

# Plan- Site Options



Local Development Plan 3 - Site Options Consultation

## 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 they relate to Plean Community Council area, is provided in the table and map below.

Site Reference	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>PLN-01</b>	Call for Sites Submission	Glen Road, Plean	Residential	Brownfield site promoted for residential use and is currently estimated to have capacity for approximately <b>10 homes</b> .
<b>PLN-02</b>	Call for Sites Submission	Pleanbank Farm, Plean	Residential and community uses	Greenfield site promoted for residential and community uses. Based on survey information provided by the site promoter, the site is currently estimated to have capacity for approximately <b>300 homes</b> .
<b>PLN-03 &amp; PLN-04</b>	Call for Sites Submission	Main Street, Plean	Residential	This greenfield site is promoted for residential uses under two separate schemes: <ul style="list-style-type: none"> <li>- PLN-03, promoting <b>18 affordable homes</b>, and</li> <li>- PLN-04, promoting <b>57 homes in total</b>, comprising 43 private dwellings and 14 affordable dwellings.</li> </ul>
<b>DUR-02</b>	Call for Sites Submission	Gartwhinnie Farm, Cadgers Loan	Residential	Part brownfield, part greenfield site promoted for residential use and is estimated at this stage to have capacity for up to <b>10 homes</b> .
<b>DUR-03</b>	Call for Sites Submission	Durieshill	Residential	Predominately greenfield site promoted for residential use for approximately <b>140 homes</b> (25% affordable housing)

Please note that further allocations at Cushenquarter (H069) and Durieshill (H057), identified in the current Local Development Plan are still to be fully delivered. As both sites have extant planning permission, with sections also currently under construction, they are not included within this consultation.



# 1. Individual Site Options

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

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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 - [Plean - 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

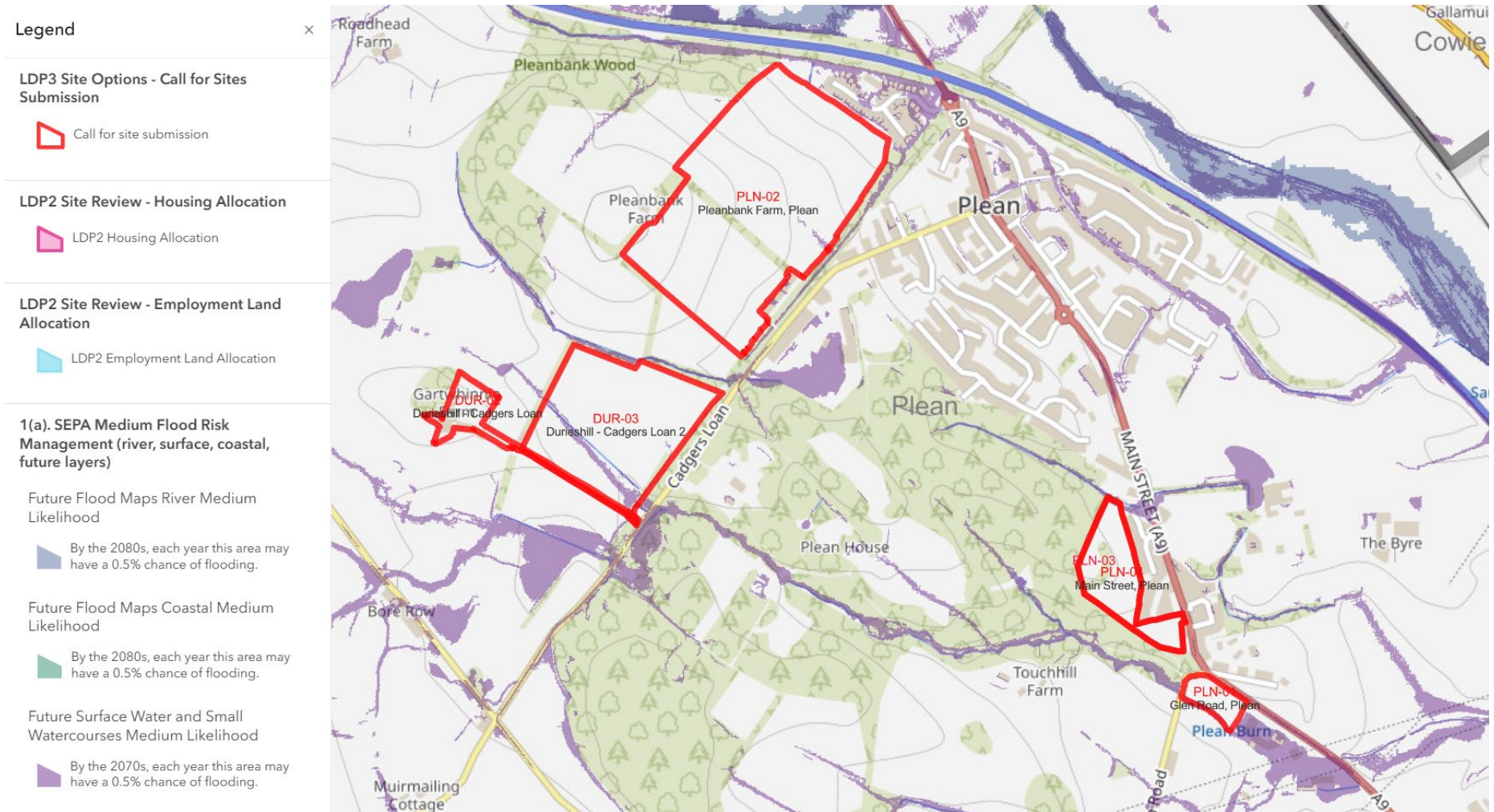
Table 1. below confirming (Yes/No) whether the key considerations relating to the environment, landscape, and nature apply to the site options within the Pleian Community Council area.

