at Osborne Crescent / Drive
<b>2</b>	New housing at Osborne Drive
<b>3</b>	New housing at Findlater Court
<b>A</b>	Areas for New Housing
<b>B</b>	Residential infill development, completing the street
<b>C</b>	Feasibility Studies to determine retrofit / demolition strategy
<b>D</b>	Key gateways and meeting points improved with frontage, landscape and mixed uses

### Let us know your thoughts

Feel free to discuss this proposal with our team and let us know your thoughts. Wheatley Group and Smith Scott Mullan welcome all of your comments concerning the proposed development. All the comments received will be reviewed and the proposal amended if appropriate and practical to do so. Please take a look at the presentation boards and post your comments in the box provided, or send them via the QR link or by email to [mail@smith-scott-mullan.co.uk](mailto:mail@smith-scott-mullan.co.uk)

Scan the QR to leave a feedback and access the information online



## SITE ANALYSIS Opportunities & Constraints



### Site Information

The site occupies the **northwest corner of the Lochside neighbourhood** and is relatively separated from its central area. It currently has a **single vehicle access point** from Lochside Road.

### Topography & Site Levels

- Slopes down from north to south, reflecting former high school layout
- Features platformed areas and stepped site levels
- Central portion slopes quite steeply

### Surrounding Context

- Industrial estate to the north
- Existing residential areas to the east and southwest
- Open countryside to the west

### Vegetation & Natural Features

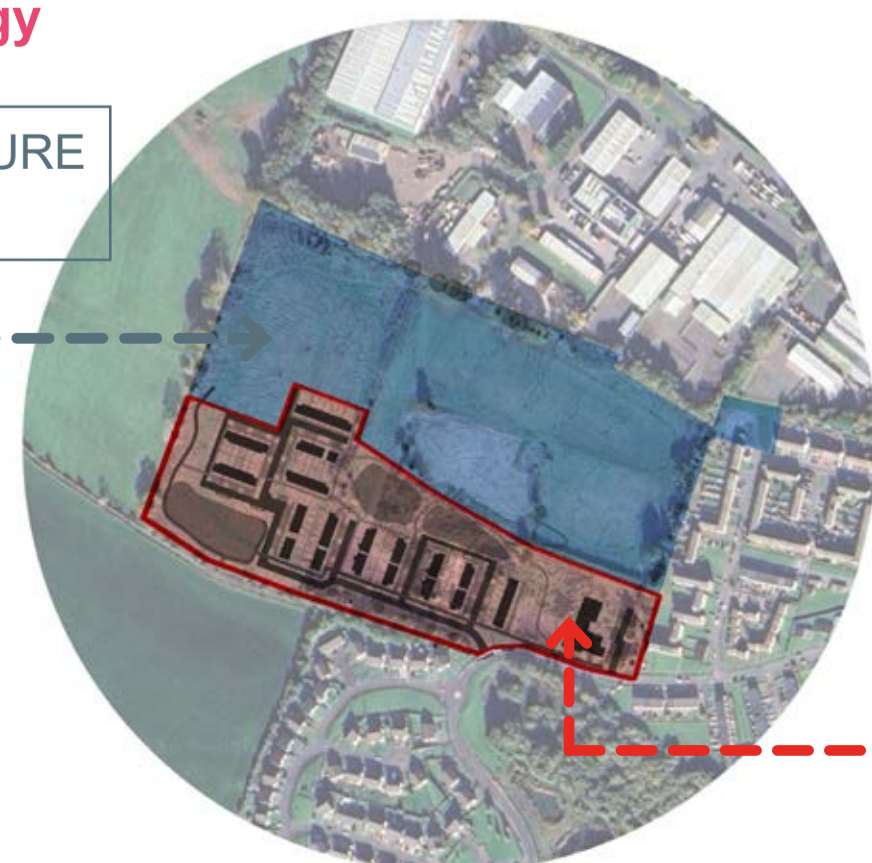
- Mature trees along site edges, with a few scattered internally
- Stream along southern boundary
- Stream flows into adjacent marshland and planted areas forming part of Glentroll Park

### Utilities & Planning Considerations

- Overhead 11kV electric cable crosses diagonally along the western portion
- Section of the site to the west lies outside Dumfries & Galloway Council Local Development Plan 2 Settlement Boundary

### Phasing Strategy

AREA FOR FUTURE DEVELOPMENT



KEY:	
	SITE BOUNDARY
	SITE ACCESS
	BUS ROUTES
	BUS STOPS
	CYCLE/PEDESTRIAN ROUTES
	PEDESTRIAN ROUTES
	PARKS/GREEN AREAS
	EXISTING TREES
	ECOLOGICAL ACTIVE LANDSCAPE, GROUPS OF TREES
	POND
	INDUSTRIAL AREA
	LOCAL DISTRIBUTOR ROADS
	PRIMARY STREETS
	SECONDARY ACCESS LOOPS
	1 STOREY UNITS
	2 STOREY UNITS
	3+STOREY UNITS

PHASE 1 DEVELOPMENT BOUNDARY



Scan the QR to leave a feedback and access the information online



## INITIAL PROPOSAL - PHASE 1



### HOUSING MIX

- 1 Livingwell Flats**  
Accessible, supported housing for older residents; promotes independence, wellbeing, and social connection with flexible, tech-enabled care.
  - 2 Children & Young People Residential Home**  
Safe, supportive home for young people; focuses on individual needs, education, life skills, and family/professional support.
  - 3 Accessible Bungalows**  
2-bed and 3-bed, step-free homes; adaptable layouts promoting independent, inclusive living.
- Townhouses (4+ Beds)**  
Spacious family homes; flexible layouts for modern family life and community integration.
- 2-Storey Houses (2B/4P & 3B/5P)**  
Flexible homes with accessible ground-floor bedroom options; supports families, older residents, and ambulant disabilities.
- 1 & 2-Bedroom Flats**  
Compact, efficient homes for individuals or small households; comfortable, affordable, low-maintenance living.

Approx. **95** New Homes

1, 2 & 3 Storey Houses and Flats

Private Gardens for Each Household

100% Affordable Housing

EV charging points

New and Enhanced Biodiverse Green Spaces

Housing Designed for a Range of Needs

1, 2, 3 & 4+ Bedroom Homes

Public Parking Spaces

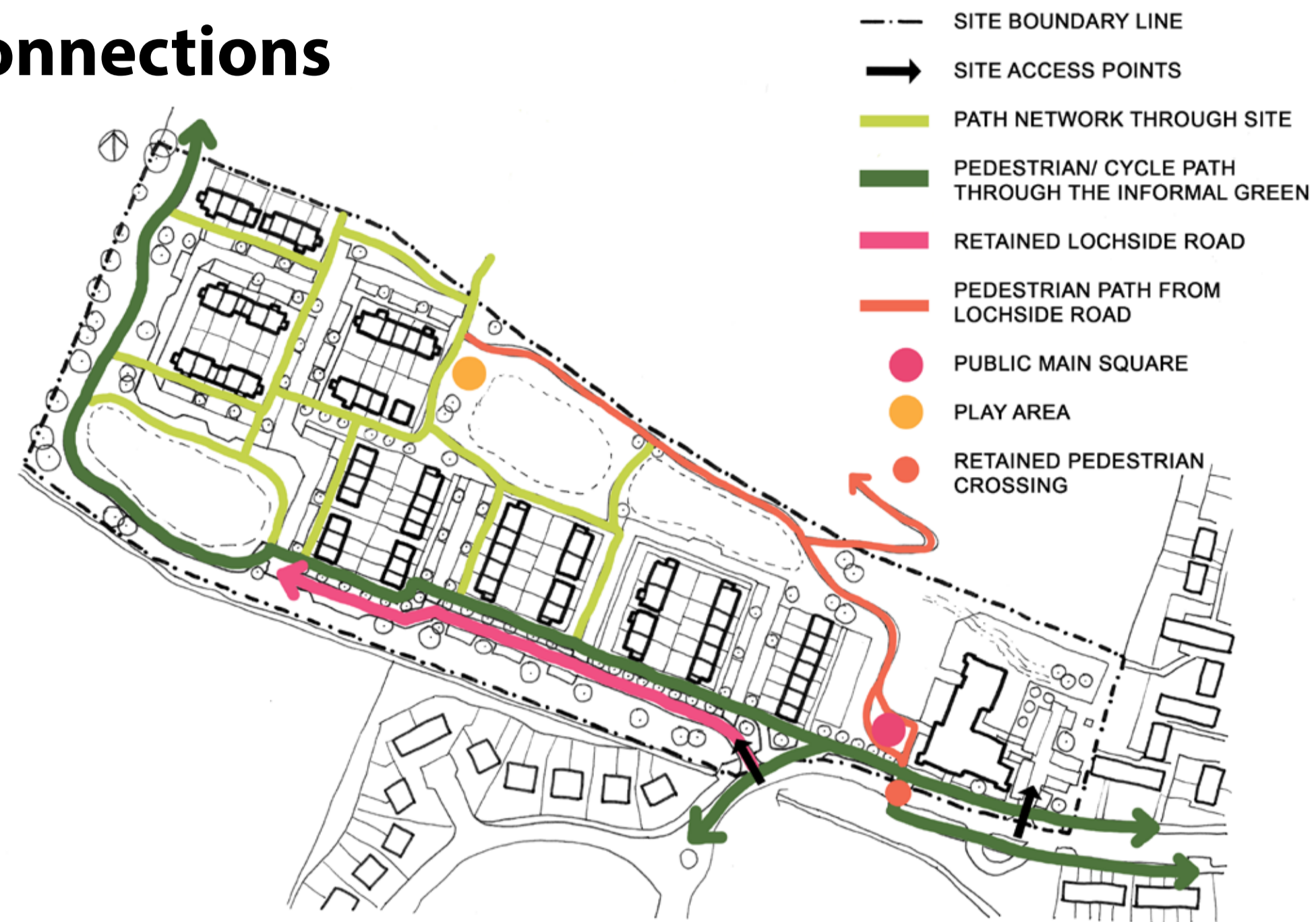
- Protecting green spaces
- High quality materials
- Accessible, and energy-efficient housing
- Housing design to reduce antisocial behaviour
- Inclusive play & sports areas
- Safe streets Strong Community



