Dunblane - 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 Dunblane Community Council area, is provided in the table and map below.

A high-level assessment of each site option is provided in Section 3. To view a specific site's assessment, select the highlighted site reference in the table or choose any site shown with a red-line boundary on the map below.

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
BOA-01	Call for Sites Submission	Keir Roundabout, Dunblane	Commercial Business, including EV charging	Greenfield site promoted for business commercial use within uses classes 3 (food and drink) and 4 (business), as well as EV charging. The potential capacity is still to be determined.
DUN-01	Call for Site Submissions	West of Dunblane (referred locally as the Dunblane Western Arc)	Community Environment Park	Greenfield site promoted as a community environment park from multiple members of the public through the Call for Sites and Ideas consultation. *Please note the site is shown separately in Appendix 1 to distinguish it from overlapping sites DUN-08 and DUN-09, as shown on the maps below.*

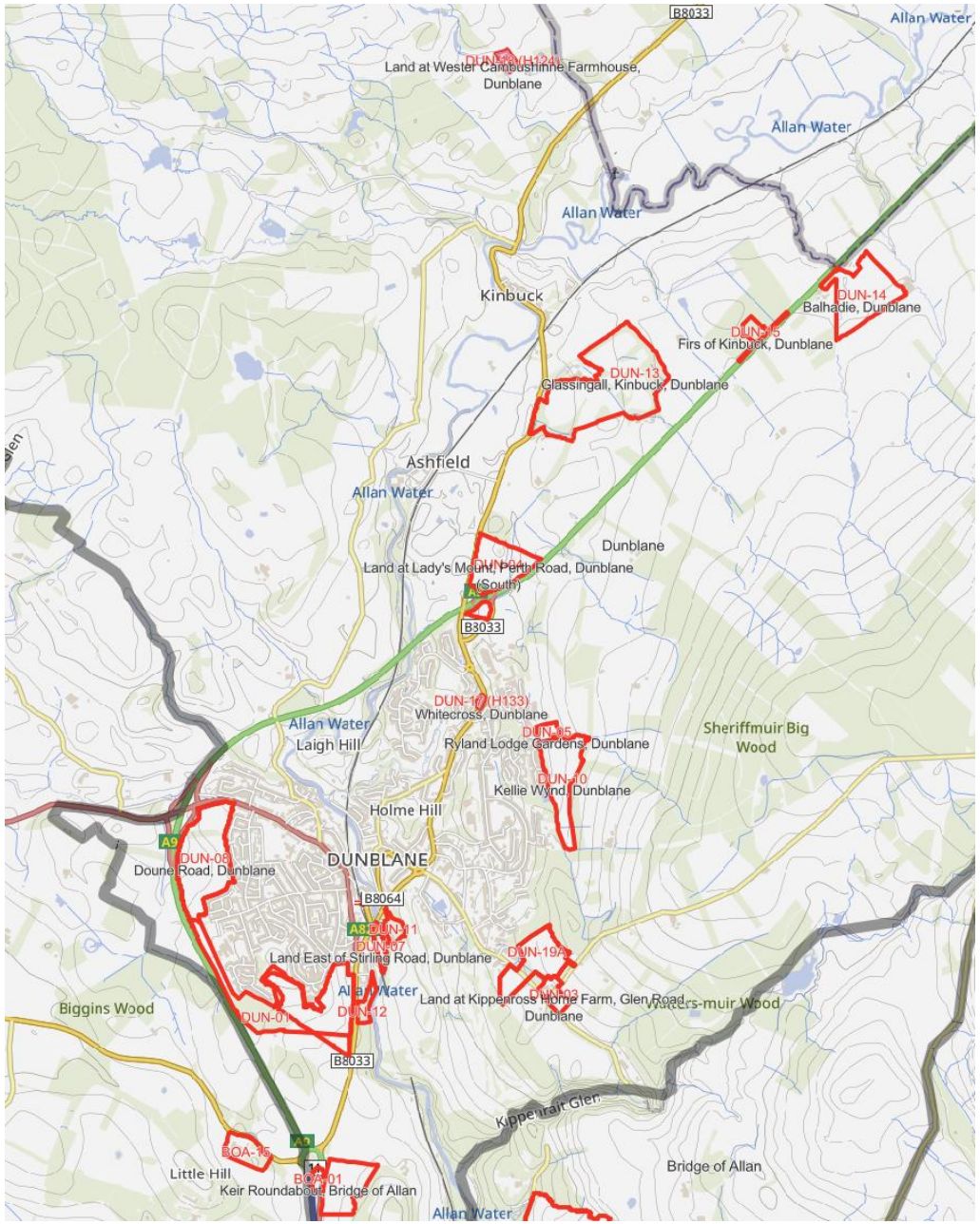
Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
DUN-03	Call for Sites Submission	Land at Kippenross Home Farm, Dunblane	Residential	Part brownfield, part greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of **10 homes**.
DUN-04	Call for Sites Submission	Land at Lady's Mount, Perth Road, Dunblane	Business commercial	Greenfield sites promoted for business and commercial uses falling within Class 1A (Shops and financial, professional and other services) and Class 6 (Storage or distribution), as well as other uses such as EV-charging and welfare facilities.
DUN-05	Call for Sites Submission	Ryland Lodge Gardens, Dunblane	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of **8 homes**.
DUN-06	Call for Sites Submission	Park of Keir, Dunblane	Hotel, commercial business, and leisure	Greenfield site promoted for hotel (Class 7 use), café/restaurant (Class 3 use) and leisure (Class 11 use).

