

## 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.

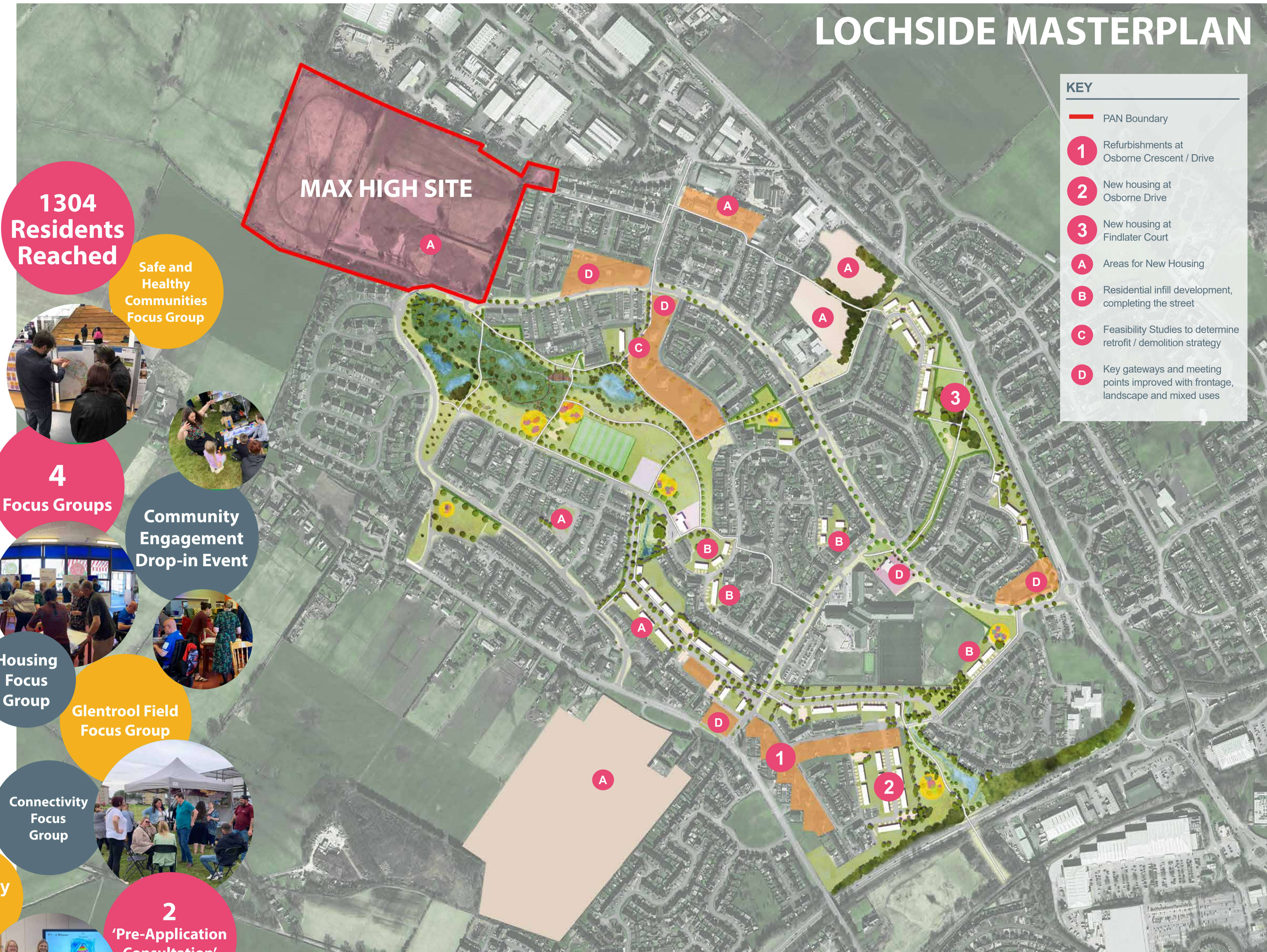
### Community Engagement

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**

**Glentrool Field Focus Group**



**Connectivity Focus Group**

**Gala Day Stall**

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