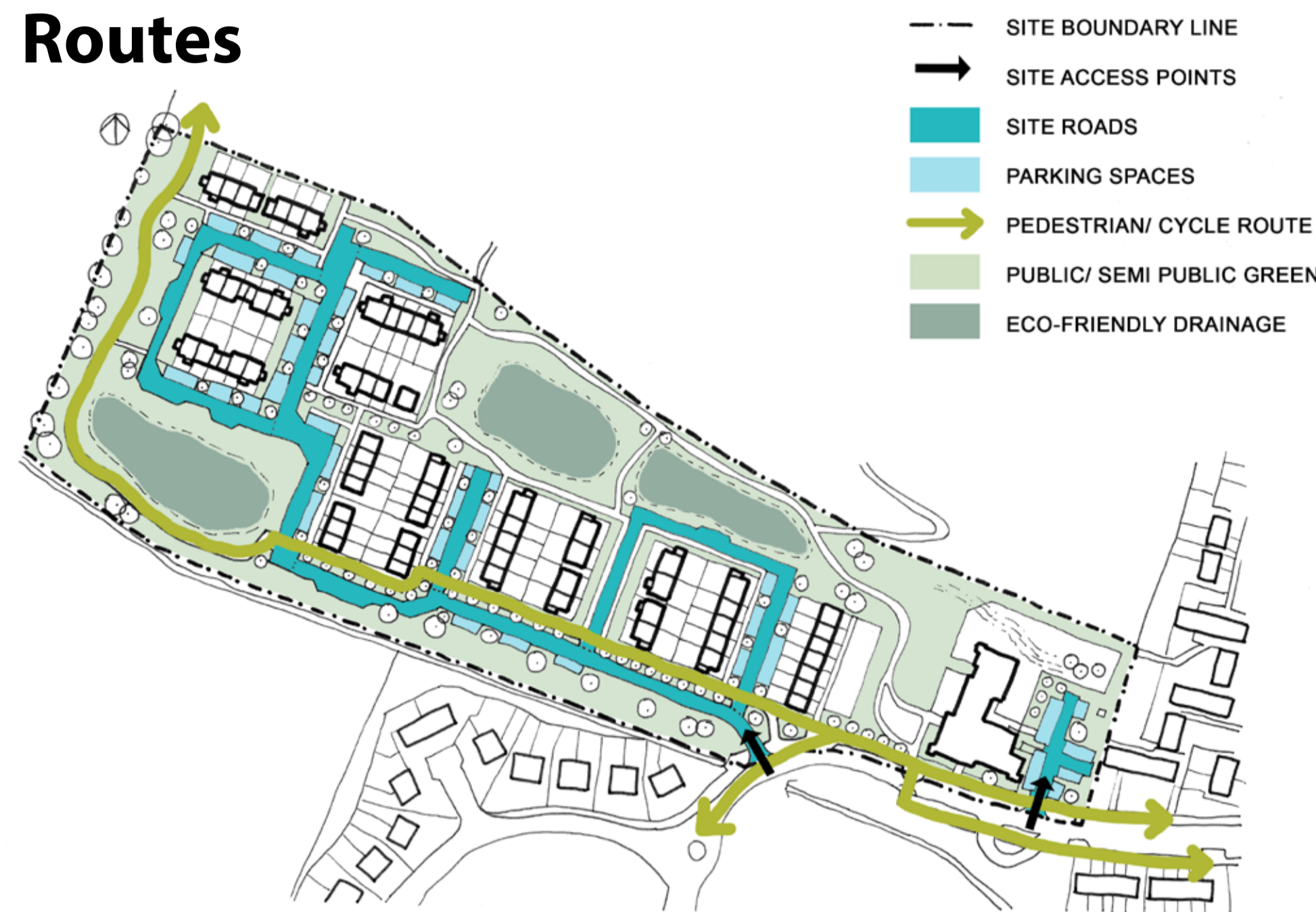
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## STRATEGY - PHASE 1 Connections/Routes/Greenspace/Heights

### Connections



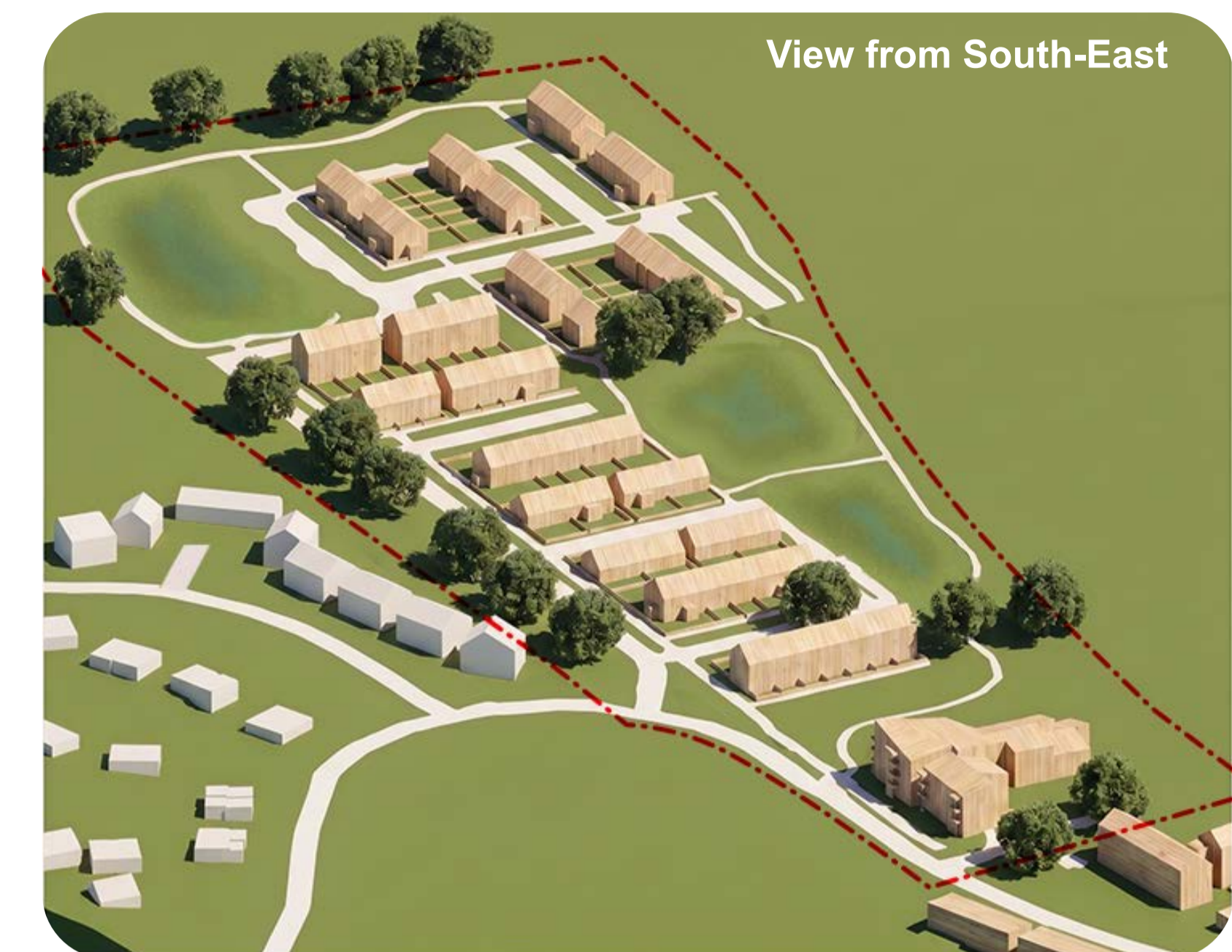
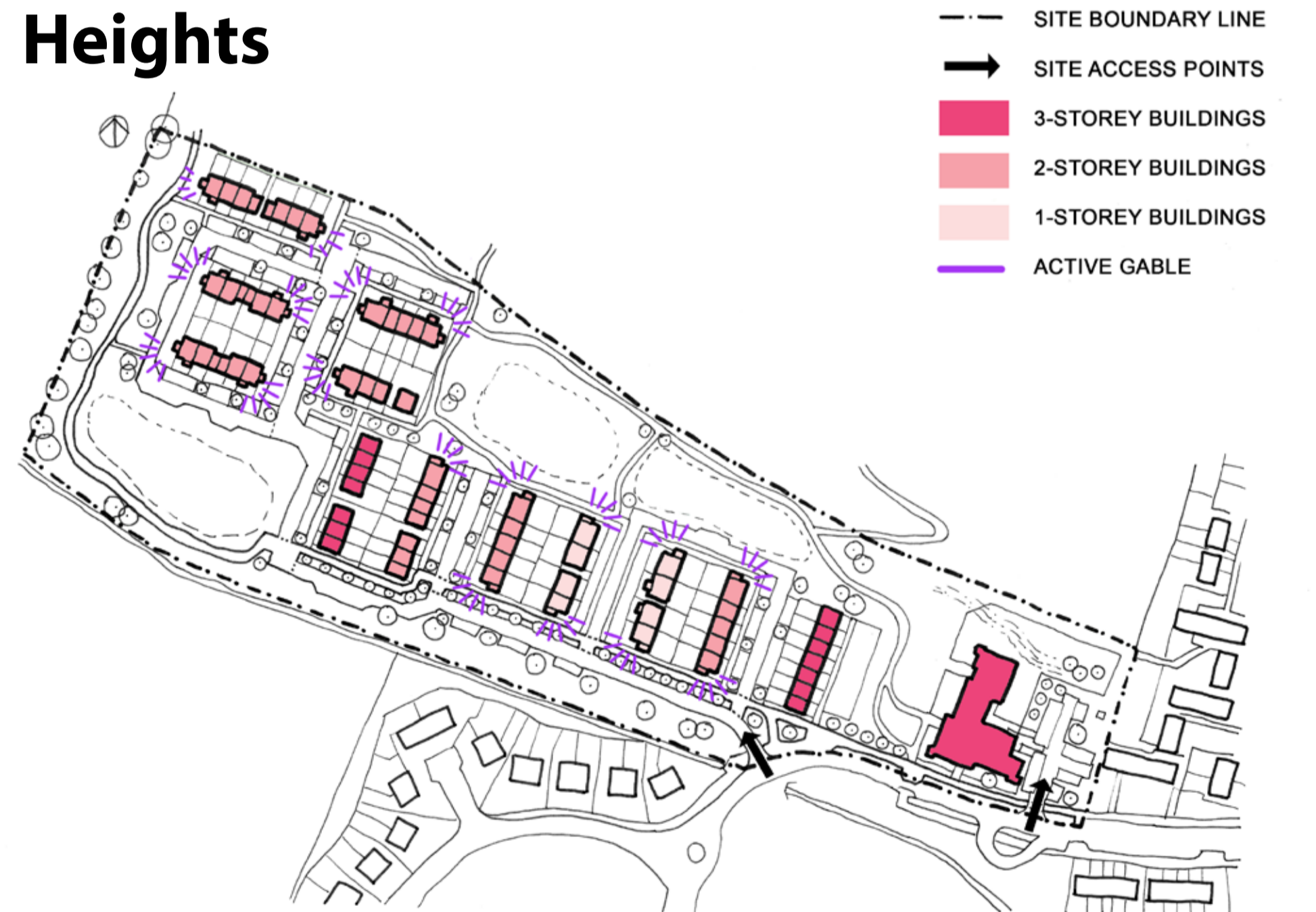
### Routes



### Greenspace



### Heights



#### Public Consultation

Wheatley Group as the applicant is required\* to consult the public prior to applying for Planning Permission for these proposals. A proposal of application Notice was submitted to Dumfries and Galloway Council in March 2026 and as part of the statutory planning process, this community consultation exhibition and the 2 public events have been prepared to engage with and inform the local community of the proposals. During the events, the design team will be available to answer queries and discuss the proposal directly with the visitors. This exhibition is the major part of the consultation and we welcome your views to assist us in developing the designs further and making necessary adjustments.

