

Kippen - Site Options



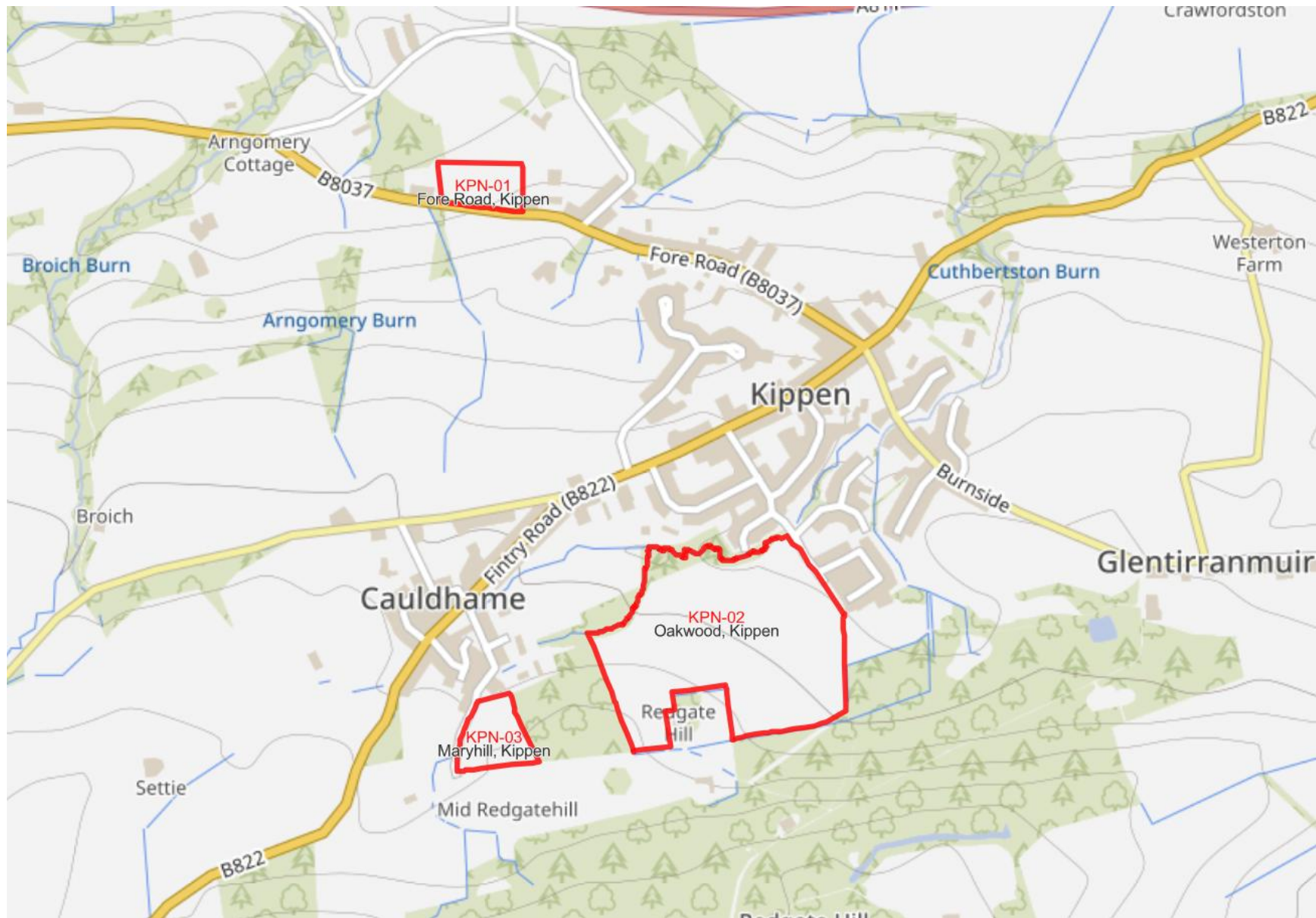
Local Development Plan 3 - Site Options Consultation

1. Summary of Site Options

Site options currently being considered for inclusion in the proposed plan

An overview of the sites being considered for inclusion in [Stirling's next Local Development Plan](#) (LDP3), as the relate to Kippen Community Council area, is provided in the table and map below.

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
KPN-01	Call for Sites Submission	Fore Road, Kippen	Residential	Part greenfield, part brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of 5 new homes.
KPN-02	Call for Sites Submission	Oakwood, Kippen	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 140 new homes.
KPN-03	Call for Sites Submission	Maryhill, Kippen	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 5-10 new homes.