### 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



Aerial view of Max High Site PAN Boundary

### 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

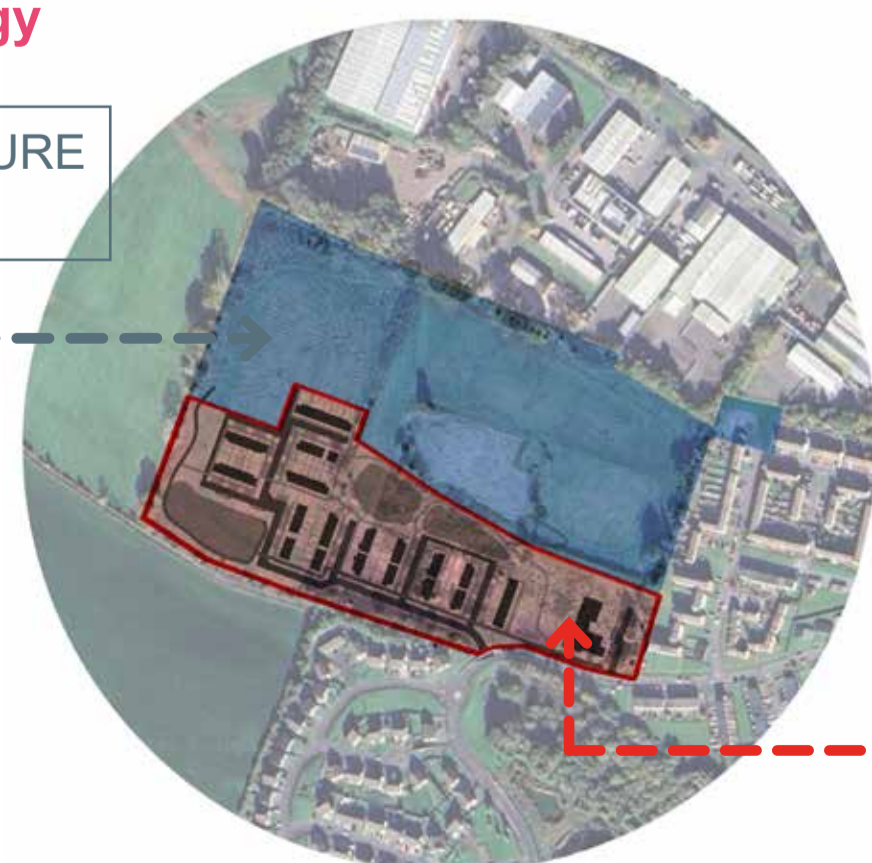
- Mature trees along site edges, with a few scattered internally
- Stream along southern boundary
- Stream flows into adjacent marshland and planted areas forming part of Glentool Park