\*under the Town and Country Planning (Scotland) Act 1997 as amended by The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008 (Regulation 7(2)(b))

#### More Information

Details of the proposals are also available by writing to Smith Scott Mullan at 10 Rutland Square, Edinburgh EH1 2AS or the email address: [mail@smith-scott-mullan.co.uk](mailto:mail@smith-scott-mullan.co.uk) (no later than 31st of May 2026). The boards and feedback form can also be viewed online at [www.wheatleyhomes-south.com/myhome/my-community/lochside-regeneration](http://www.wheatleyhomes-south.com/myhome/my-community/lochside-regeneration) or by scanning the QR code.

Any comments made are to Wheatley Group or Smith Scott Mullan. There will be an opportunity to send comments to Dumfries and Galloway Council once a formal planning application has been submitted.

#### Your feedback

Thank you for attending this first public consultation event to learn more about our Max High proposal. Wheatley Group and the project team are keen to know your thoughts on the proposals. We would be grateful if you could kindly complete the feedback form available at today's event or online by 31st May to provide us with your views and help inform the development proposals for the site.

Scan the QR to leave a feedback and access the information online



## YOU SAID- WE DID



### Nature

#### You said:

**Green Spaces:** The proposed park was received positively. More green areas to walk dogs was requested. Involving the local community in the landscaping ideas and providing allotments for gardening.

**Green Boundary:** Site layout has a nice green perimeter with a variety of habitat. The adjoining fields need to be considered.

#### We did:

- The landscape strategy continues the character of Glentool Park and encourages residents and neighbours to enjoy the outdoors.
- Public green spaces respond to the site's existing topography and incorporate Sustainable Drainage Systems (SuDS).
- A robust green border between the adjoining fields and Phase 1 creates a natural buffer, improves privacy, and adds on-site green space.



### Diversity of Housing & Accessibility

#### You said:

**Bungalow Priority:** High demand for single-story living, specifically for older residents and those with mobility issues.

**Adaptive Design:** Requests for "future-proof" homes, including 3-bedroom bungalows and houses with ground-floor bedrooms/annexes for extended or disabled family members.

**Anti-Flat Sentiment:** A recurring preference for houses and bungalows over flats to maintain a specific community feel.

**Right Tenant, Right Home:** There is a strong desire for "fair allocation," ensuring homes designed for disabled or elderly residents are allocated to those who actually need them.

#### We did:

- 100% affordable development with a mix of bungalows, two-storey houses, three-storey townhouses, and a LivingWell block for residents aged 60+.
- Homes are designed to reflect the neighbourhood's character and include future-proof, adaptable features such as level access and dedicated parking for wheelchair users and older residents.
- The scheme supports independent living and responds to local need through ongoing work with Homes4D&G.



### Community

#### You said:

**Community Building:** Most respondents highly support efforts to foster a sense of community among new residents.

**Area Improvement:** Many welcome the development as a way to enhance the local area's appearance and safety.

**Digital Inclusion:** Suggestions were made to communicate any public consultations by post, as not everyone has internet access.

#### We did:

- We are proposing shared green spaces, walkable routes, and informal gathering areas to build community and create a safe, welcoming neighbourhood.
- The two public consultations are being promoted in the local newspaper and online to reach the wider community.



### Parking and Mobility

#### You said:

**Construction Impact:** Concerns regarding traffic management during the building phase and ensuring adequate off-street parking to avoid local congestion.

**Parking for residents and visitors:** Most respondents are pleased to see disabled car parking and in-curtilage parking for the bungalows and those properties with ground floor bedrooms.

#### We did:

- A mix of on-street and off-street parking is proposed for residents and visitors across the site.
- Bungalows include in-curtilage parking and a dedicated accessible space to reduce walking distances.
- The LivingWell block has dedicated resident and visitor parking, including accessible bays.
- Construction access for Phase 1 and later phases is proposed from the northern industrial estate to minimise disruption to the neighbourhood.



### Energy

#### You said:

**Energy Efficient Buildings:** The inclusion of heat source pumps and solar panels along with the potential of EV chargers. Double doors and double glazing with back gardens.

#### We did:

- Homes are designed using a fabric-first approach to improve energy performance and sustainability.
- The scheme includes renewable energy sources and EV charging points.
- All homes will have double glazing for better energy efficiency and soundproofing.



### Play

#### You said:

The parks proposed for kids on the site layout looks great.

#### We did:

- A children's play area is proposed in a central location within the site.
- Play areas are reached via pedestrian paths, helping to separate them from the main access road.
- Additional informal play spaces are provided within the green space and beside the communal gateway square to encourage outdoor activity.

**15** written responses  
+ feedback received by attendants of first public consultation

The proposal was well received and supported by the local Lochside community



### Connections & Future-Proofing

#### You said:

**Strategic Road Extension:** A specific suggestion to extend Lochside Road to the west to facilitate future long-term development.

**Safety & Security:** Design for "no blind spots" and good lighting to discourage anti-social behavior.

**Connections:** Support is given to the proposed multiple access points to the site to ease traffic, alongside the implementation of good lighting to ensure safety.

**Noise assessment:** Careful consideration must be given to noise attenuation measures for residents living near Rosefield Salvage.

#### We did:

- The main access road and pedestrian paths are designed to connect to future development, with no dead ends to improve visibility and discourage anti-social behaviour.
- A noise impact assessment will be carried out to address potential noise from Lochside Industrial Estate and inform an appropriate solution.
- There is potential for a western road extension to connect Phase 1 with neighbouring plots as part of future development.

#### You also said...

"You've included everything that's needed."

"Layout looking great."

"The proposal looks good as a whole."

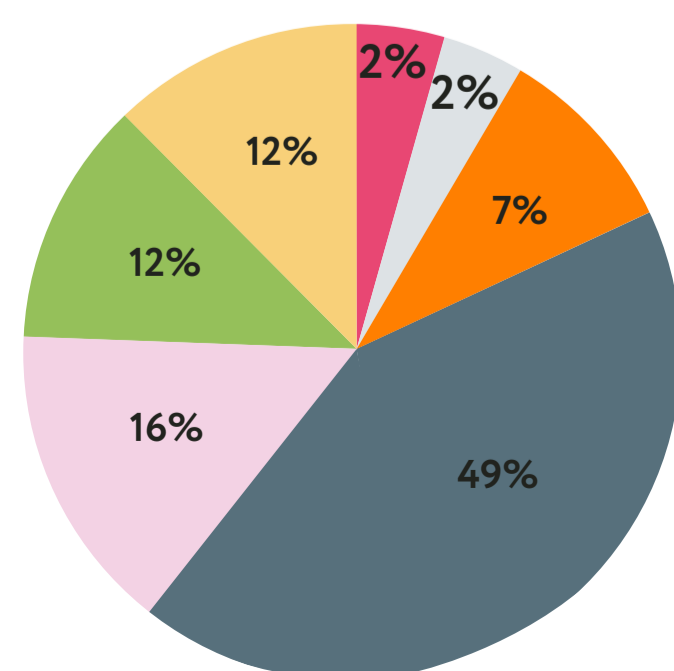
"Good variety of housing."

"I like the plan for older people housing."

"Everything seems covered."

"I think everything is amazing"

Recurring themes



- Nature
- Housing and Accessibility
- Community
- Energy
- Parking and Mobility
- Play
- Connections and Future proofing