KPN-01
Fore Road, Kippen

KPN-02
Oakwood, Kippen

KPN-03
Maryhill, Kippen

Arngomery
Cottage

Broich Burn

Arngomery Burn

Fore Road (B8037)

Cuthbertston Burn

Westerton
Farm

Kippen

Fintry Road (B822)

Burnside

Glentirranmuir

Cauldhame

Broich

Reggate
Hill

Settie

Mid Redgatehill

B822

Crawfordston

B822

2. Kippen Local Place Plan

Summary of Local Place Plan provisions relevant to the assessment of site options

The [Kippen Local Place Plan](#) includes the following general provisions relevant to the site options presented here for the Kippen Community Council area (note: this is not an exhaustive list):

General Proposals / Requirements

- A desire to prioritise redevelopment of existing brownfield areas over expansion into greenfield land.
- Support for a series of public transport improvements.
- Support for a series of road safety measures, including speed management.
- Support for a series of active travel infrastructure improvements.

Site-specific Proposals / Requirements

- Village green: Green spaces together with the open field opposite the Meadows housing development to be maintained for recreational purposes. Also support for allotments and a community garden.

In preparing the Proposed Plan, the provisions of the LPP will be considered - both individually, for example when identifying land or developing policies to support delivery where appropriate, and, where relevant, as part of the assessment of the site options presented in this paper. These considerations may also inform key site requirements for any future development, should any promoted site, or other suitable alternatives, be supported for inclusion in the Proposed Plan.



3. Individual Site Options

Site options & key considerations for the initial stage of the site assessment process

In this section, you will find two summary tables, along with the related maps, covering the sites currently being considered for inclusion in the Proposed Plan.

As the maps included here are illustrative, the information should be read alongside the StoryMap - [Kippen - Site Options](#), where the site options and relevant data layers can be explored in more detail.

In addition, a Stirling-wide map showing all site options currently under consideration can be viewed here - [LDP3 Proposed Plan Site Options Map](#).

The tables provided below give an overview of whether the key considerations apply to each site and are presented as follows:

- **Table 1 and associated mapping – Environment, Landscape and Nature Considerations:**
Show the site options plotted against the relevant data sources for this theme, including flood risk, green belt areas, national and local landscape and biodiversity designations, and the presence of trees and woodland.
- **Table 2 and associated mapping – Historic Environment and Cultural Heritage:**
Show the site options plotted against the relevant data sources for this theme, including listed buildings, conservation areas, scheduled monuments, battlefields, and designed landscapes.

The considerations presented are derived from Stage 1 of the Site Appraisal Methodology, which was approved as part of the Evidence Report process. They therefore play an important role assessing sites for inclusion in the Proposed Plan and, where this is the case, what mitigation might be required to address any site-specific issues.

When the tables, based on the mapped information, below indicate that a consideration applies to a site (shown as 'yes'), this should not be interpreted as meaning the site will be rejected. In most cases, it simply highlights where further detailed assessment may be required at later stages of the site assessment process, potentially involving additional information or specialist input from relevant services or agencies.

Similarly, where a table indicates that no considerations apply to a site (shown as 'no'), this should not be taken to mean that the site will automatically be supported for inclusion in the Proposed Plan.

As the site assessment process is still at an early stage, no conclusions can yet be drawn about which sites will be selected for inclusion in the Proposed Plan. This is because several important matters have not yet been assessed and therefore do not appear in the considerations presented below.

These outstanding matters include assessments of infrastructure capacity, such as the individual and cumulative impacts of development on:

- the road network
- school rolls
- GP practices and other health services

They also include accessibility and connectivity considerations, meaning factors such as:

- how well a site is served by active travel routes
- whether local services and facilities can be accessed safely and conveniently on walking or wheeling, by bicycle, or by public transport

These matters will be considered in the later stages of the site assessment process, alongside the comments received through this consultation once the consultation period has closed.