### 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

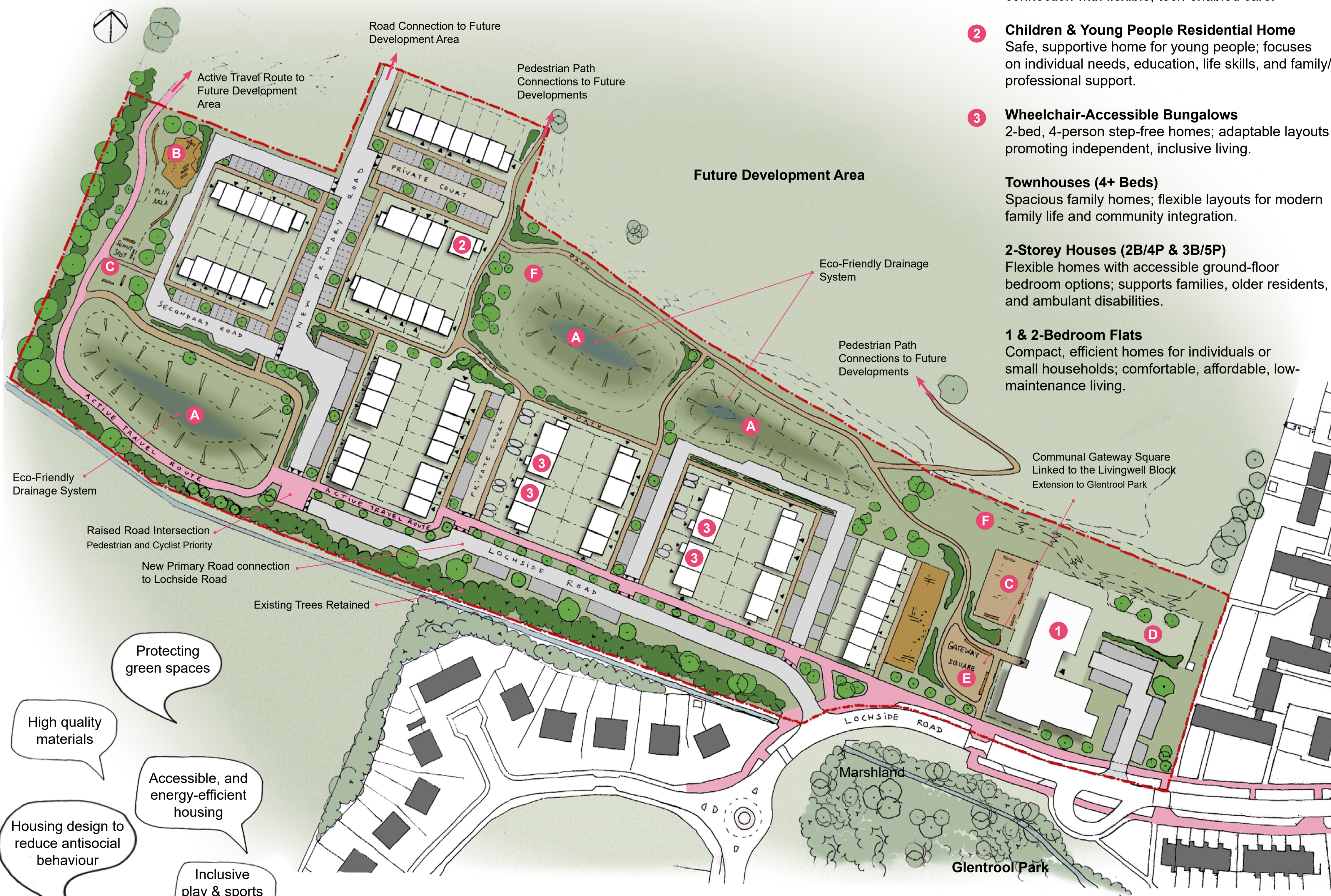


KEY:	
	SITE BOUNDARY
	SITE ACCESS
	BUS ROUTES
	BUS STOPS
	CYCLE/PEDESTRIAN ROUTES
	PEDESTRIAN ROUTES
	PARKS/GREEN AREAS
	EXISTING TREES
	ECOLOGICAL ACTIVE LANDSCAPE, GROUPS OF TREES
	POND
	INDUSTRIAL AREA
	LOCAL DISTRIBUTOR ROADS
	PRIMARY STREETS
	SECONDARY ACCESS LOOPS
	1 STOREY UNITS
	2 STOREY UNITS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

PHASE 1 DEVELOPMENT BOUNDARY



## 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 Wheelchair-Accessible Bungalows**  
2-bed, 4-person 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