## PROPOSED COTTAGE FLAT & HOUSE TYPES

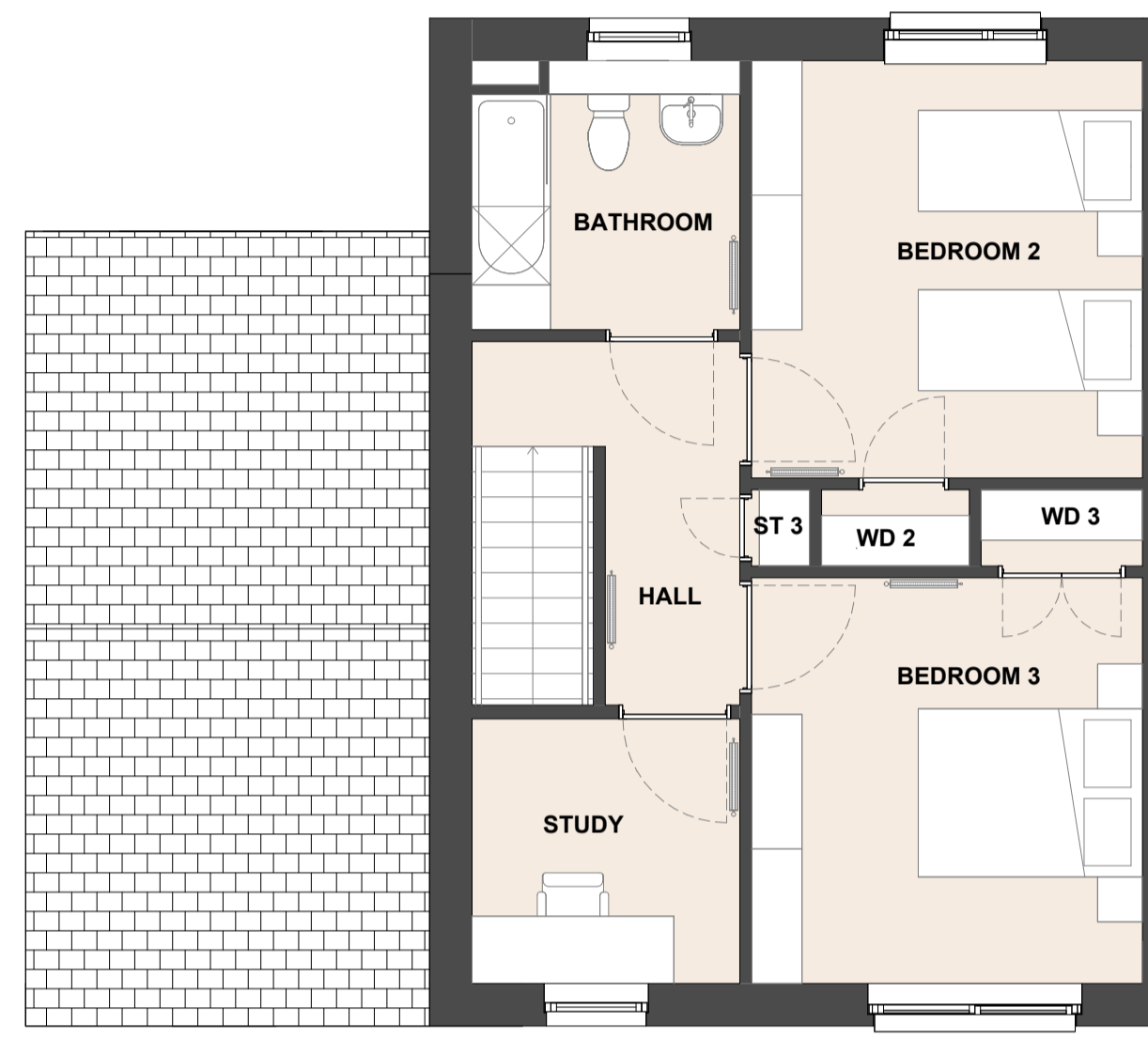
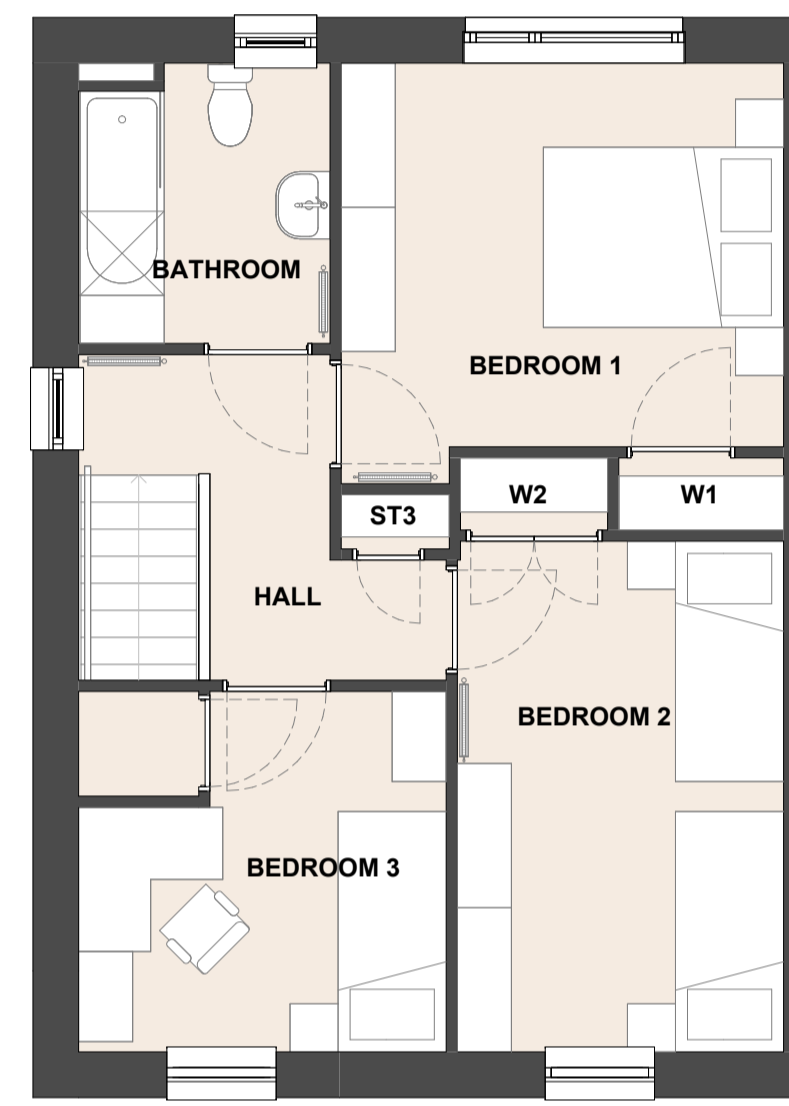
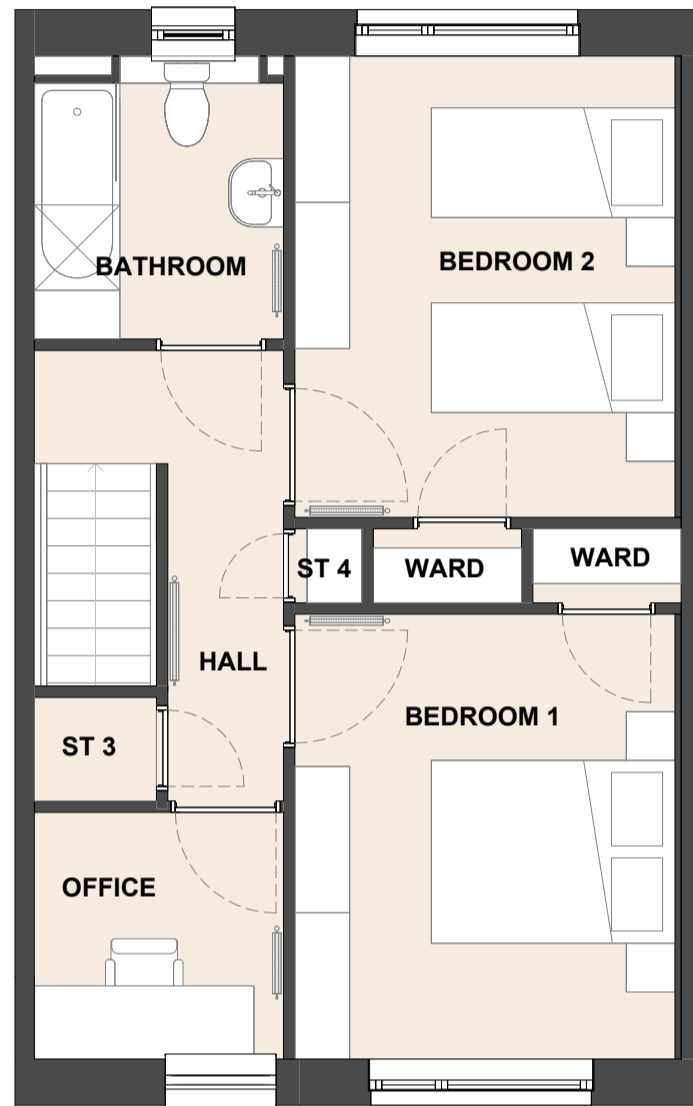
**Two Bedroom House**  
2 Bed - 4 People: Type B2  
868.6 sqft - 80.7 sqm

