

# Buchlyvie - Site Options



Local Development Plan 3 - Site Options Consultation



## Summary of Site Options

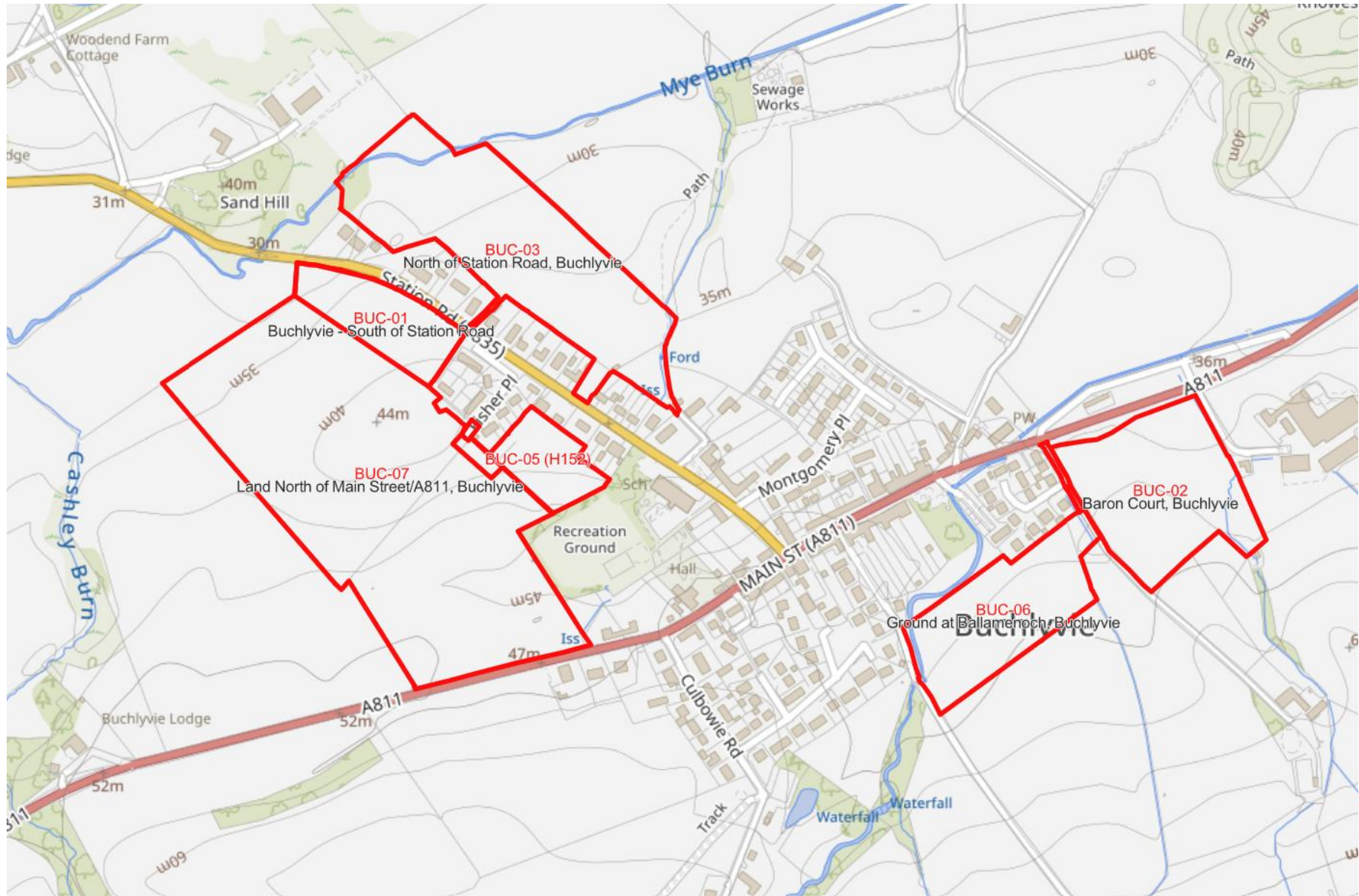
### Site Options for the Proposed Plan

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

Site Reference	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>BUC-01</b>	Call for Sites Submission	Land South of Station Road, Buchlyvie	Residential	Greenfield site promoted for residential use and is estimated at this stage to have capacity for around <b>15-20 homes</b> .
<b>Buc-02</b>	Call for Sites Submission	Land adjacent to Baron Court, Buchlyvie	Residential	Greenfield site promoted for residential use and is estimated at this stage to have capacity for around <b>20-25 homes</b> .
<b>BUC-03</b>	Call for Sites Submission	Land North of Station Road, Buchlyvie	Residential	Greenfield site promoted for residential use and is estimated at this stage to have capacity for up to <b>100 homes</b> .