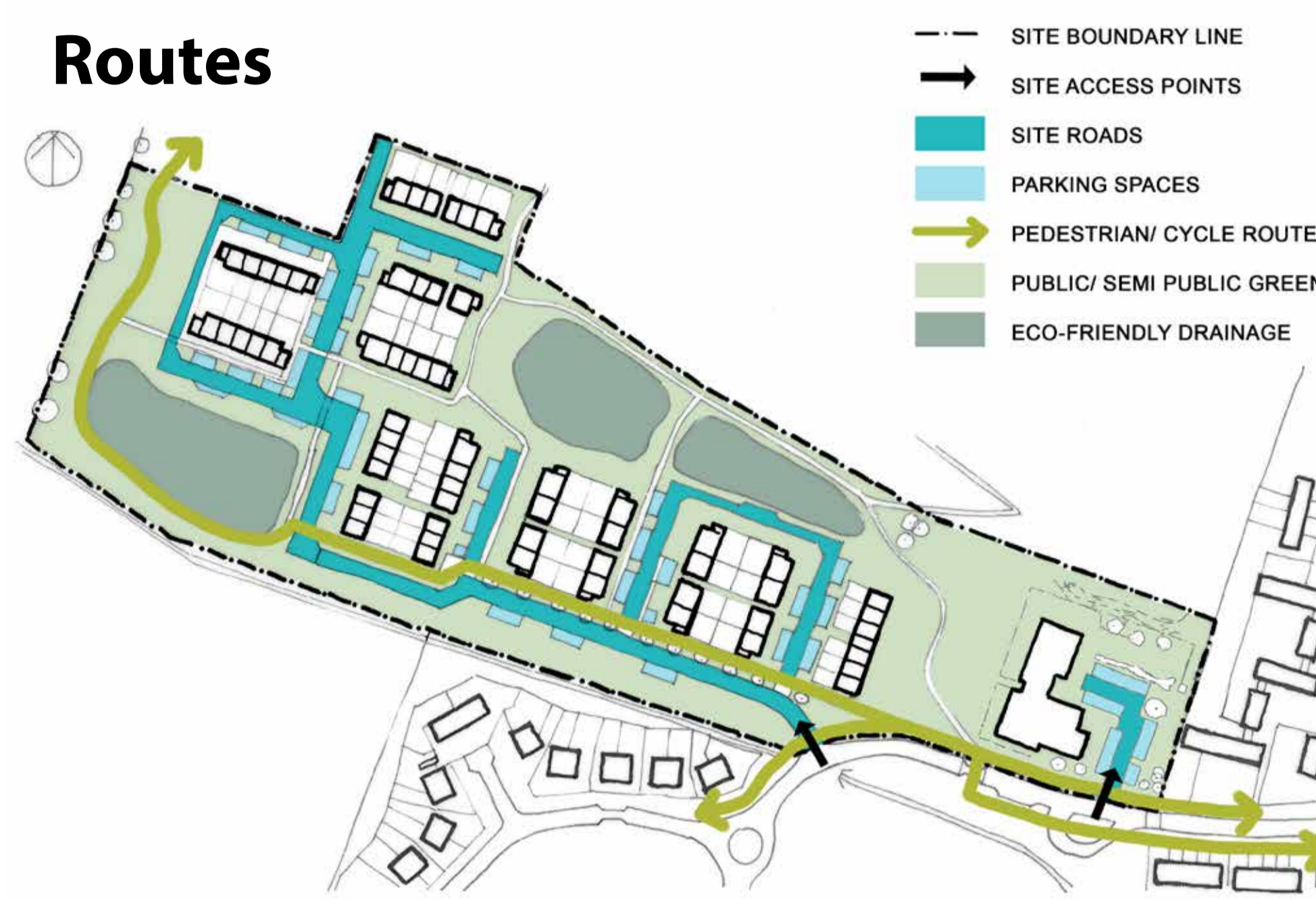


## STRATEGY - PHASE 1 Connections/Routes/Greenspace/Heights