**Three Bedroom House**  
3 Bed - 5 People: Type C1  
933.2 sqft - 86.7 sqm

**Three Bedroom House**  
3 Bed - 5 People: Type C3  
1206.6 sqft - 112.1 sqm

**One Bedroom Cottage Flat**  
1 Bed - 2 People: Type H1 & H2  
GF: 570.5 sqft - 53.0 sqm FF: 656.6 sqft - 61.0 sqm

**Two Bedroom Cottage Flat**  
2 Bed - 4 People: Type J1 & J2  
GF: 773.9 sqft - 71.9 sqm FF: 851.4 sqft - 79.1 sqm



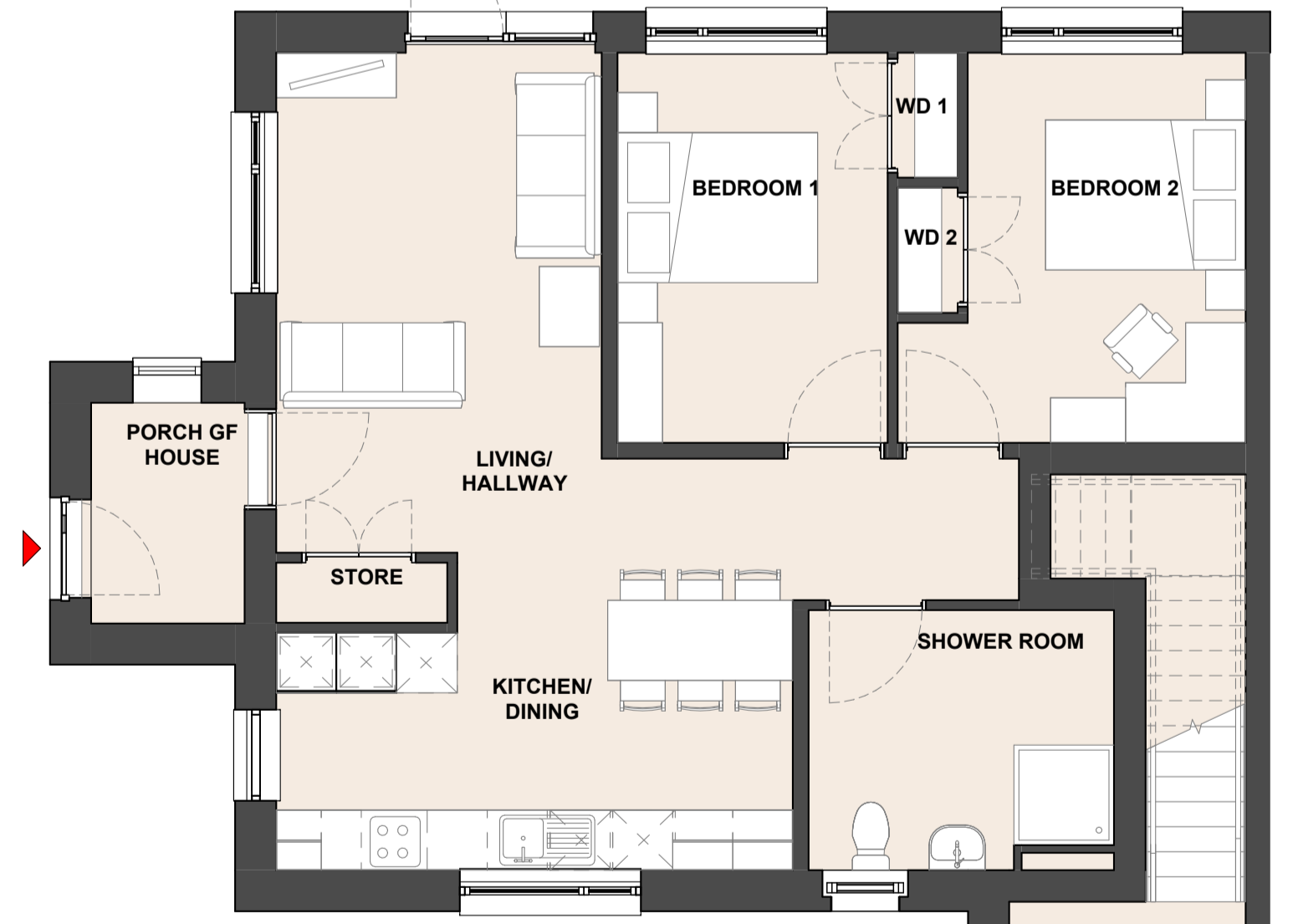
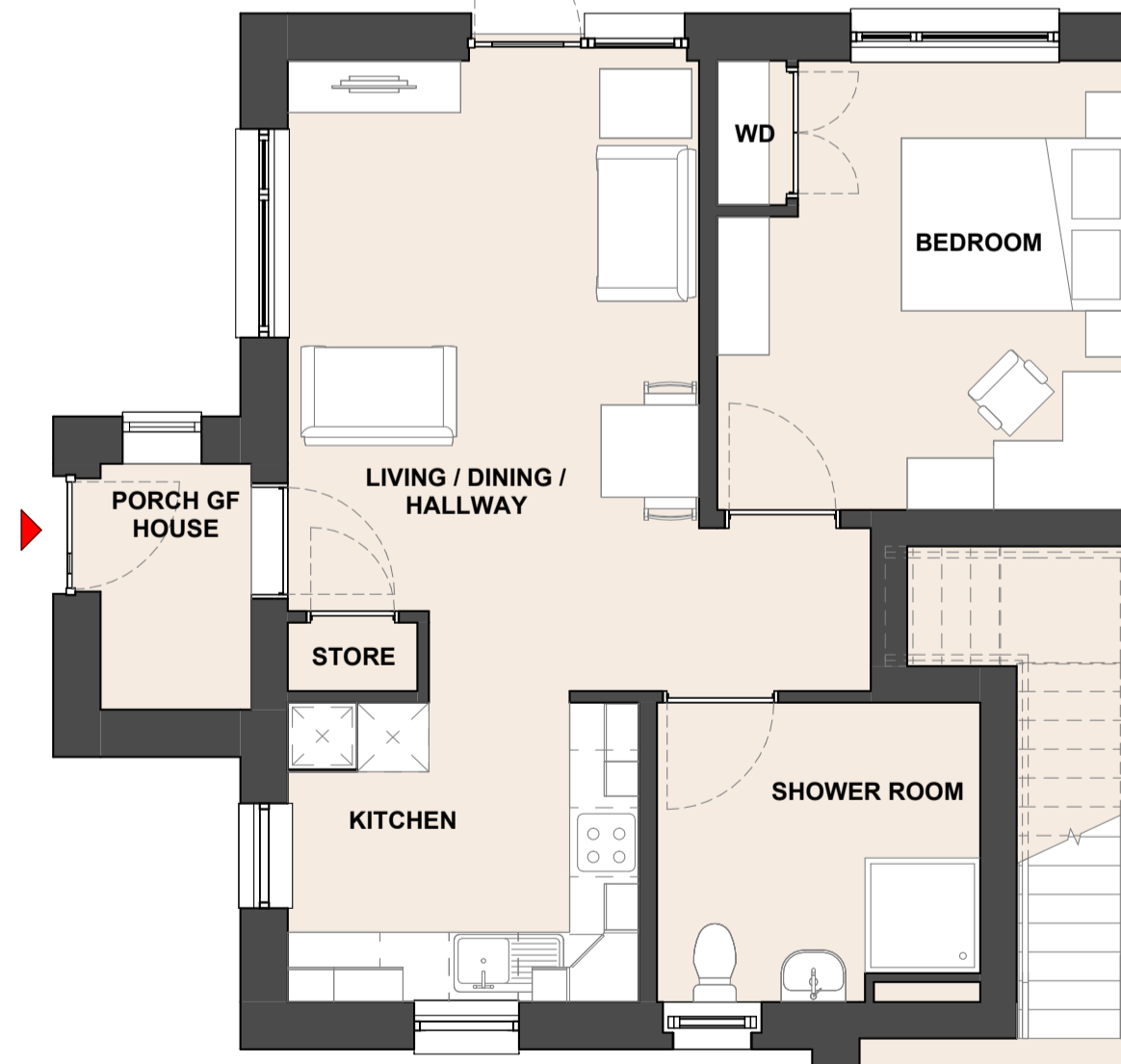
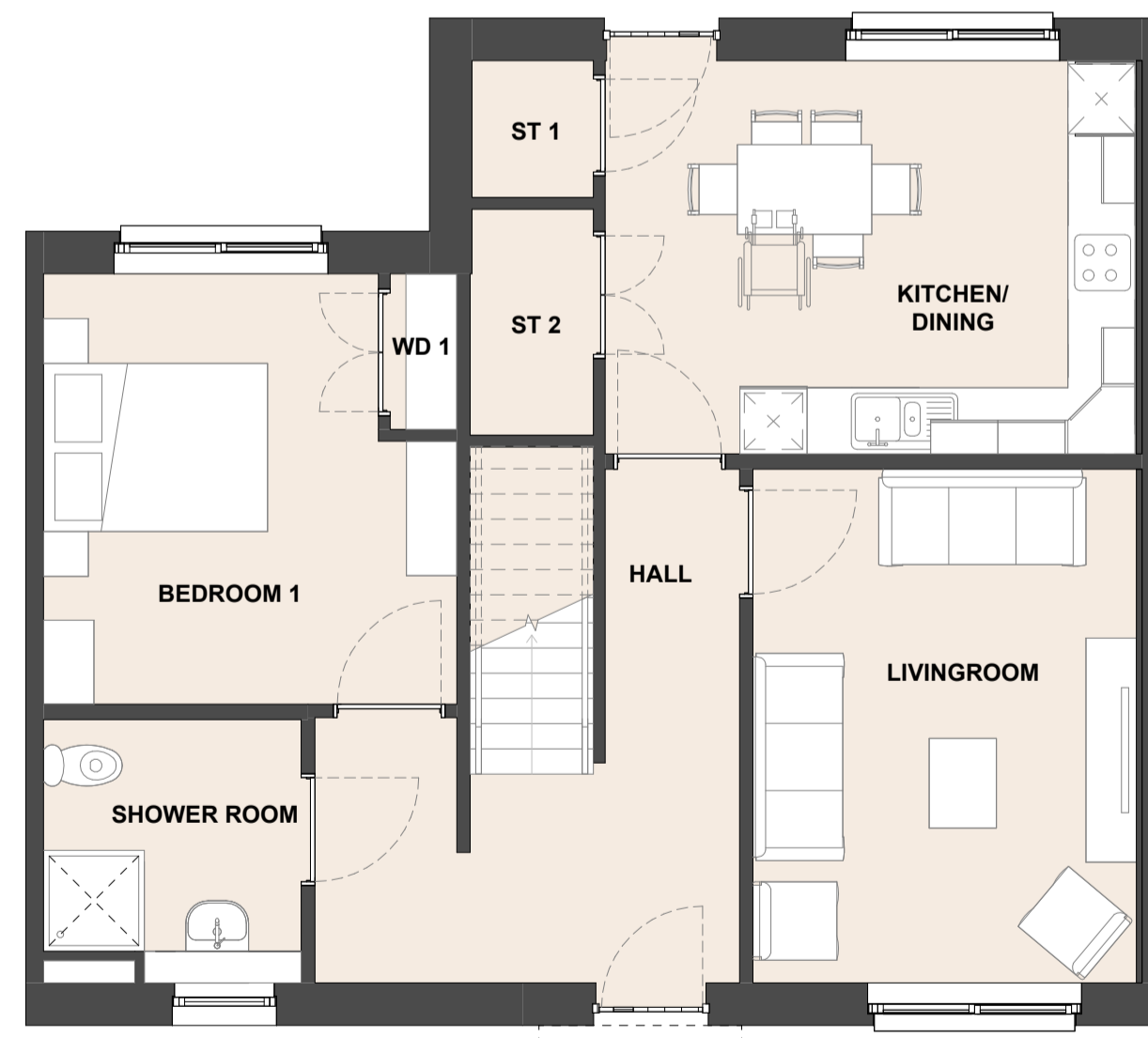
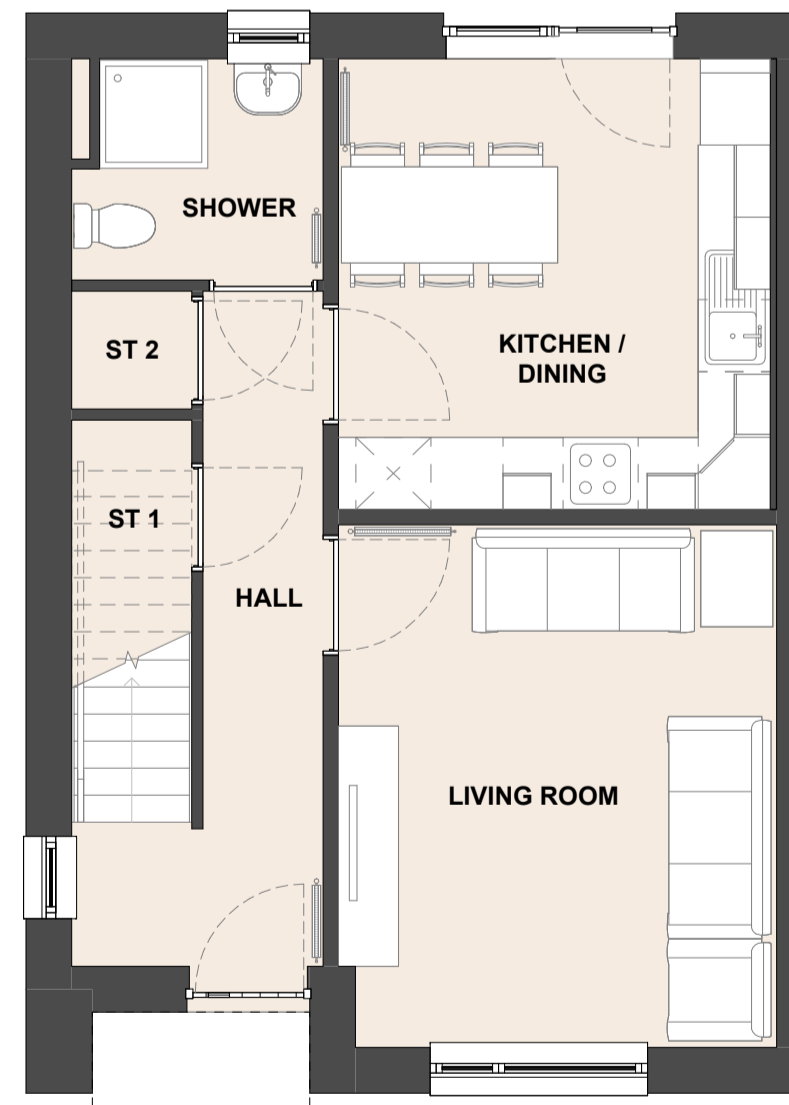
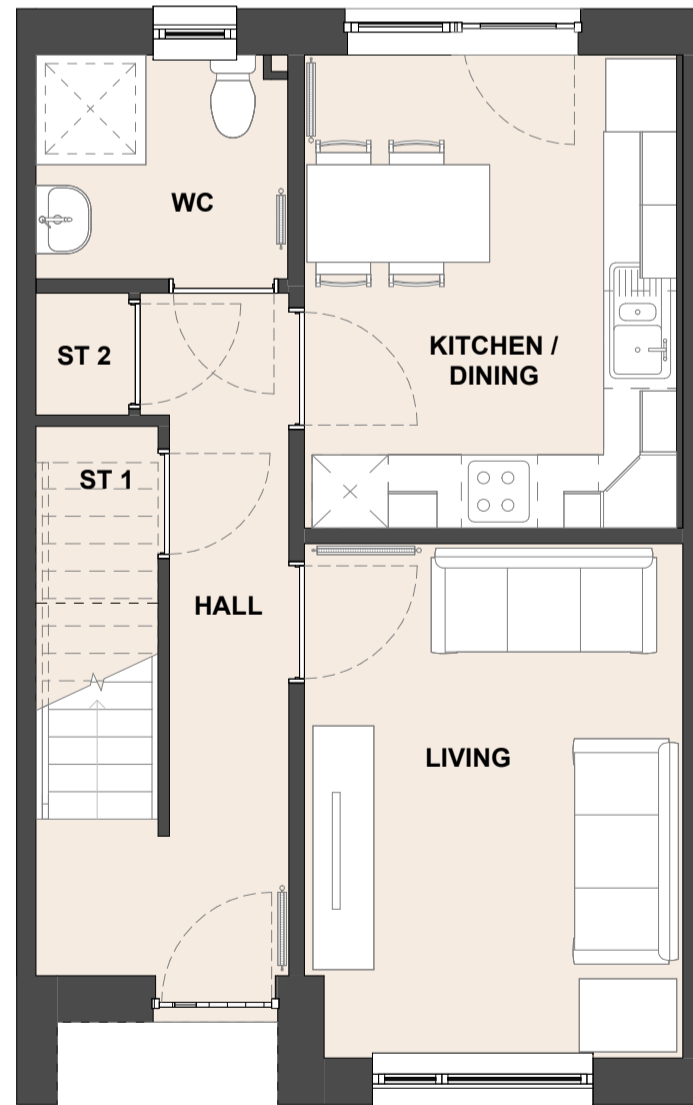
First Floor