Site Reference	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>BUC-05</b>	LDP2 Allocated Site – reference H152	South of Fisher Place, Buchlyvie	Residential	This greenfield site is allocated in the current Stirling Local Development Plan for residential use, with an indicative capacity of <b>15 homes</b> . The site requires reappraisal as it has not progressed toward delivery. This is reflected by its ‘constrained’ status in the <a href="#">2025 Housing Land Audit</a> (Ref: SC267), meaning it is not currently programmed for delivery.
<b>BUC-06</b>	Call for Sites Submission	Land at Ballamenoch, Buchlyvie	Residential	Greenfield site promoted for residential use and is estimated at this stage to have capacity for up to <b>55 homes</b> .
<b>BUC-07</b>	Call for Sites Submission	Land North of Main Street, Buchlyvie	Residential	This is a greenfield site promoted for residential use. Several options have been presented, including private, affordable and self-build housing, across different parts of the site. Overall, the site is estimated to have a potential capacity of approximately <b>50–100 homes</b> .



# Buchlyvie Local Place Plan

## Summary of Local Place Plan Provisions Relevant to the Assessment of Site Options

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

- A care home is identified as a potential consideration.
- A community woodland play area is identified as a priority.
- A pub or social-gathering hospitality space is considered essential.

### General requirements

- Core themes centred around three pillars, with related recommendations of relevance:
  - Pillar 1: Protect what matters
  - Pillar 2: Enhance our community for all to flourish
  - Pillar 3: Plan and act for a resilient future  
(Section 3, pages 12–31; Appendix 6, pages 58–67)
- Large-scale market and affordable family housing is not identified as a priority (page 33).
- Priority for new development should be sheltered/accessible homes for older people and small flats for young people.
- Greenspace is recommended for areas identified within the village boundary and adjacent to the existing LDP2 allocation.
- Acceptance of the design principles defined in the LPP is expected for any planning applications.

When considering each site for future development, the *proposals* outlined above will be assessed both individually - as standalone allocations or designations - and in the context of the Call for Sites submission for residential use considered in Table 3 below.

This will also include consideration of the above noted *requirements*, which may inform the 'key site requirements' for the future development of the site should these uses, or any alternative uses, be supported for inclusion in the Proposed Plan.

## BUCHLYVIE PLACE PLAN

DRAFT FOR REVIEW  
DEADLINE FOR BUCHLYVIE COMMUNITY RESPONSES 12pm 24 NOVEMBER  
2025 (BCC will consider community feedback 7.30pm 24 November)  
DEADLINE FOR ELECTED REPRESENTATIVE RESPONSES 27 NOVEMBER  
2025  
FINAL APPROVAL REVIEW BY BCC DUE 28 NOVEMBER 2025

COMMENTS CAN BE MADE AT:  
<https://forms.gle/tVUrTT8AosyXYt3>

Or by email to [buchlyviecc@gmail.com](mailto:buchlyviecc@gmail.com)

This document can be found on the BCC website <https://buchlyviecc.org.uk/>



### 3. Individual Site Options

#### High-Level Impact and Accessibility Assessment of Site Options Grouped by Theme

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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 - [Buchlyvie - 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