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
DUN-07	Call for Sites Submission	Land east of Stirling Road, Dunblane	Business employment	Brownfield site promoted for business/employment uses falling within use Class 4 (business), Class 5 (General Industry), and Class 6 (Storage or distribution).
DUN-08	Call for Sites Submission	Doune Road, Dunblane	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of **150 homes**. *The site is shown in Appendix 2 to distinguish it from overlapping site DUN-01, as shown in the maps below.*
DUN-09	Call for Sites Submission	Land west of Stirling Road, Dunblane	Residential and commercial business (retail)	Greenfield site promoted for residential and retail. At this stage, the site is being considered for a capacity of **250 homes**, and retail floorspace of around 2,000 sq ft. *The site is shown in Appendix 2 to distinguish it from overlapping site DUN-01, as shown in the maps below.*

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
DUN-10	Call for Sites Submission	Kellie Wynd, Dunblane	Residential and restaurant/café (Class 3 use)	Greenfield site promoted for residential and restaurant/café use. At this stage, the site is being considered for a capacity of **100-130 homes**.
DUN-11	Call for Sites Submission	Kippenross Estate, Perth Road, Dunblane	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of **10-15 homes**.
DUN-12	Call for Sites Submission	Land adjacent to Duckburn Park Industrial Estate, Dunblane	Commercial business and EV charging	Greenfield site promoted for EV charging hub including commercial (food/drink) and retail. At this stage, the site is being considered for a capacity of 5,500-7,000 sqft of floor space.
DUN-13	Call for Sites Submission	Glassingall, Kinbuck, Dunblane	Residential	Greenfield site promoted for residential use and visitor accommodation. Two residential options are proposed: one for **17 homes**, and a 'minimal' alternative for **8 homes**.

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
DUN-14	Call for Sites Submission	Balhaldie, Dunblane	Commercial business	Greenfield site promoted for the provision of roadside services comprising Class 3 (Restaurants and Cafés); Class 4 (Business); Class 5 (General Industry); Class 6 (Storage or distribution), and Drive-through.
DUN-15	Call for Sites Submission	Firs of Kinbuck, Dunblane	Commercial business	Greenfield site promoted as a roadside refuelling station and services including retail and associated development.
DUN-17	Local Development Plan – Allocated Site	Whitecross, Dunblane	Residential	Greenfield site allocated for residential use in the current Local Development Plan (LDP), with an indicative capacity of 8 homes (reference H133). The site is being reviewed for continued inclusion in the next LDP due to a lack of progress toward delivery, reflected in its 'constrained' status in the latest Housing Land Audit, indicating no agreed build-out programme.

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
DUN-18	Local Development Plan – Allocated Site	Land at Wester Cambushinne Farmhouse, Dunblane	Residential	Allocated Greenfield site for **6 homes** (H124), currently under review due to lack of delivery progress and its 'constrained' status in the latest Housing Land Audit.
DUN-19A **DUN-19B**	Call for Sites submission	Land north and south of Glen Road, Dunblane	Residential	Greenfield sites promoted for residential use. At this stage, the sites are being considered for a combined capacity of **140-160 homes**.


B8033
Allan Water
Land at Wester Cambushinnie Farmhouse, Dunblane
Allan Water
Allan Water
Kinbuck
DUN-14
Balhadie, Dunblane
DUN-15
Firs of Kinbuck, Dunblane
DUN-13
Glassingall, Kinbuck, Dunblane
Ashfield
Allan Water
Dunblane
Land at Lady's Mount, Perth Road, Dunblane
(South)
A9
B3033
DUN-16 (H133)
Whitecross, Dunblane
Allan Water
Laigh Hill
DUN-09
Ryland Lodge Gardens, Dunblane
Sheriffmuir Big Wood
DUN-10
Kellie Wynd, Dunblane
Holme Hill
A9
DUN-08
Doune Road, Dunblane
DUNBLANE
B8064
A84
DUN-11
DUN-07
Land East of Stirling Road, Dunblane
DUN-19A
Allan Water
Land at Kippenross Home Farm, Glen Road, Dunblane
Biggins Wood
DUN-01
DUN-12
Walters-muir Wood
B8033
Kippenrait Glen
A9
BOA-15
Little Hill
BOA-01
Keir Roundabout, Bridge of Allan
Bridge of Allan
Allan Water

2. Dunblane Local Place Plans

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

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

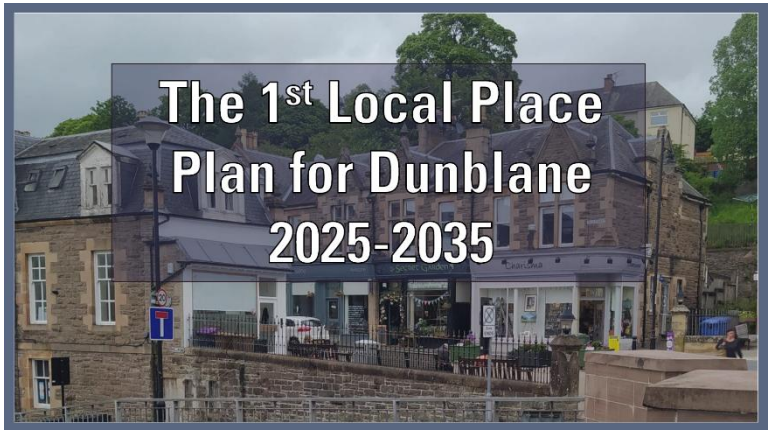
General proposals / requirements

- The LPP proposals are centred around 8 themes including, amongst others, moving around; facilities and services; cultural heritage; community and sports; green spaces, biodiversity and food growing, and housing.