First Floor

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First Floor



Ground Floor

Ground Floor

Ground Floor

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Ground Floor

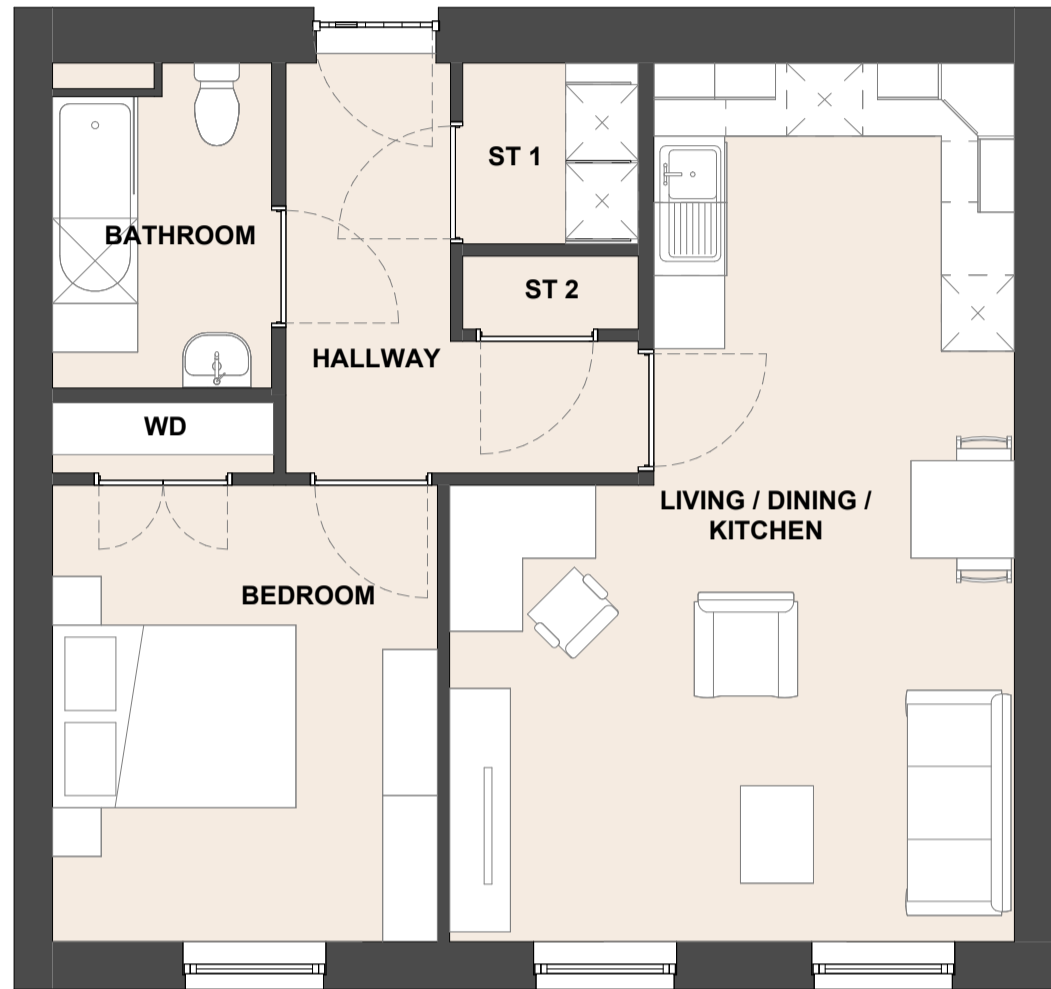


## PROPOSED FLAT, BUNGALOW & HOUSE TYPES

### One Bedroom Living Well Flat

1 Bed - 2 People: P1

585.6 sqft - 54.4 sqm

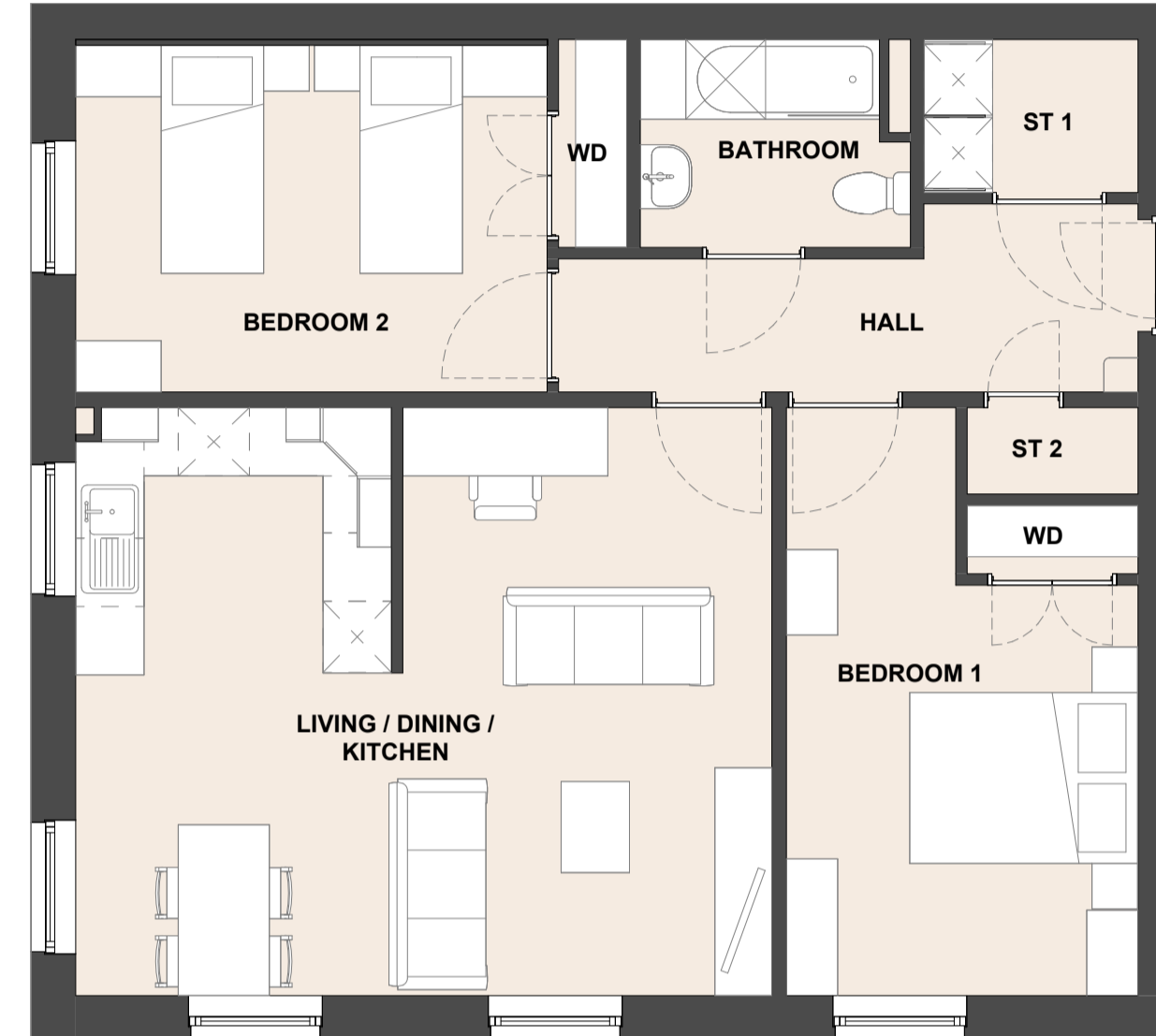


Middle Flat

### Two Bedroom Living Well Flat

2 Bed - 4 People: Type Q1