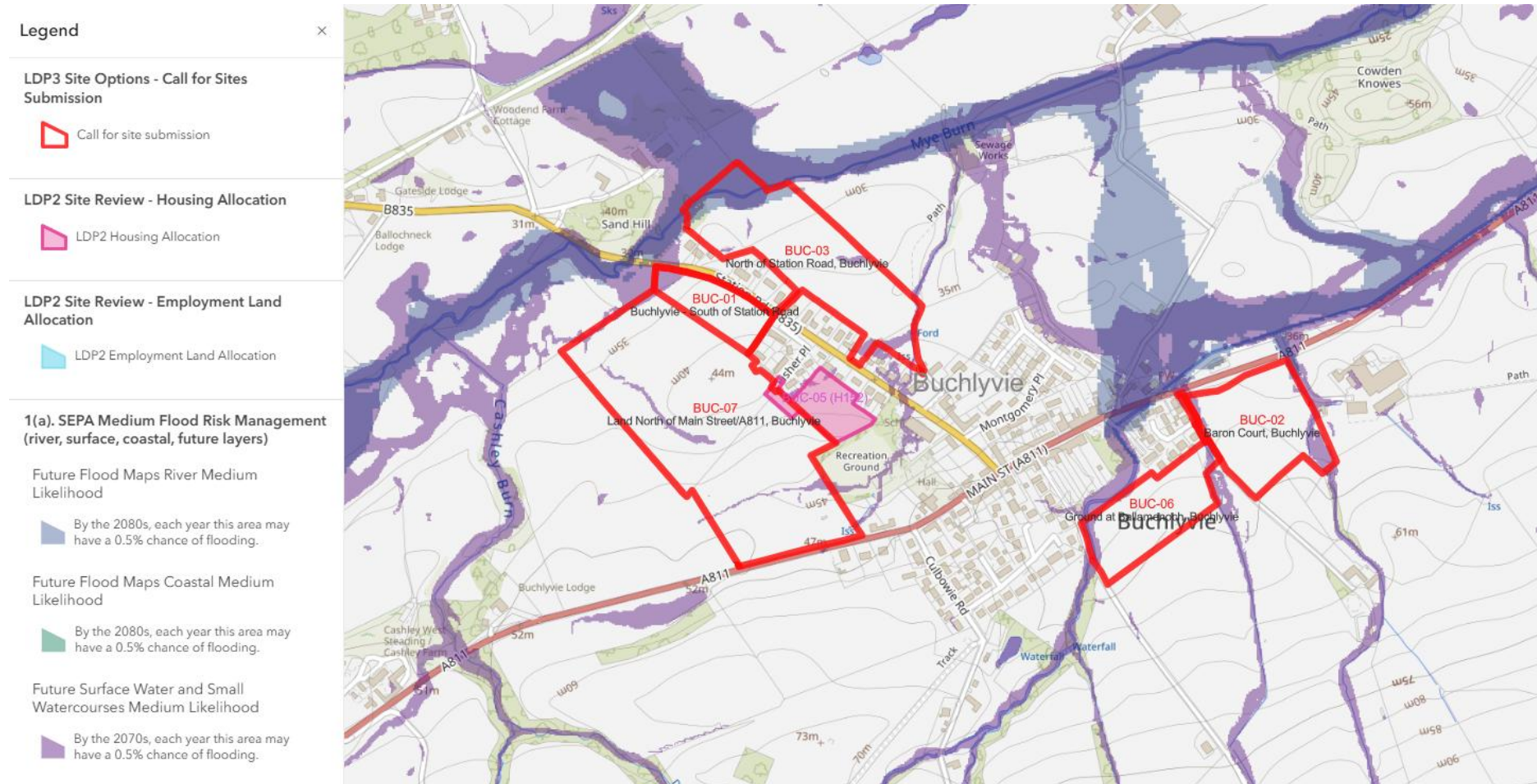
Table 1. below confirming (Yes/No) whether the key considerations relating to the environment, landscape, and nature apply to the site options within the Buchlyvie Community Council area.