Site-specific proposals / requirements

- **Community and sports:** playparks enhancement; third spaces for young people and empty buildings repurposed.
- **Natural spaces:** community food growing (including a proposal related to site **DUN-01**); improve access and usability of Green Belt and maintain and enhance biodiversity and wildlife habitats.
- **Housing:** affordable housing; small scale housing developments only.

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. Site Options & Key Considerations

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 - Dunblane - 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 Maps 1-5 – 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 Map 1 – 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 Dunblane 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?
BOA-01	No	Yes	No	Yes	No	No
DUN-01	Yes	Yes	No	Yes	No	Yes
DUN-03	Yes	Yes	No	No	No	Yes
DUN-04	Yes	Yes	No	Yes	No	Yes
DUN-05	Yes	Yes	No	No	No	Yes
DUN-06	Yes	Yes	No	Yes	No	Yes
DUN-07	Yes	Yes	No	No	Yes	Yes

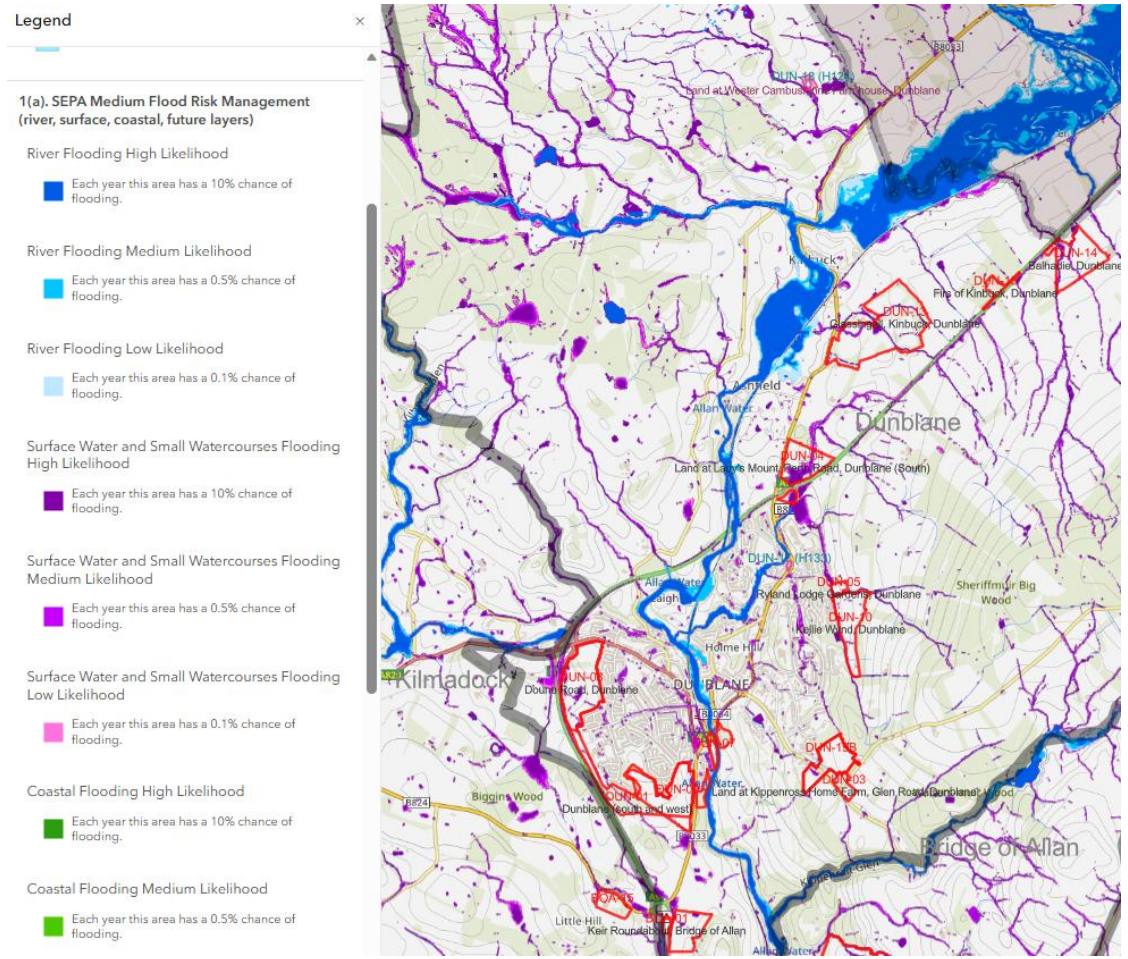
Table 1. continued…

Site Option Refs	Key Considerations					
	Environmental, 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?
DUN-08	Yes	Yes	No	No	No	Yes
DUN-09	Yes	Yes	No	Yes	No	Yes
DUN-10	Yes	Yes	No	No	No	Yes
DUN-11	Yes	Yes	No	No	No	Yes
DUN-12	Yes	Yes	No	No	Yes	Yes
DUN-13	Yes	No	No	No	No	Yes
DUN-14	Yes	No	No	No	No	No
DUN-15	Yes	No	No	No	No	No
DUN-17	No	No	No	No	Yes	Yes
DUN-18	Yes	No	No	No	No	No
DUN-19A & DUN-19B	Yes	Yes	No	No	Yes	Yes

Maps 1-5 below show the site options plotted against the relevant data sources for each consideration identified in the table above.