Key Considerations - Environment, Landscape and Nature

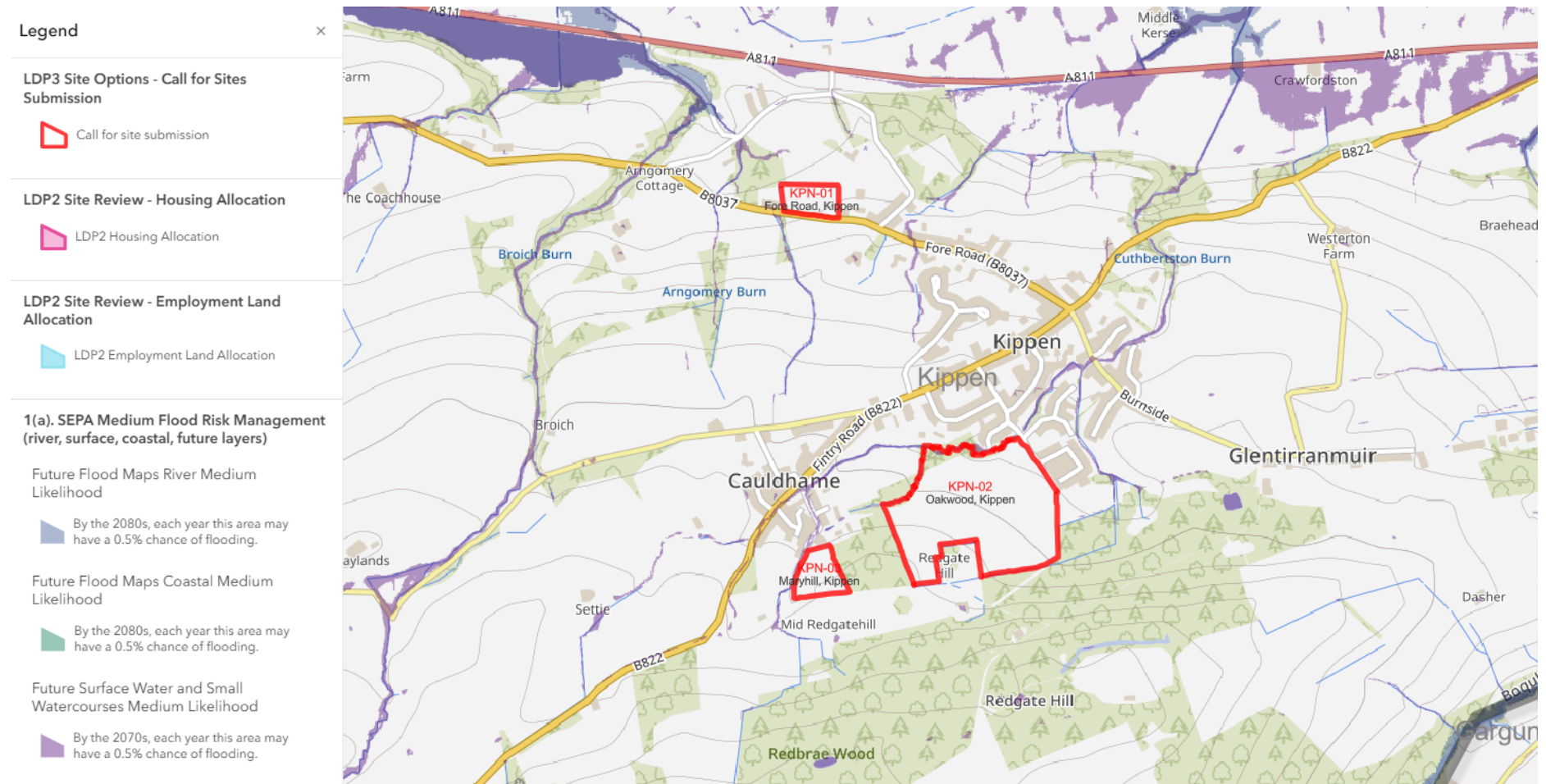
Table 1. below confirming (Yes/No) whether the key considerations relating to the environment, landscape, and nature apply to the site options within the Kippen Community Council area.

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. Flood risk: Is the site within or close to an area at risk of flooding?	b. Green Belt: Is the site within a designated green belt?	c. Nationally Designated Sites: Is the site within, or adjacent to, a designated area protected for habitats or species?	d. Locally Designated Sites: Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. Green Network: Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. Trees & woodland: Are there trees or woodland areas within or close to the site?
KPN-01	No	No	No	No	No	Yes
KPN-02	Yes	No	No	Yes	No	Yes
KPN-03	No	No	No	Yes	No	Yes

Maps 1-4 below show the site options plotted against the relevant data sources for each consideration identified in the table above.