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. <b>Flood risk:</b> Is the site within or close to an area at risk of flooding?	b. <b>Green Belt:</b> Is the site within a designated green belt?	c. <b>Nationally Designated Sites:</b> Is the site within, or adjacent to, a designated area protected for habitats or species?	d. <b>Locally Designated Sites:</b> Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. <b>Green Network:</b> Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. <b>Trees &amp; woodland:</b> Are there trees or woodland areas within or close to the site?
<b>BUC-01</b>	Yes	No	No	No	No	Yes
<b>BUC-02</b>	Yes	No	No	No	No	Yes
<b>BUC-03</b>	Yes	No	No	No	No	Yes
<b>BUC-05</b>	Yes	No	No	No	No	Yes
<b>BUC-06</b>	Yes	No	No	No	No	Yes
<b>BUC-07</b>	Yes	No	No	No	No	Yes

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

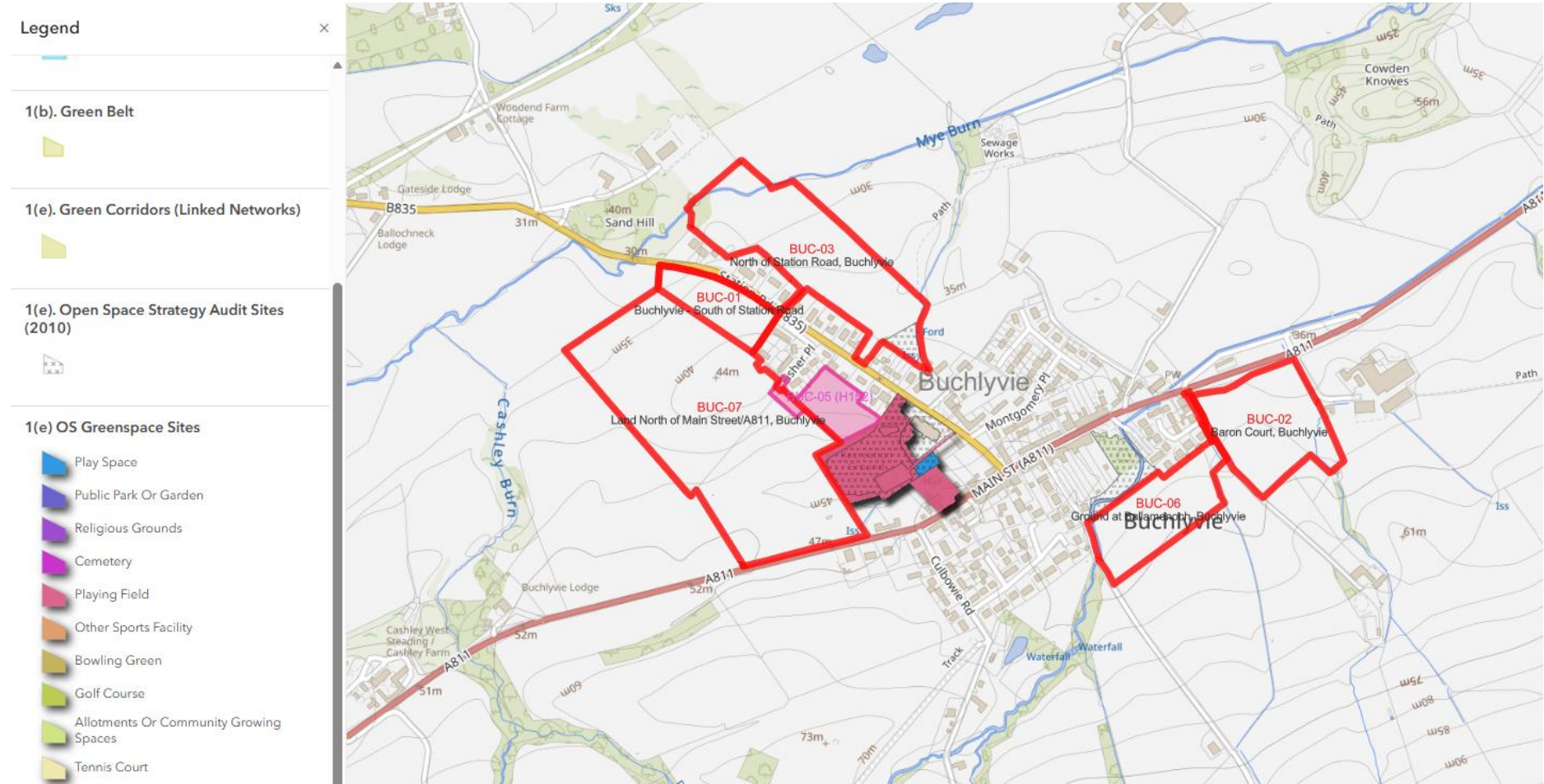
## Map 1 - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas