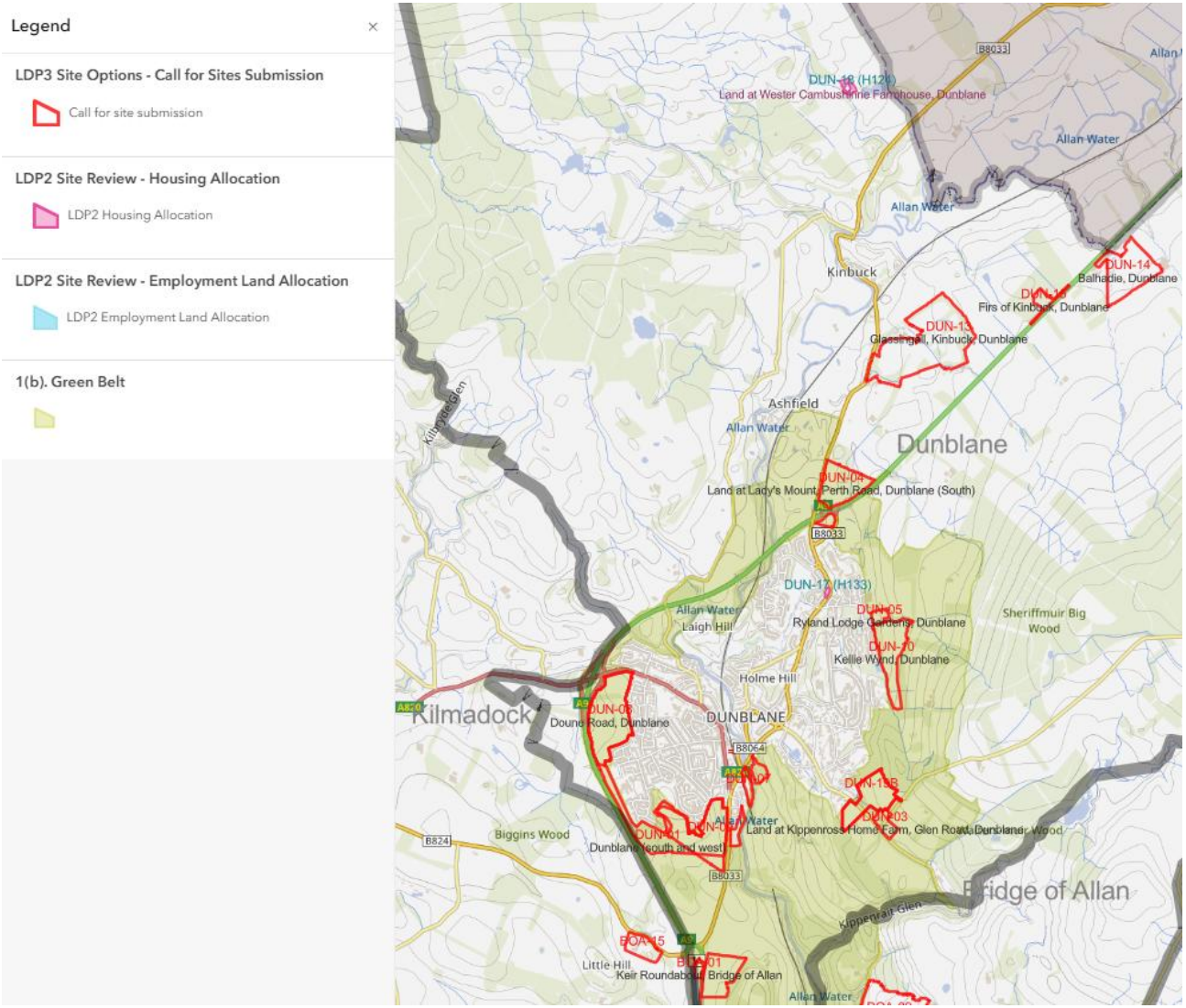
Map 1 - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas



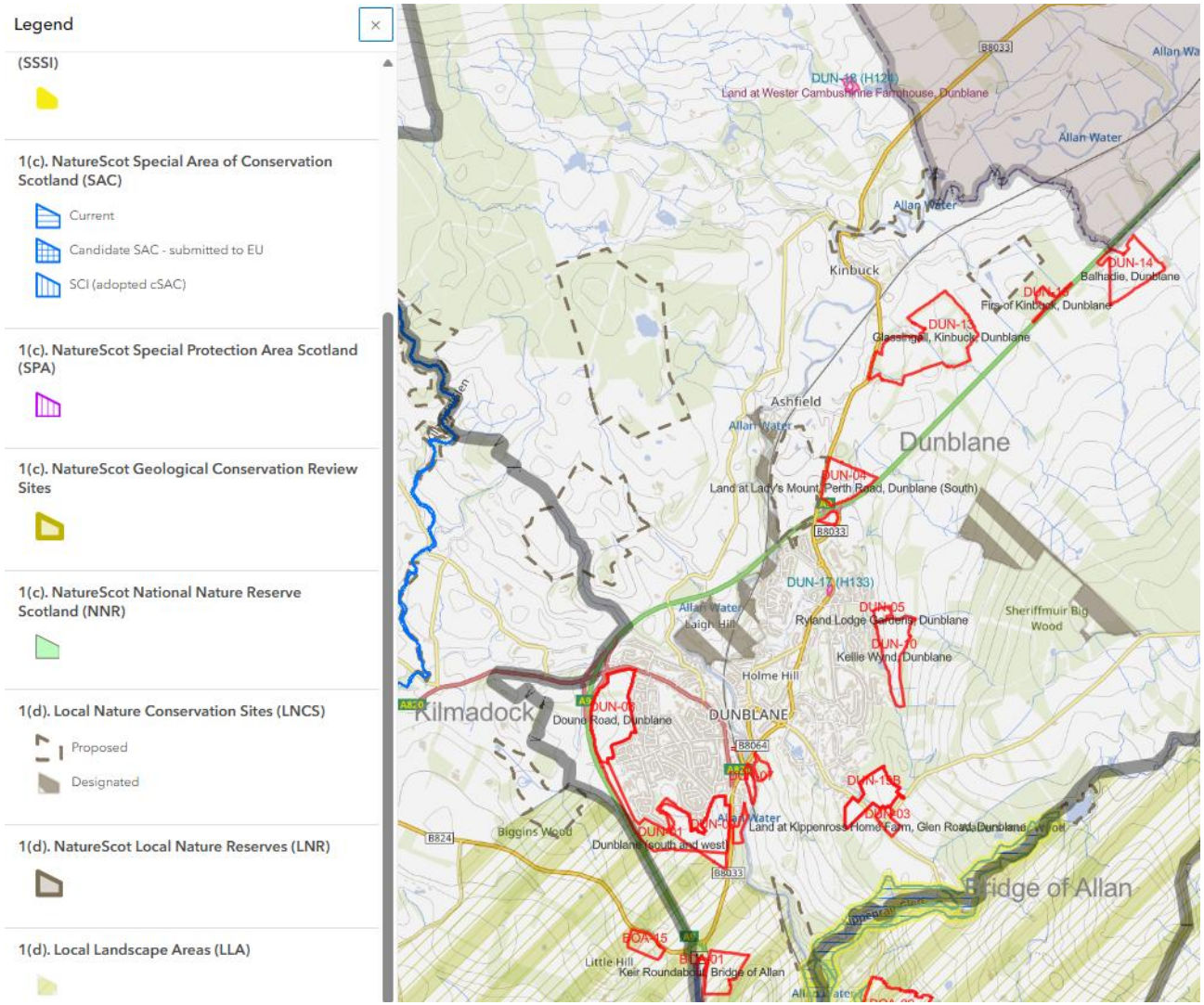
Map 2 - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Belt areas