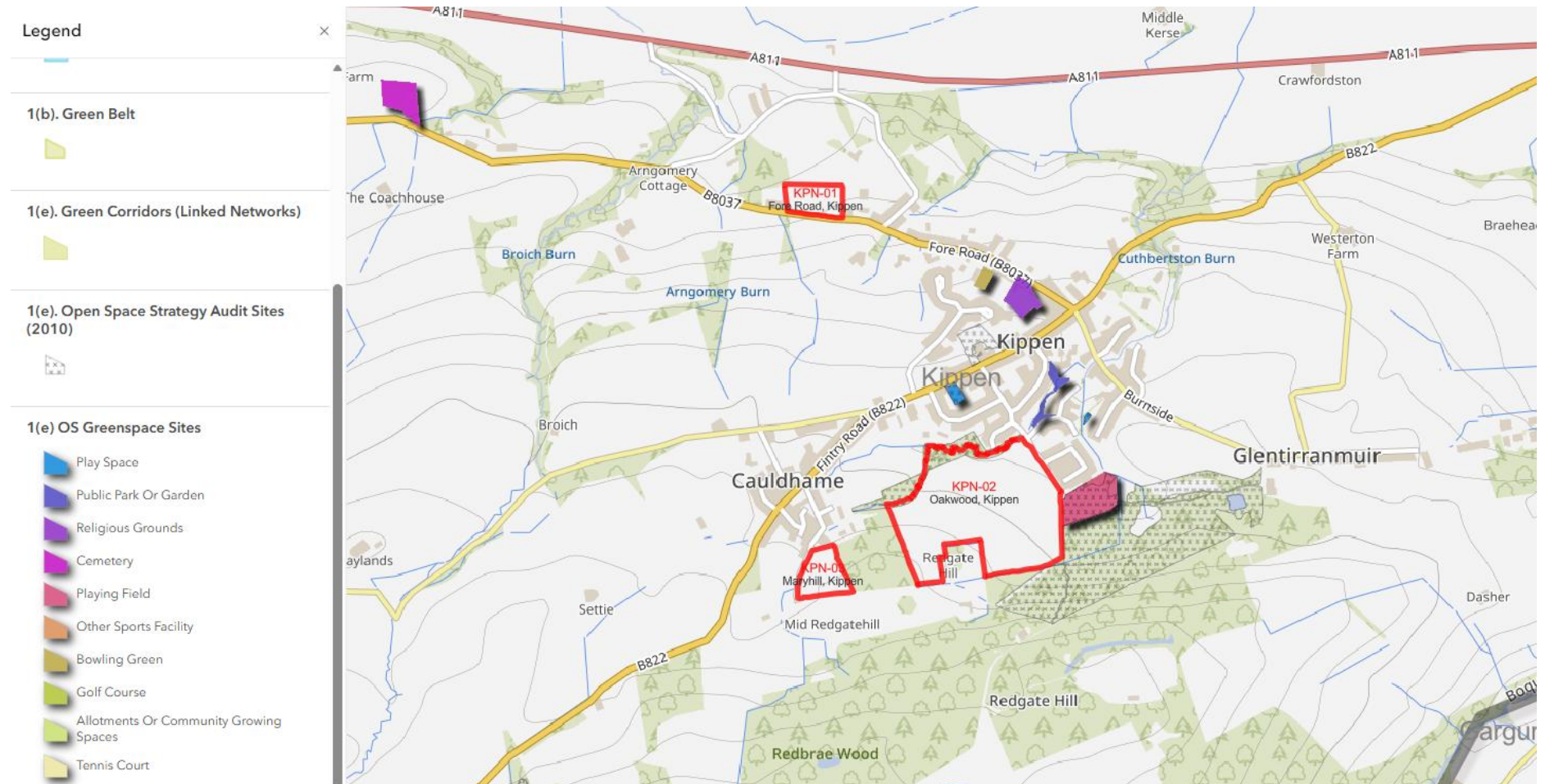
Map 1 - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas