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	<b>a.</b> <b>Flood risk:</b> Is the site within or close to an area at risk of flooding?	<b>b.</b> <b>Green Belt:</b> Is the site within a designated green belt?	<b>c.</b> <b>Nationally Designated Sites:</b> Is the site within, or adjacent to, a designated area protected for habitats or species?	<b>d.</b> <b>Locally Designated Sites:</b> Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	<b>e.</b> <b>Green Network:</b> Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	<b>f.</b> <b>Trees &amp; woodland:</b> Are there trees or woodland areas within or close to the site?
PLN-01	Yes	No	No	No	No	Yes
PLN-02	Yes	No	No	No	No	Yes
PLN-03 & PLN-04	Yes	No	No	No	No	Yes
DUR-02	Yes	No	No	No	No	Yes
DUR-03	Yes	No	No	No	Yes	Yes

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

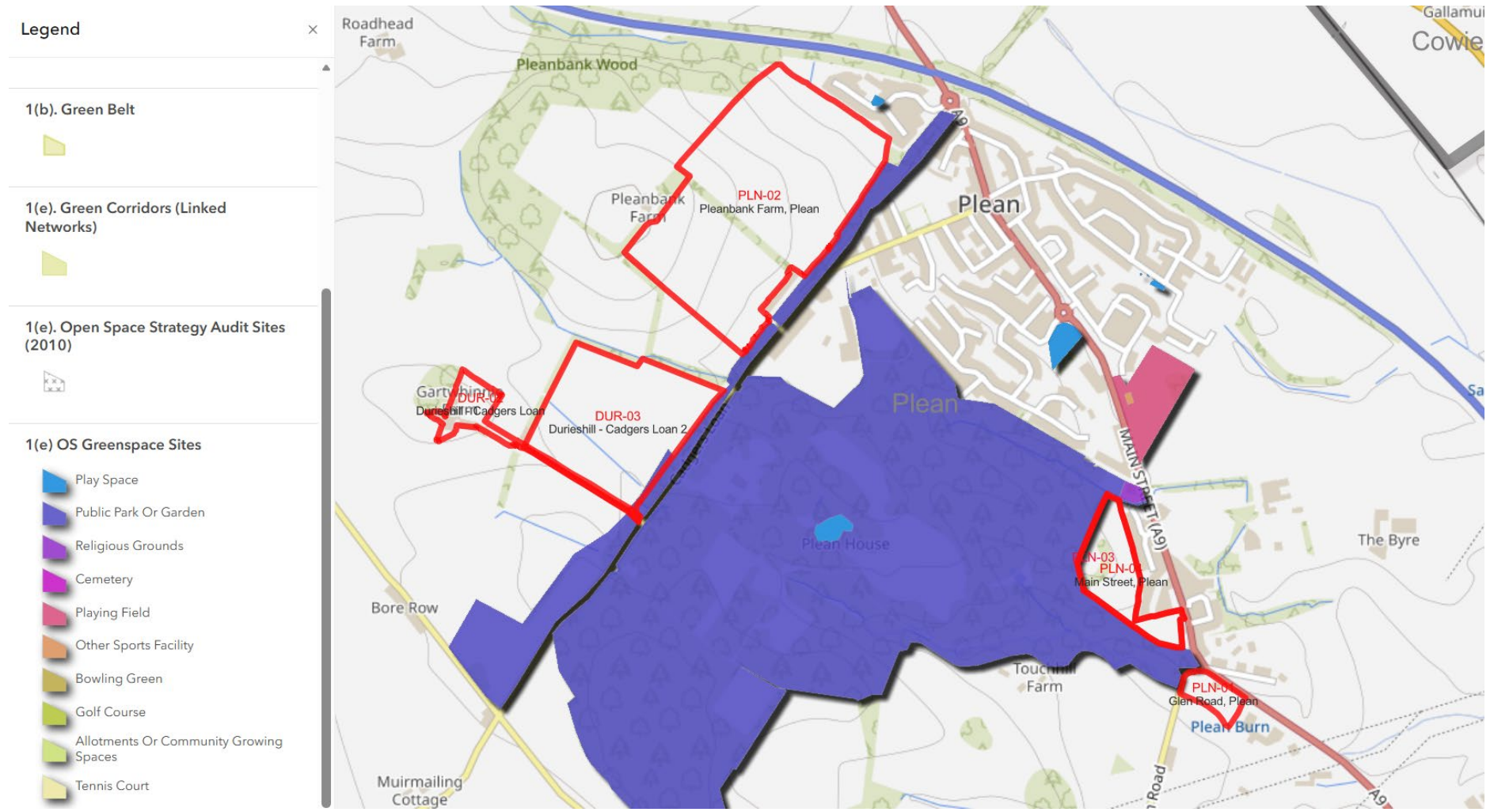
## Map 1 - Environmental, Landscape, Nature Considerations