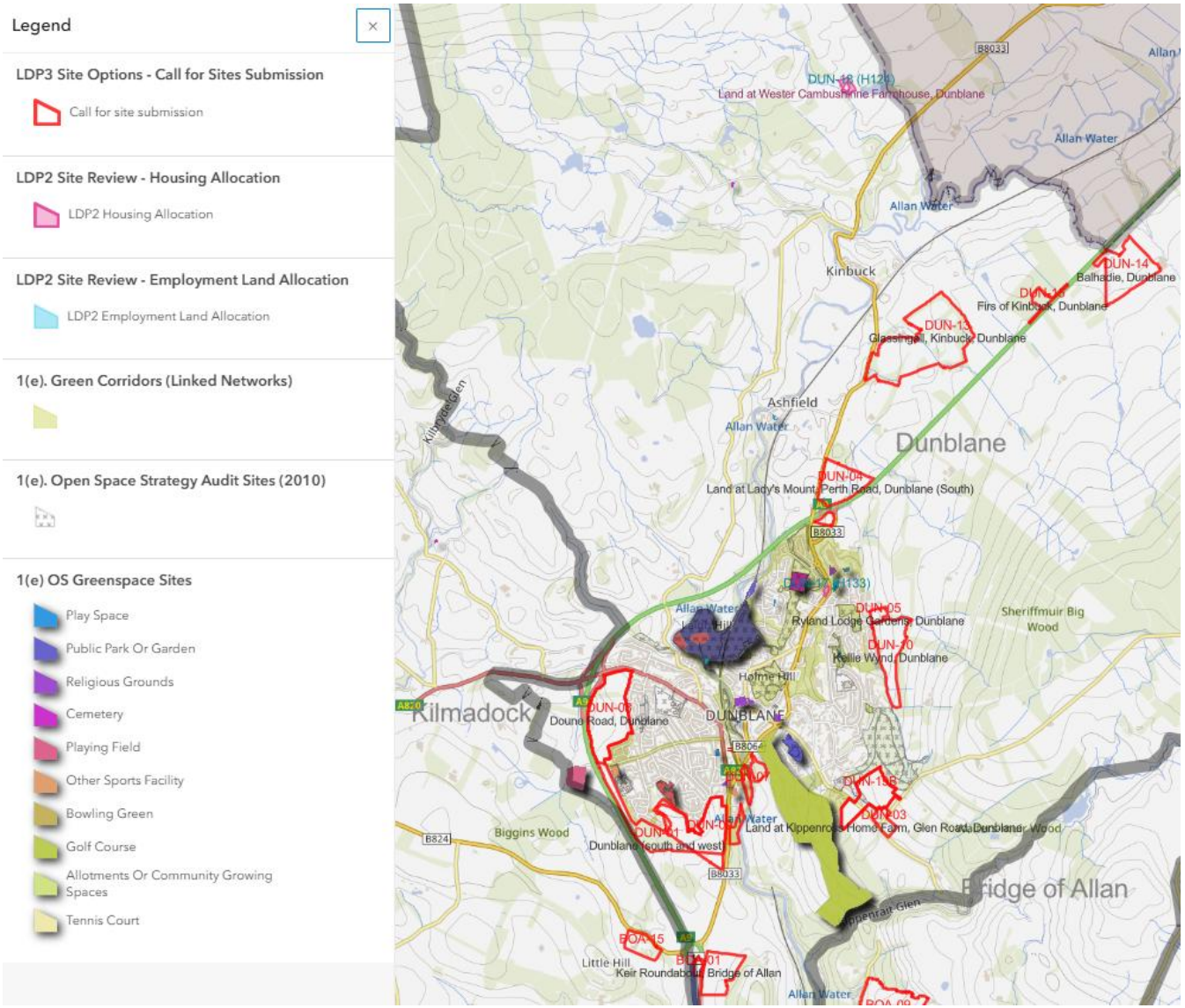
Map 3 - Environmental, Landscape, Nature Considerations