795.5 sqft - 73.9 sqm



Corner Flat

### Two Bedroom Accessible Bungalow

2 Bed - 4 People: Type K1

932.2 sqft - 86.6 sqm

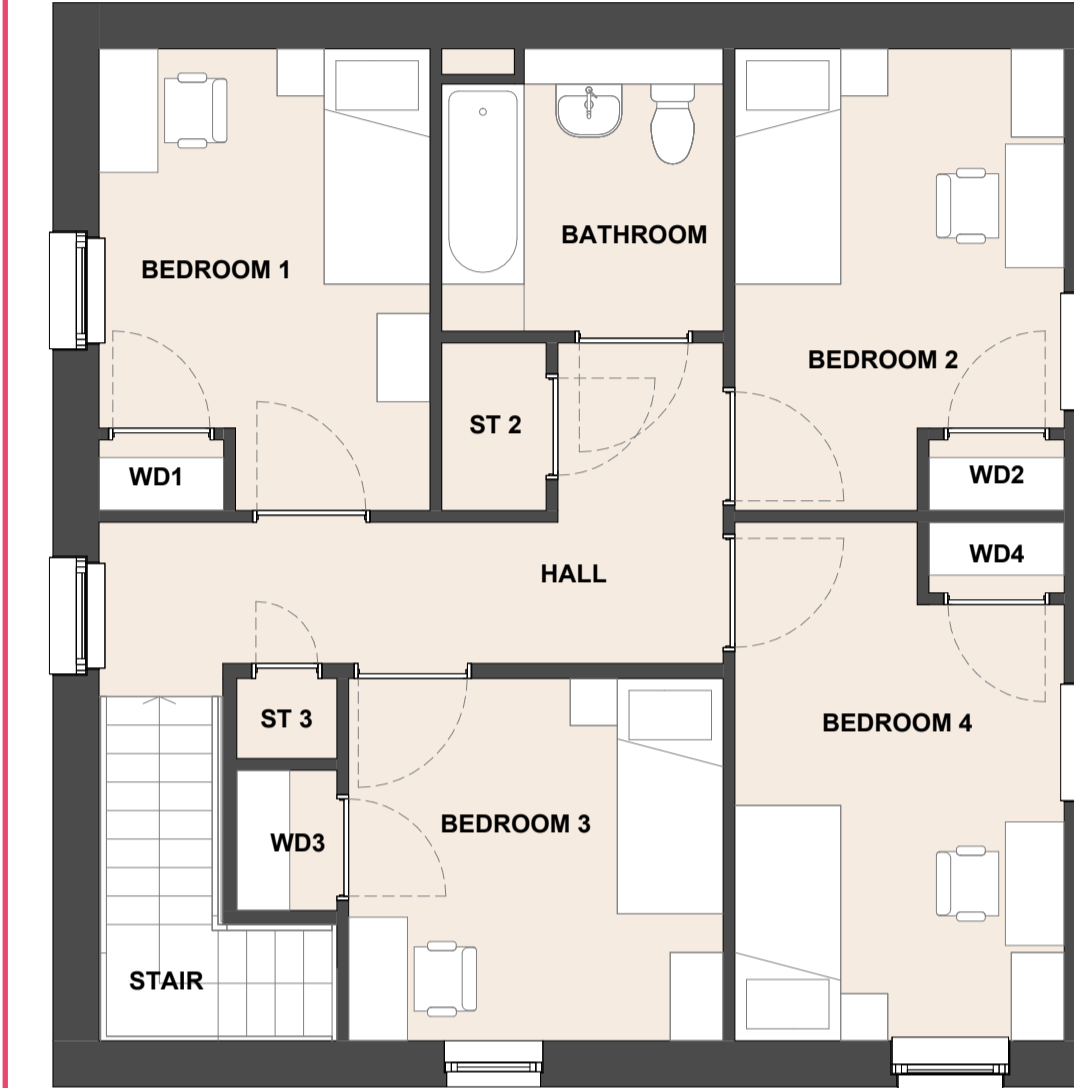


Ground Floor

### Children & Young People Residential Home

5 Bed - 8 People: Type M1

1373.5 sqft - 127.6 sqm

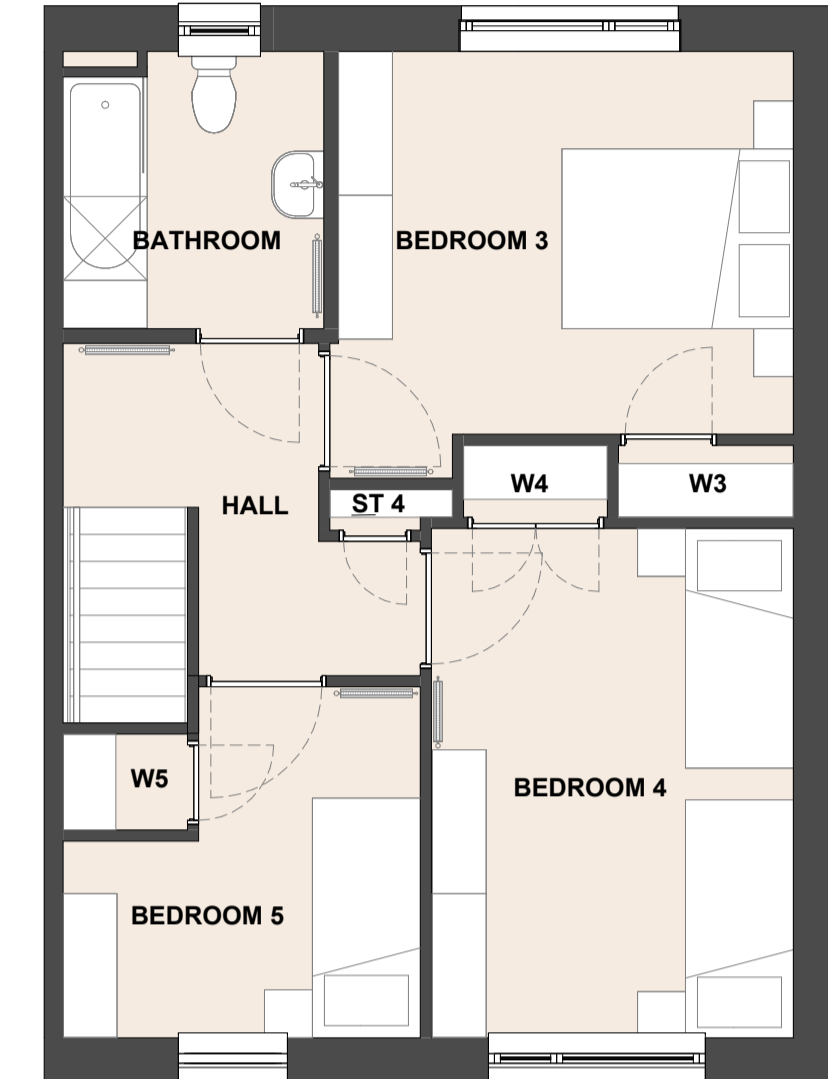


First Floor

### Five Bedroom Townhouse

5 Bed - 6 People: Type G1

1505.9 sqft - 139.9 sqm

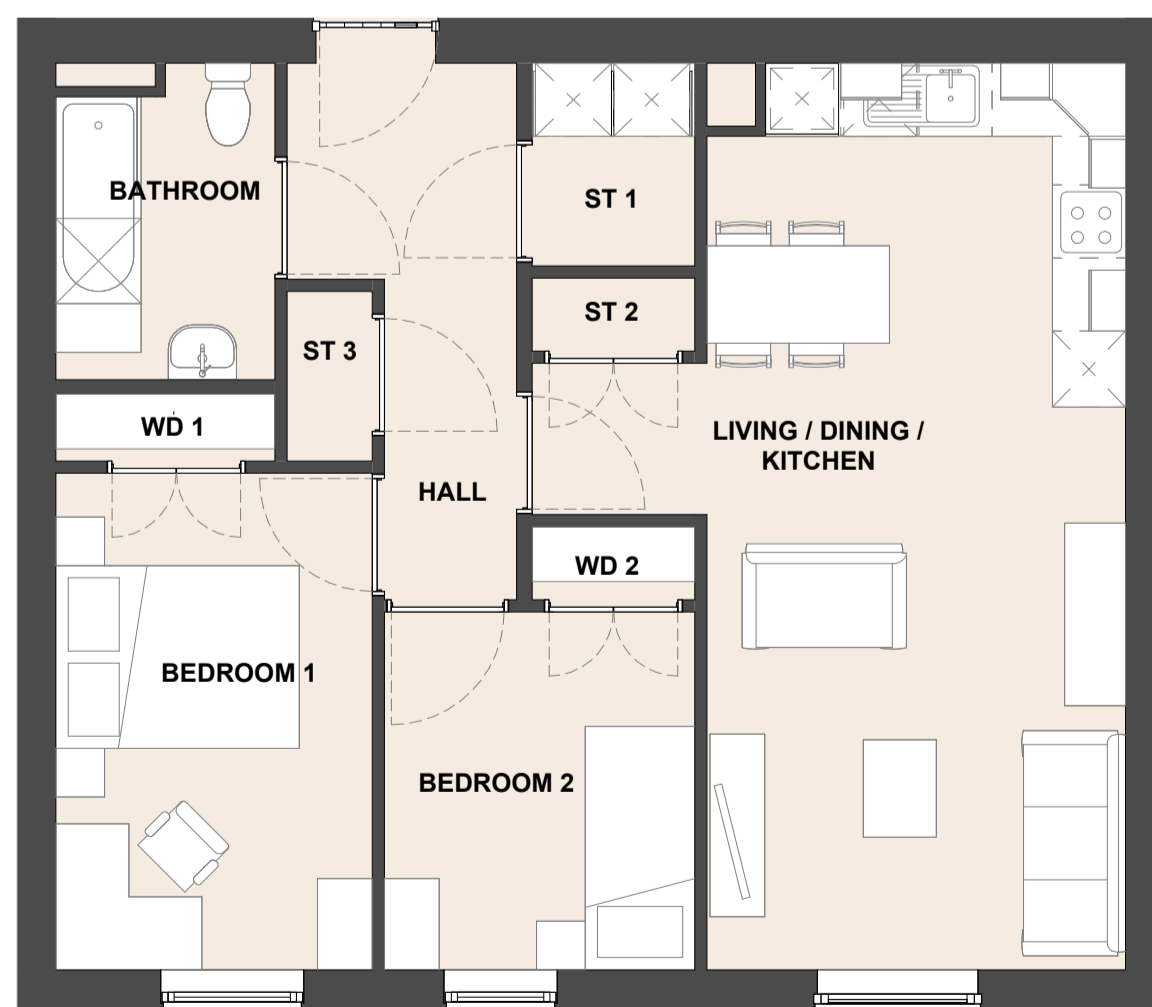


Second Floor