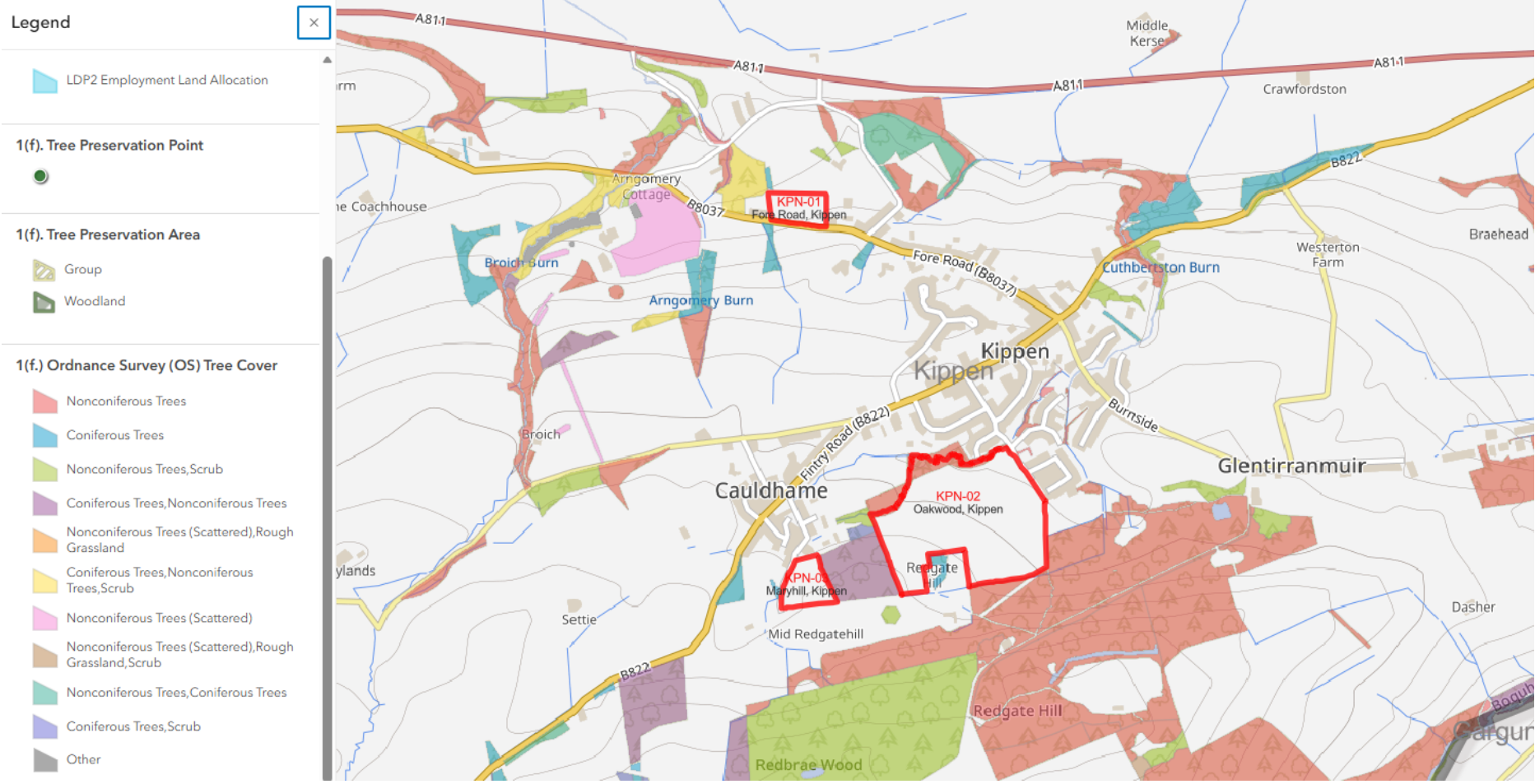
Map 2 - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Belt areas, Green Corridors and Open Space