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



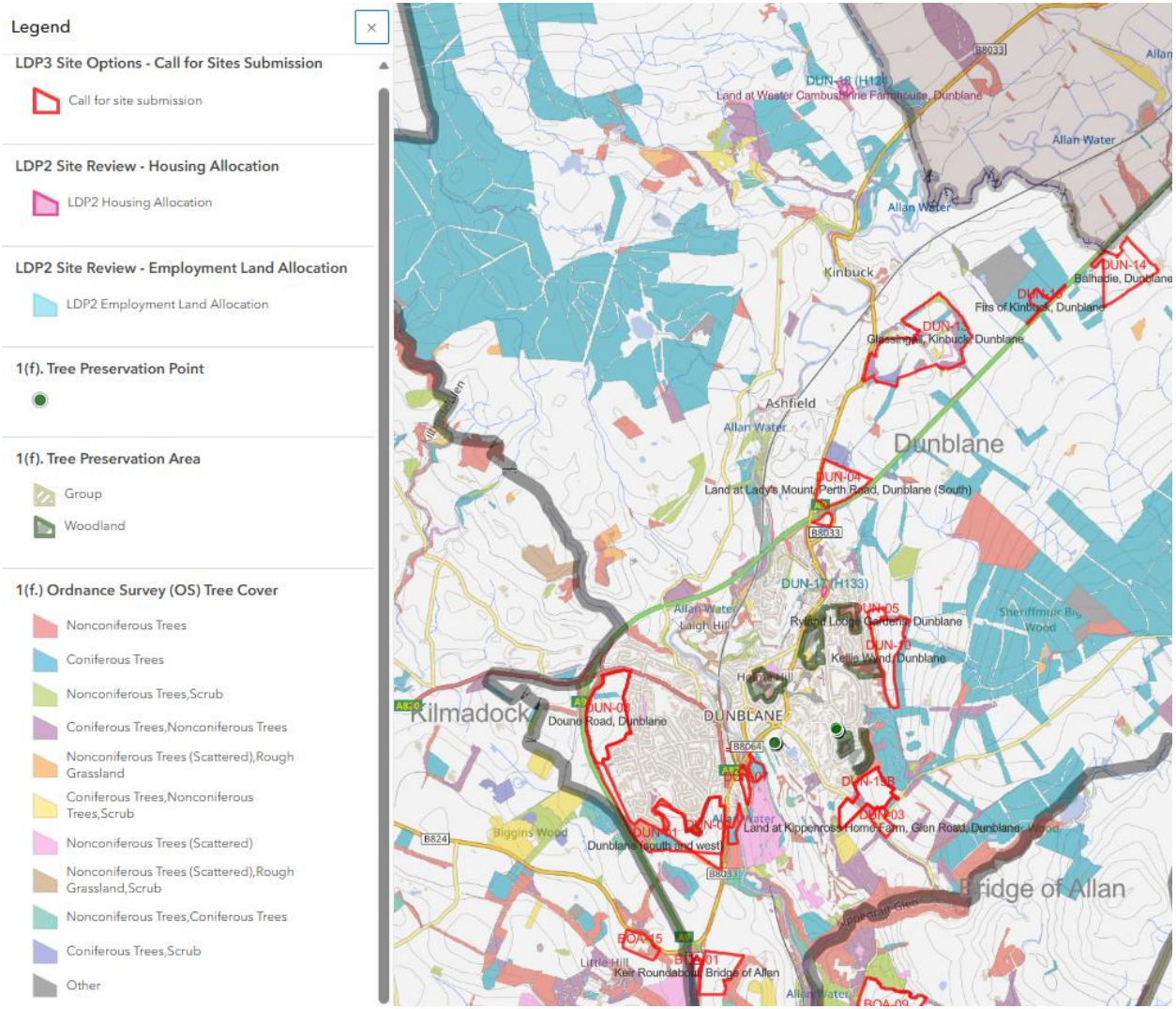
Map 4 - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Corridors and Open Space



Map 5 - Environmental, Landscape, Nature Considerations

Site options in relation to trees and woodland



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 Dunblane 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 conservation 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?
BOA-01	Yes	No	No	No	Yes
DUN-01	No	No	No	No	Yes
DUN-03	No	No	Yes	No	No
DUN-04	No	No	Yes	No	No
DUN-05	Yes	No	Yes	No	No
DUN-06	No	No	No	No	Yes
DUN-07	No	No	No	No	Yes
DUN-08	No	No	No	No	No
DUN-09	No	No	No	No	Yes
DUN-10	No	No	Yes	No	No
DUN-11	No	No	No	No	Yes