### Two Bedroom Living Well Flat

2 Bed - 3 People: Type R2

664.1 sqft - 61.7 sqm

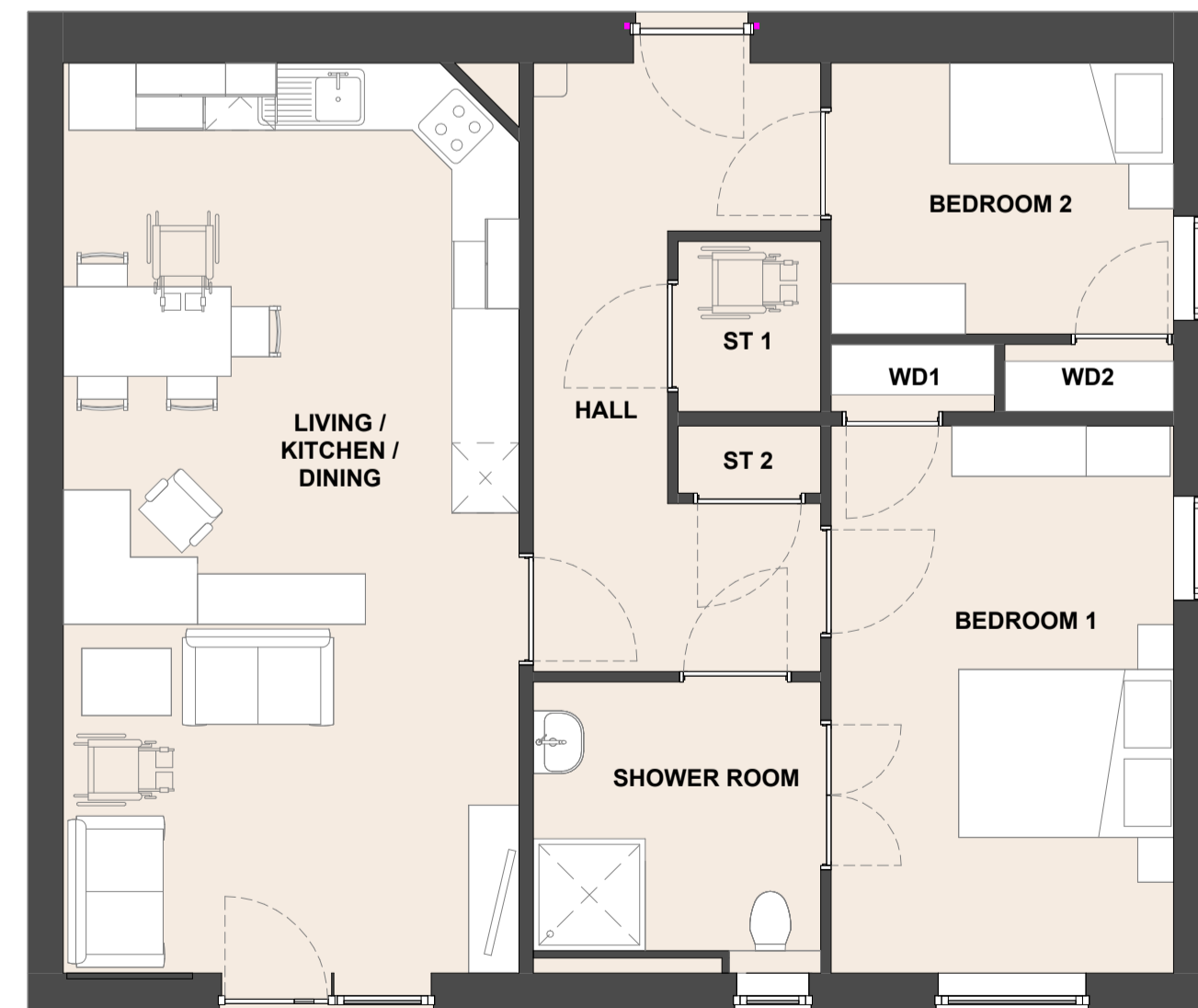


Middle Flat

### Two Bedroom Living Well Flat

2 Bed - 3 People: Type R3

824.5 sqft - 76.6 sqm

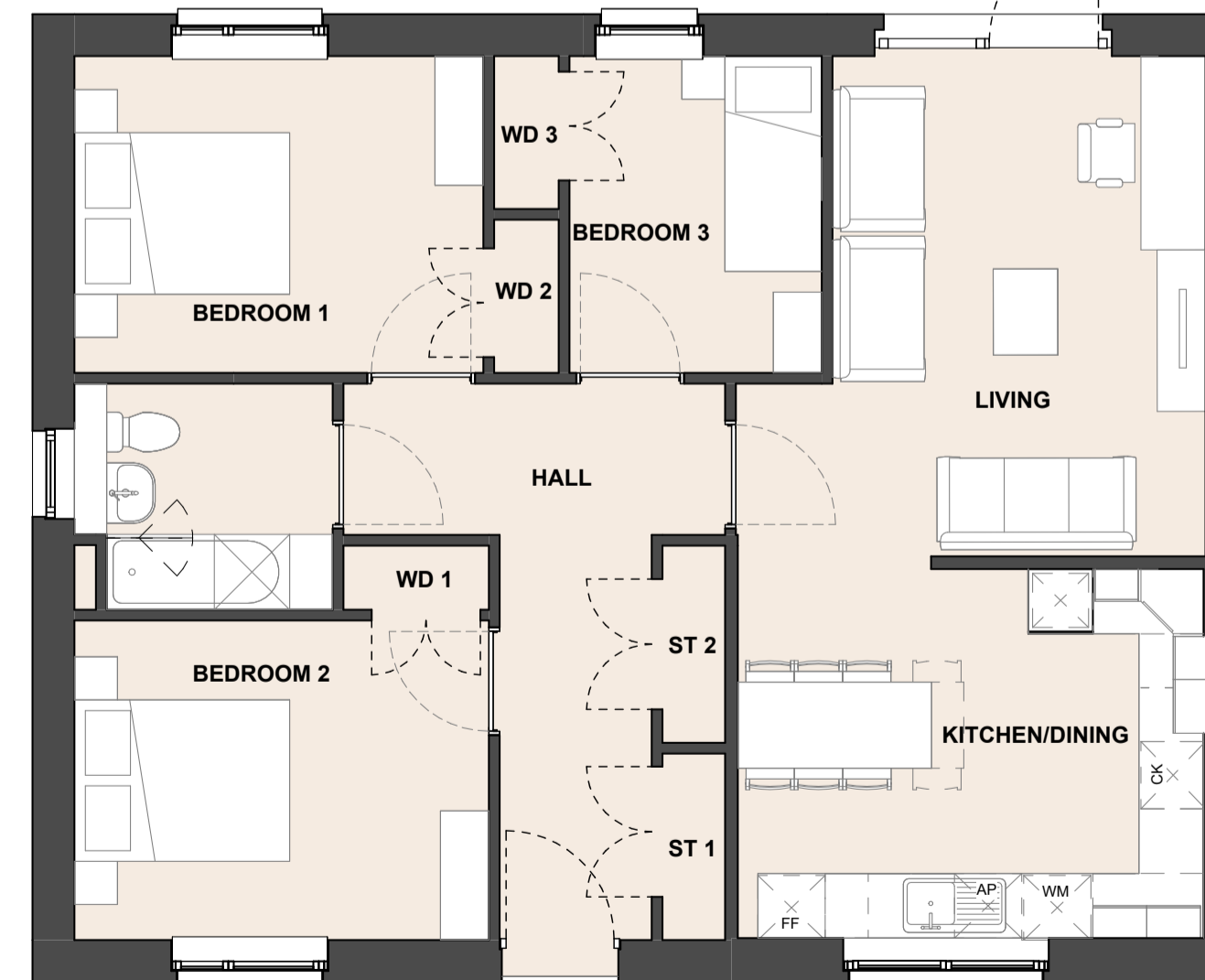


Accessible Flat

### Three Bedroom Bungalow

3 Bed - 5 People: Type K2

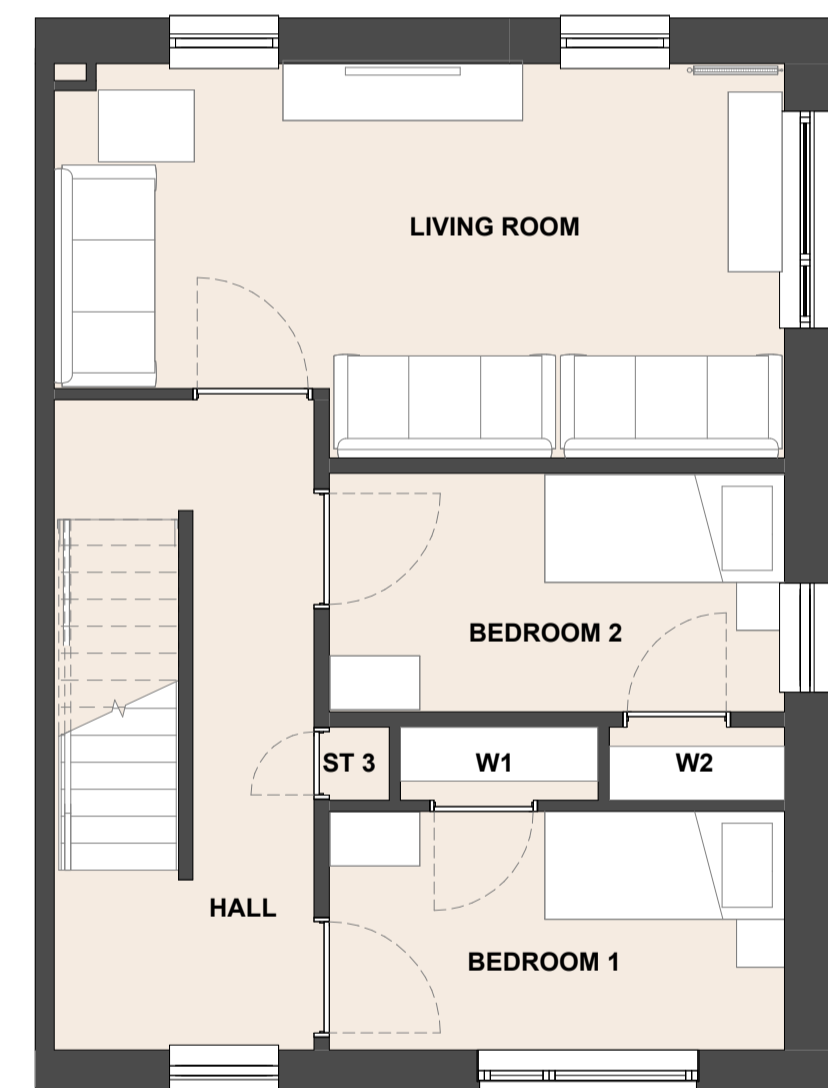
880.5 sqft - 81.8 sqm



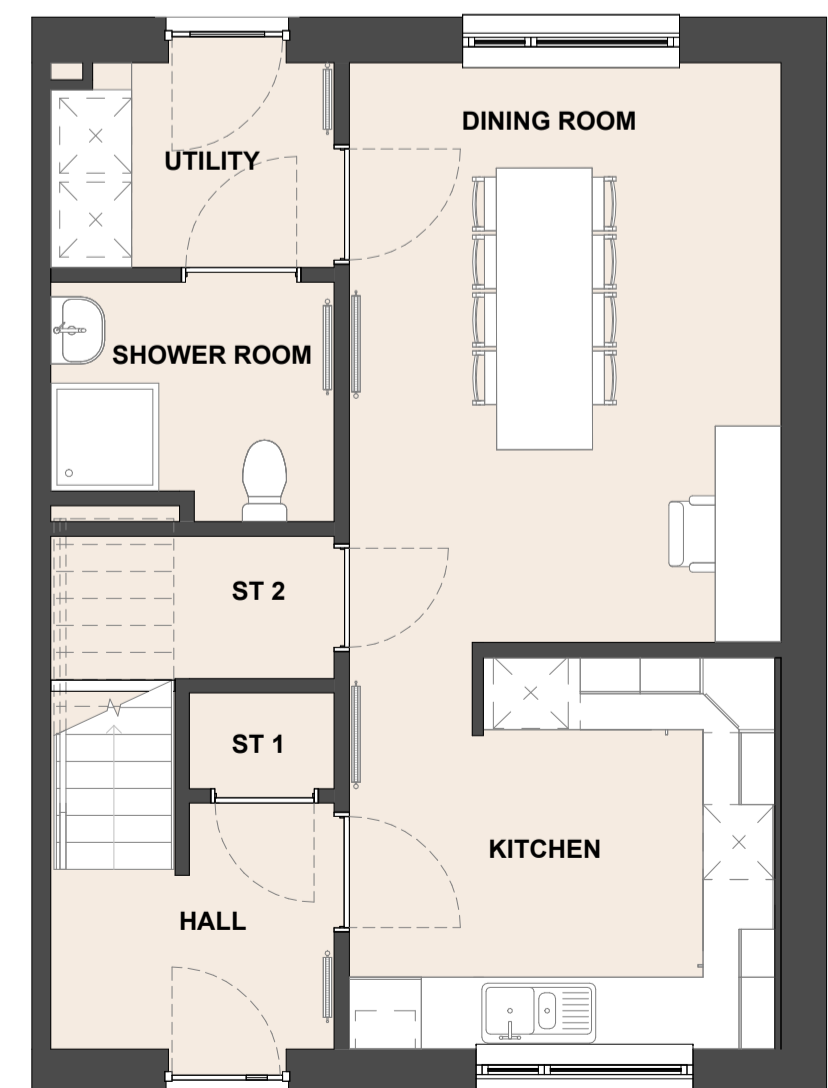
Ground Floor



Ground Floor



First Floor



Ground Floor