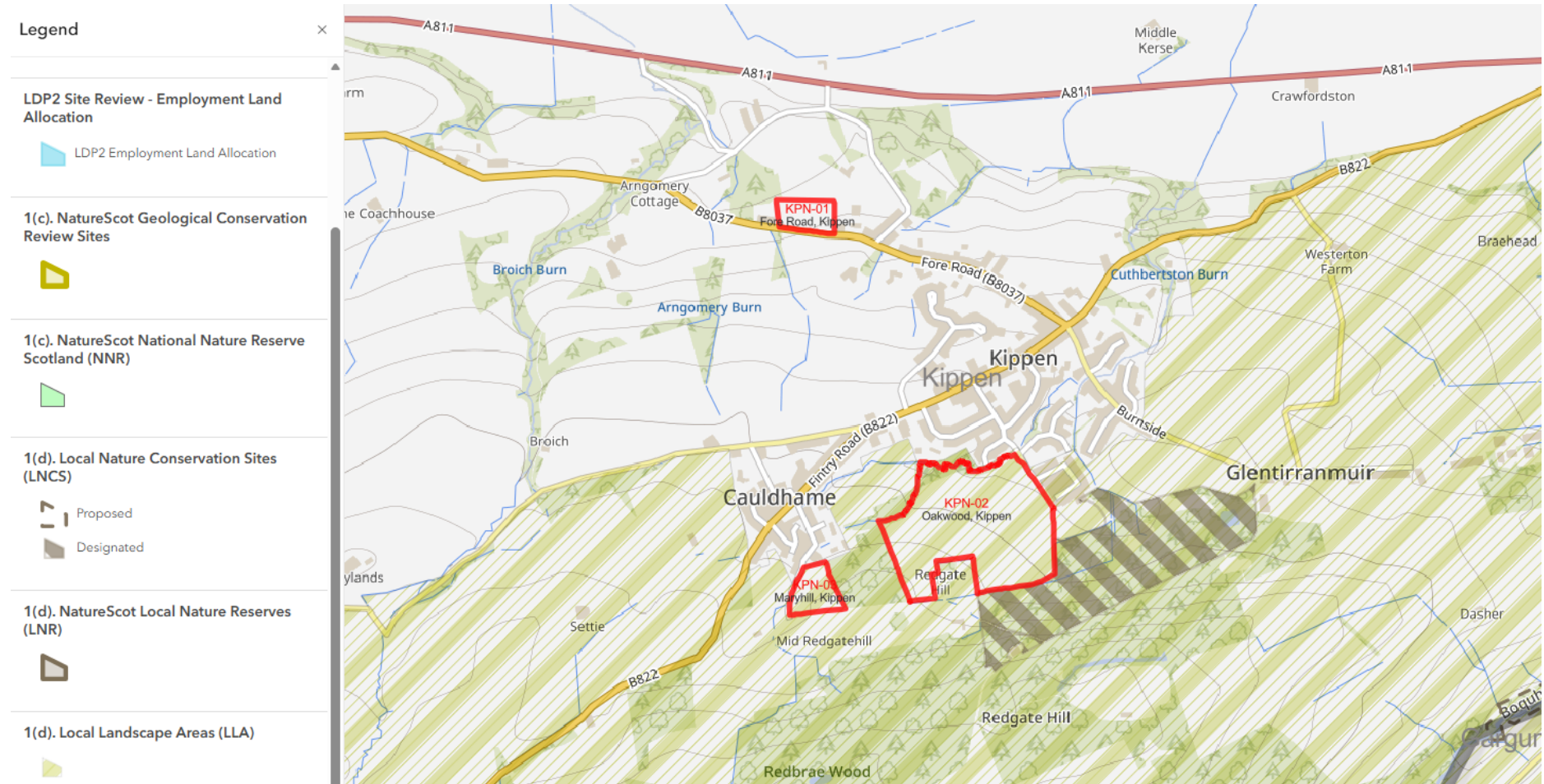
Map 3 - Environmental, Landscape, Nature Considerations

Site Options in relation to Trees & Woodland



Map 4 - Environmental, Landscape, Nature Considerations

Site Options in relation to National and Local Designations (landscape, biodiversity and geodiversity)



Key Considerations – Historic Environment and Cultural Heritage

Table 2. below confirming (Yes/No) whether the key considerations relating to the historic environment and cultural heritage apply to the site options within the Kippen Community Council area.


Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. Listed Buildings: Does the site contain, or is it situated close to, any listed buildings?	b. Conservation Area: Is the site within, or situated close to, a conservation area?	c. Battlefields: Is the site within, or situated close to, a battlefield area?	d. Scheduled Monument: Is the site within, or situated close to, a scheduled monument?	e. Designed Landscape: Is the site within, or situated close to, a designed landscape?
KPN-01	No	Yes	No	No	No
KPN-02	No	No	No	No	No
KPN-03	No	No	No	No	No

The map below shows the site options plotted against the relevant data sources for each consideration identified in the table above.

Map 1 - Historic Environment and Heritage Considerations

Legend

LDP2 Site Review - Employment Land Allocation

 LDP2 Employment Land Allocation

2(a). Historic Environment Scotland Listed Buildings

-  A
-  B
-  C

2(b). Conservation Area



2(c). Historic Environment Scotland Battlefields (wfs)



2(d). Historic Environment Scotland Scheduled Monument



2(e). Historic Environment Scotland Gardens and Designed Landscape (wfs)