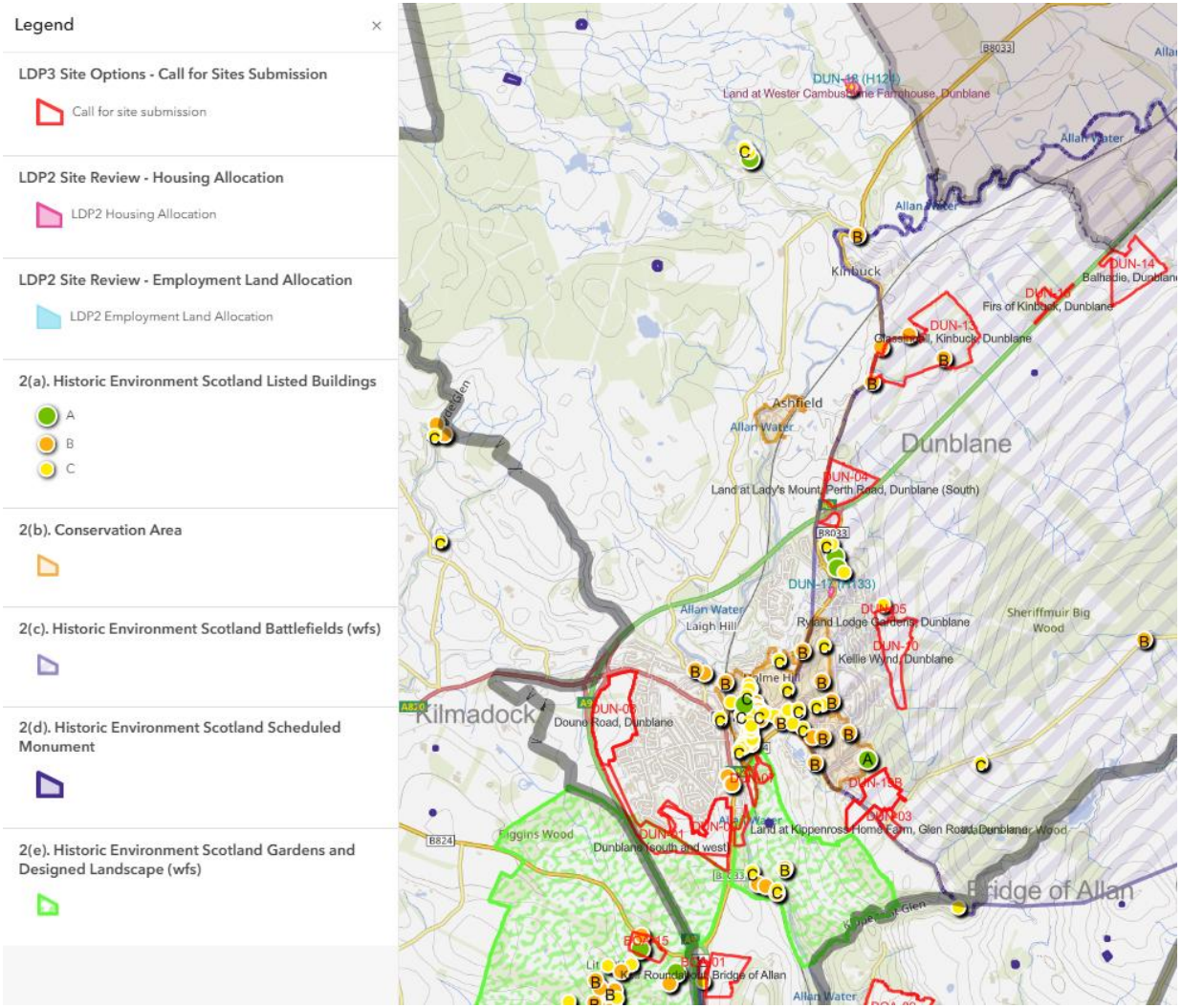
Table 2. continued…

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 conservation 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?
DUN-12	No	No	No	No	Yes
DUN-13	Yes	No	Yes	No	No
DUN-14	No	No	Yes	No	No
DUN-15	No	No	Yes	No	No
DUN-17	No	No	No	No	No
DUN-18	Yes	No	No	No	No
DUN-19A & DUN-19B	No	No	Yes	No	No

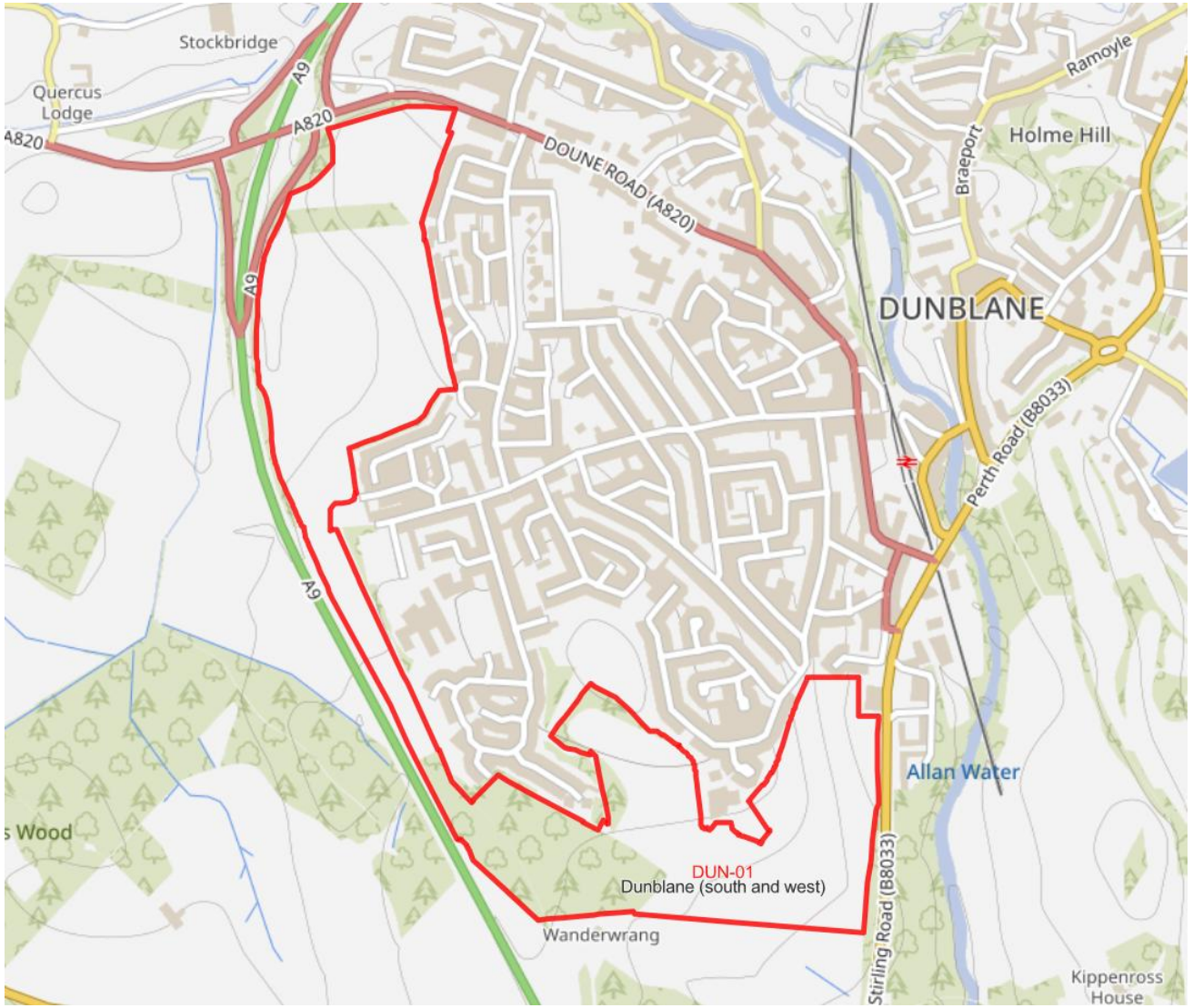
The map below shows the site options plotted against the relevant data sources for each consideration identified in the table above.