### Site options in relation to flood risk areas



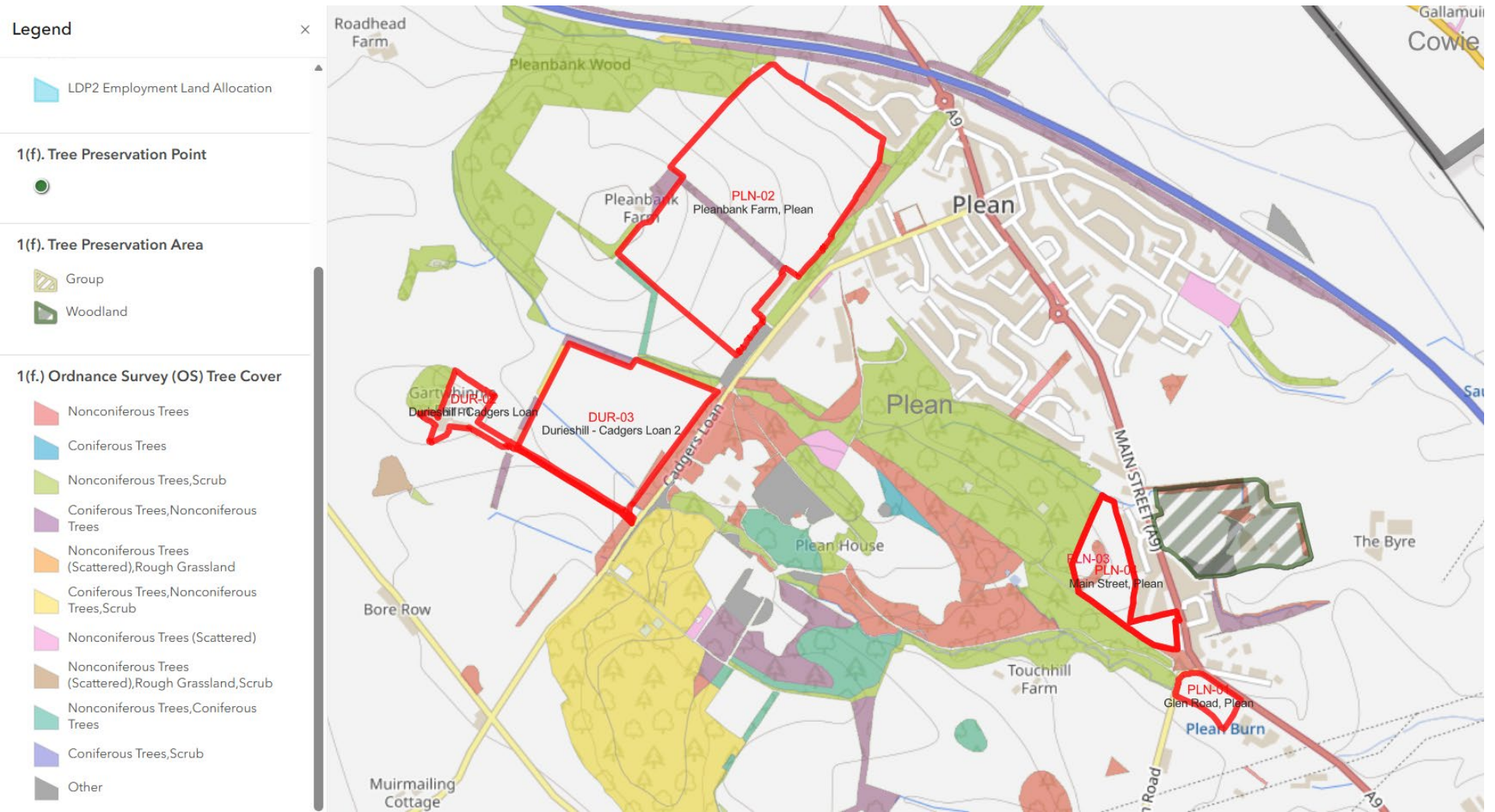
## Map 2 - Environmental, Landscape, Nature Considerations