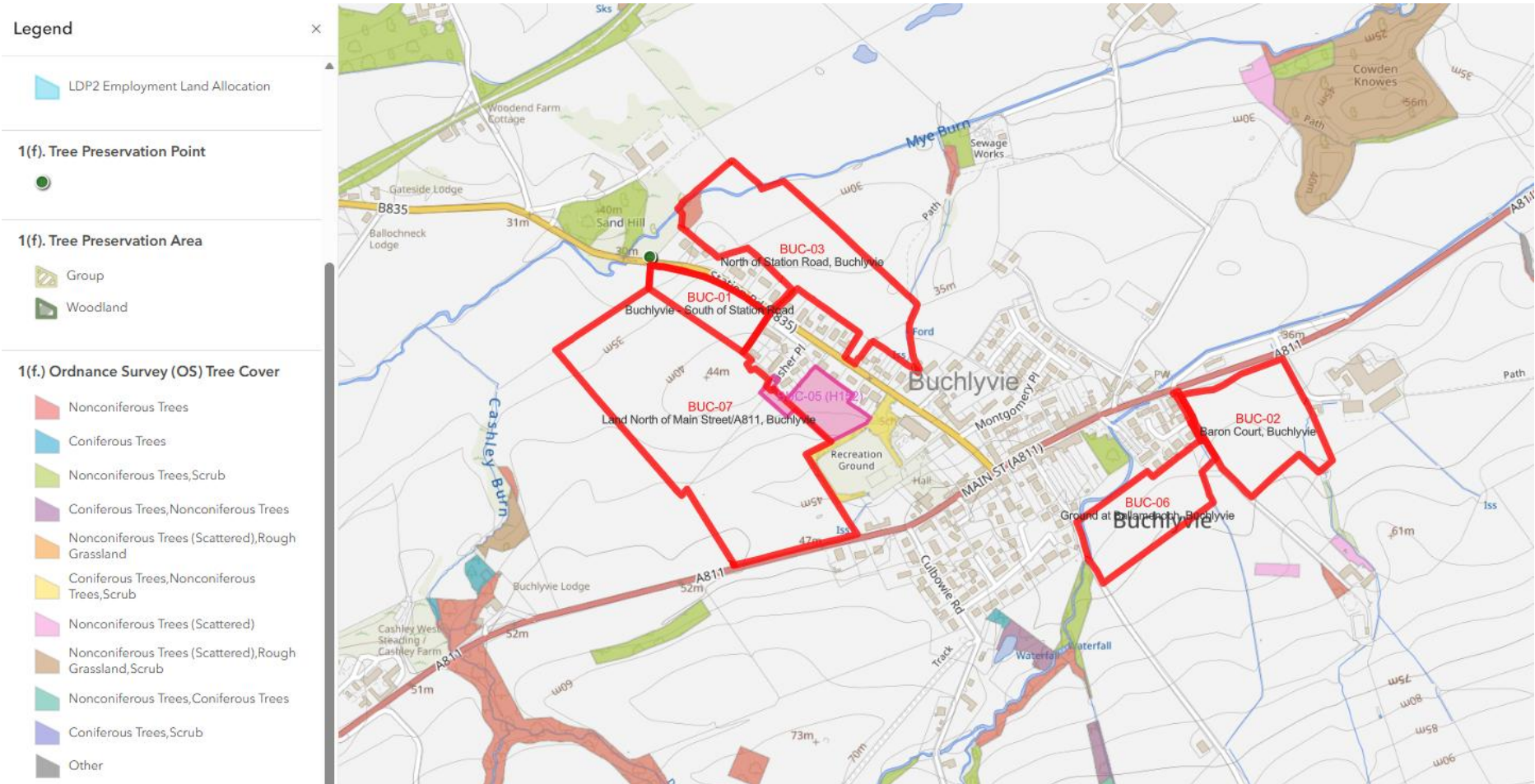
## Map 2 - Environmental, Landscape, Nature Considerations