Map 1 - Historic Environment and Heritage Considerations

Site Options in relation to Historic Environment and Heritage

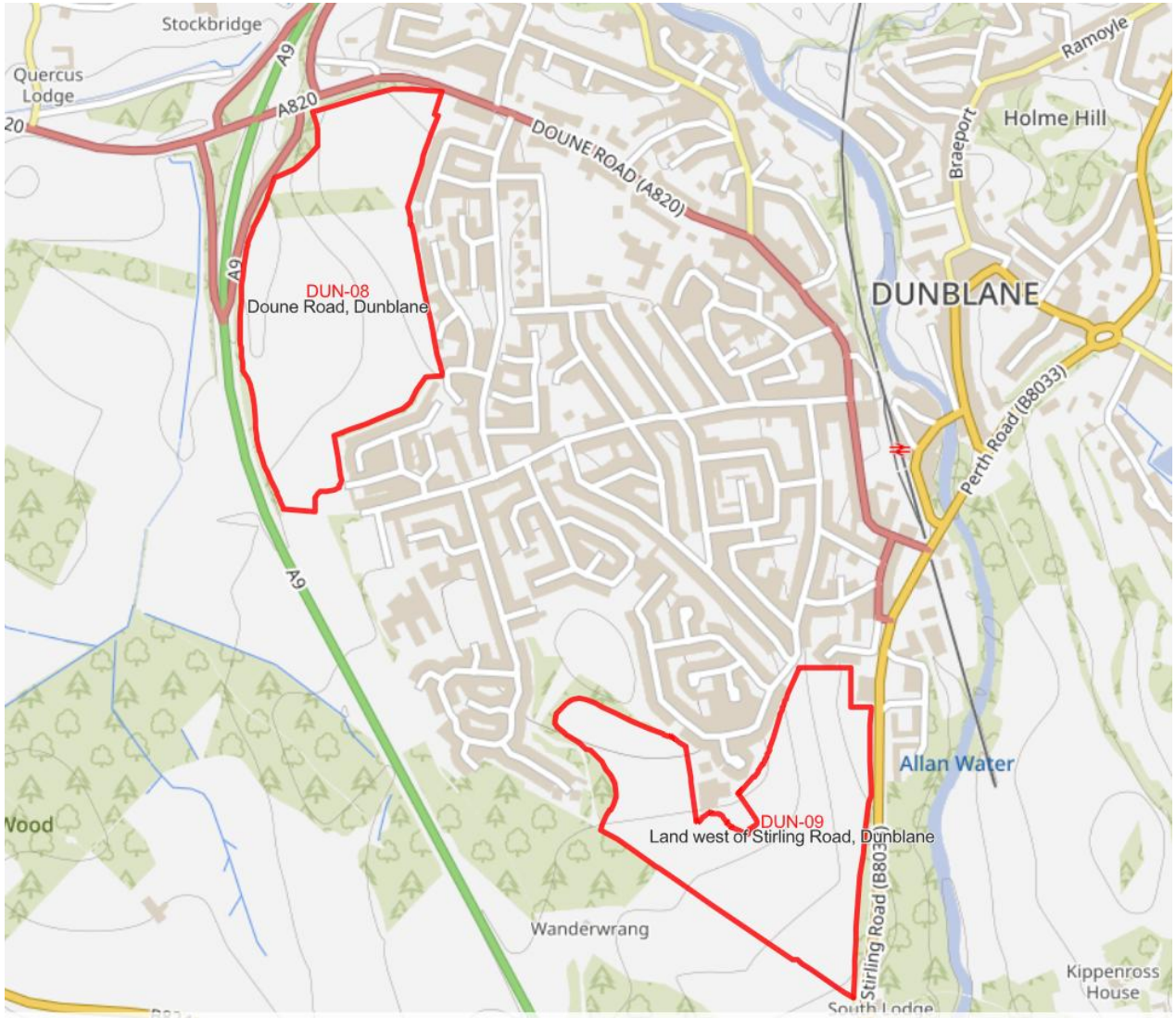


Appendix 1 – Site DUN-01 (Dunblane – South and West)



Click here to return to site options summary table

Appendix 2 – Sites DUN-08 (Doune Road) & DUN-09 (Land West of Stirling Road)



Click here to return to site options summary table