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



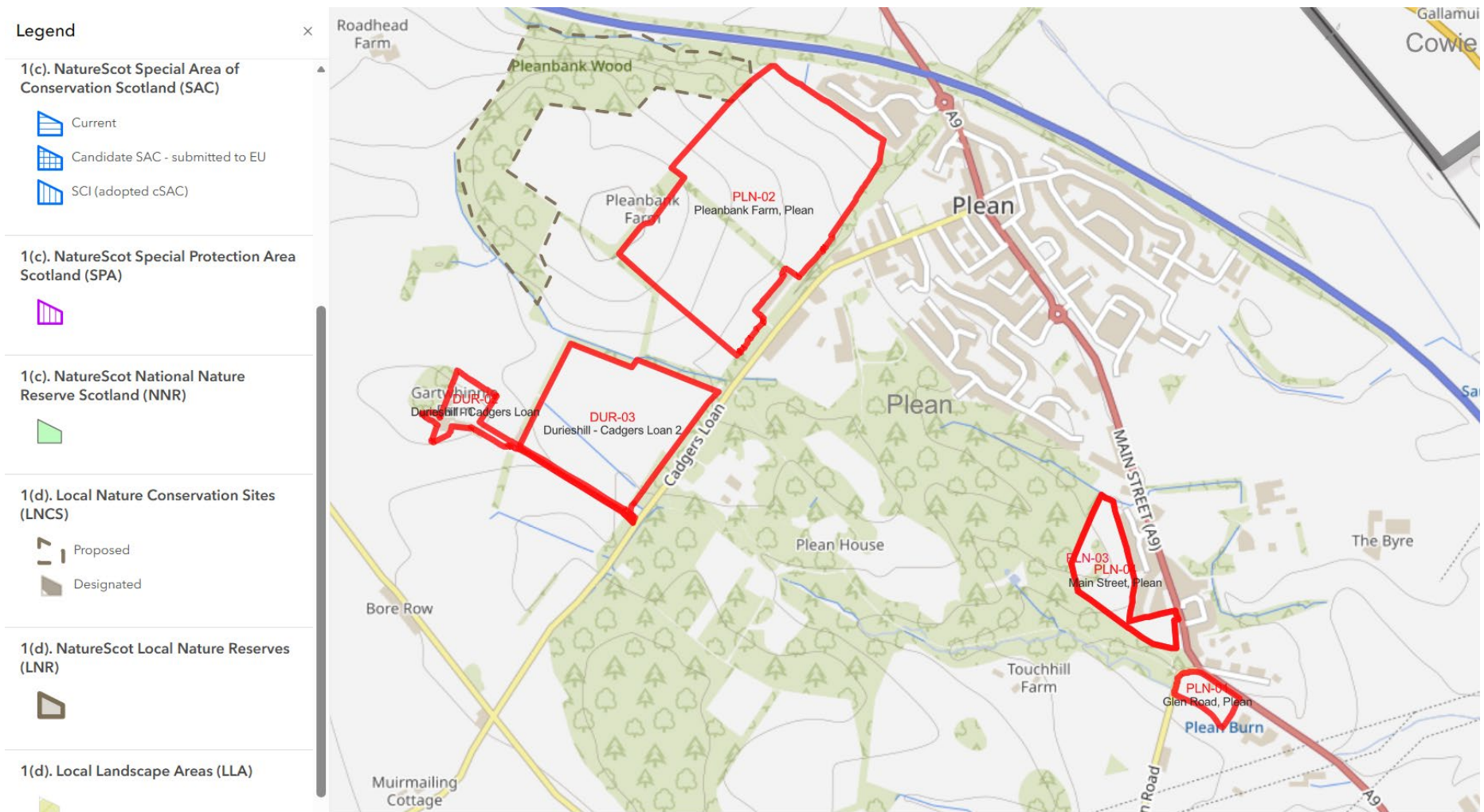
### Map 3 - Environmental, Landscape, Nature Considerations

#### 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 Pleian Community Council area.

Site Option Refs	Key Considerations				
	Heritage Considerations				
	<b>a.</b> <b>Listed Buildings:</b> Does the site contain, or is it situated close to, any listed buildings?	<b>b.</b> <b>Conservation Area:</b> Is the site within, or situated close to, a conservation area?	<b>c.</b> <b>Battlefields:</b> Is the site within, or situated close to, a battlefield?	<b>d.</b> <b>Scheduled Monument:</b> Is the site within, or situated close to, a scheduled monument?	<b>e.</b> <b>Designed Landscape:</b> Is the site within, or situated close to, a designed landscape?
<b>PLN-01</b>	No	No	No	No	No
<b>PLN-02</b>	No	No	No	No	No
<b>PLN-03 &amp; PLN-04</b>	No	No	No	No	No
<b>DUR-02</b>	No	No	Yes	No	No
<b>DUR-03</b>	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

## 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)