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



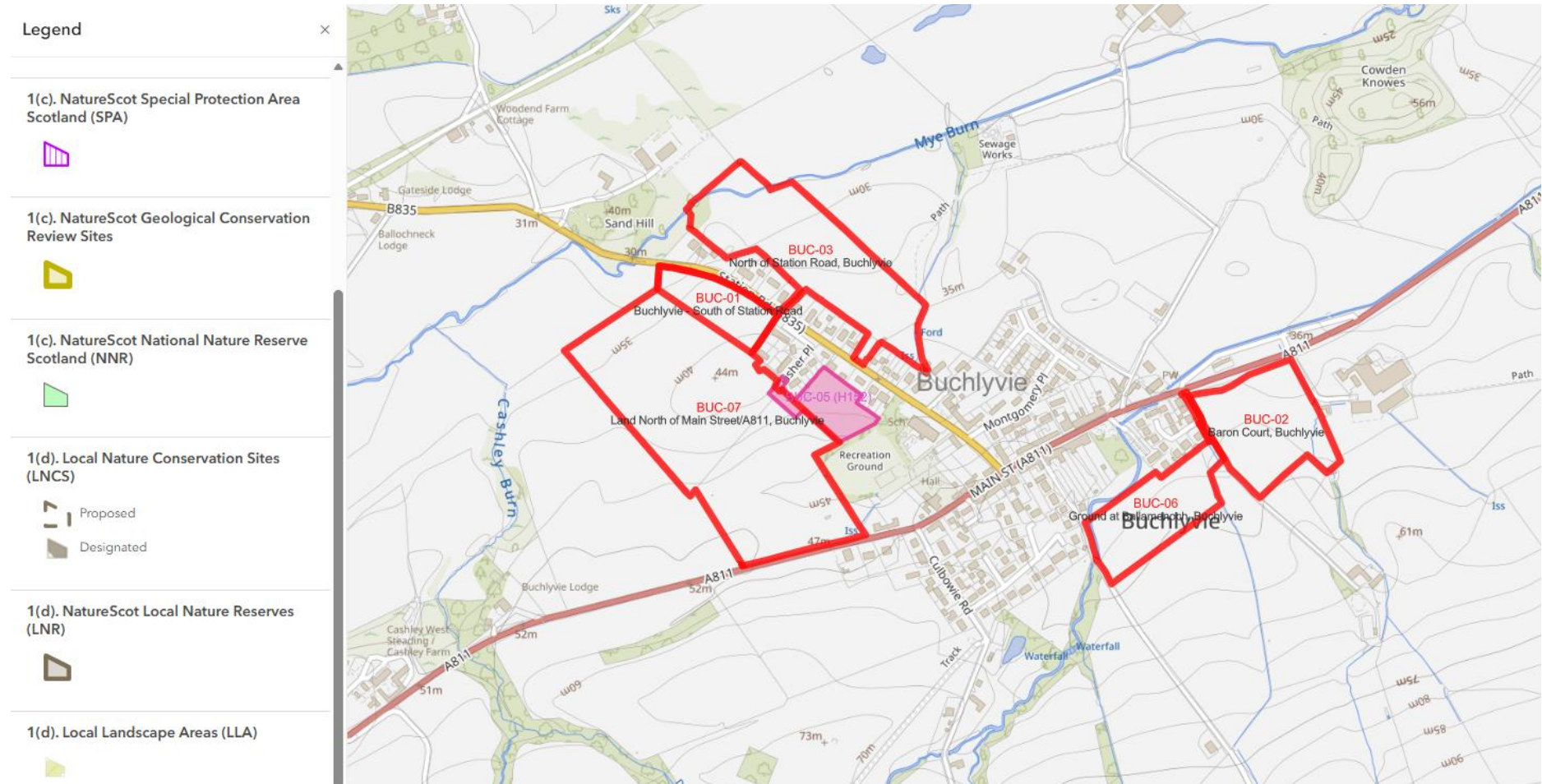
### Map 3 - Environmental, Landscape, Nature Considerations

#### 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 Buchlyvie 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 area?	<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>BUC-01</b>	Yes	No	No	No	No
<b>BUC-02</b>	No	Yes	No	No	No
<b>BUC-03</b>	Yes	Yes	No	No	No
<b>BUC-05</b>	No	Yes	No	No	No
<b>BUC-06</b>	No	Yes	No	No	No
<b>BUC-07</b>	No	Yes	No	No	No