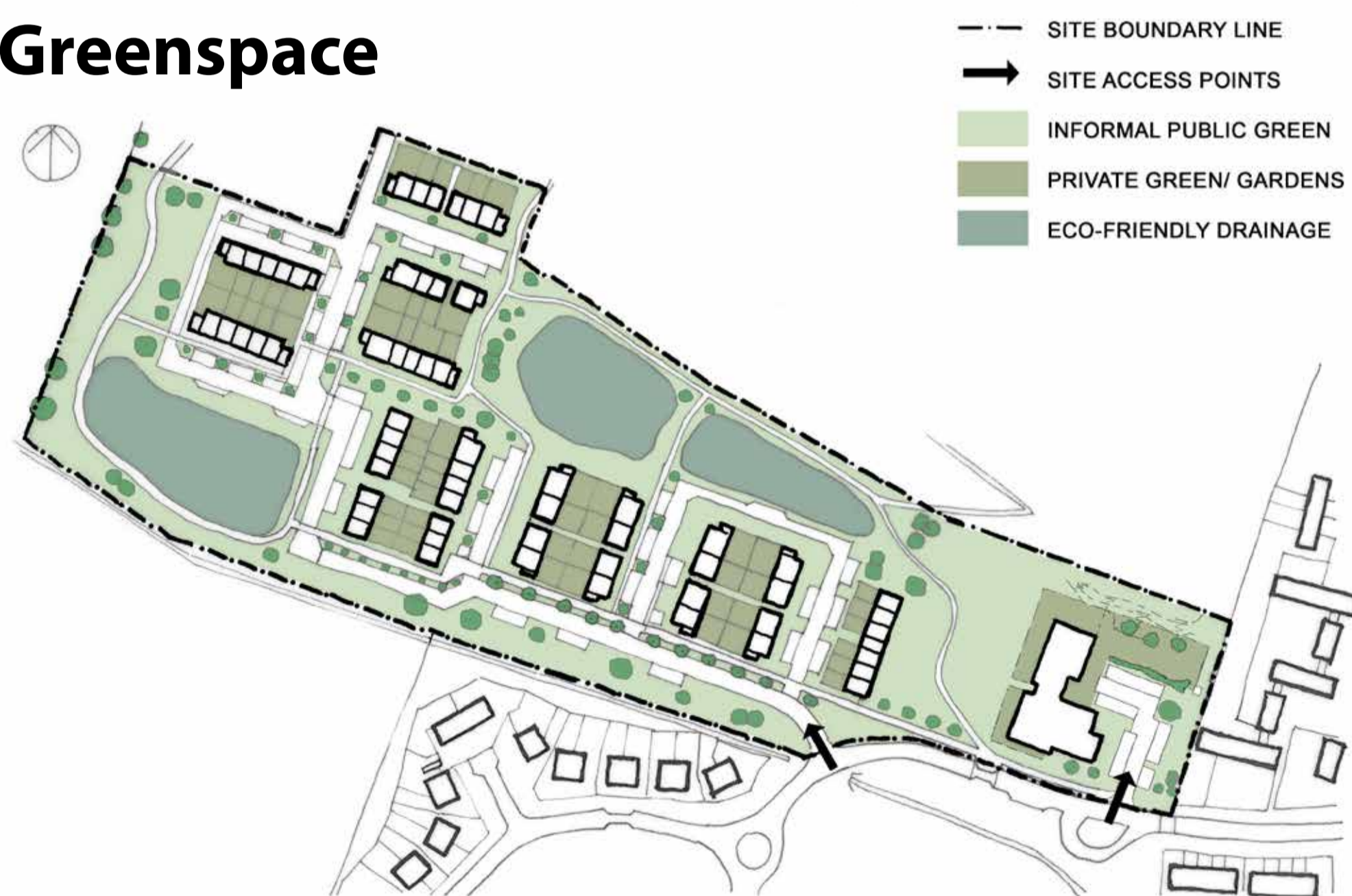
### Connections



### 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

