

## Doune & Deanston (Kilmadock) – Site Options



Local Development Plan 3 - Site Options Consultation

## 1. Summary of Site Options

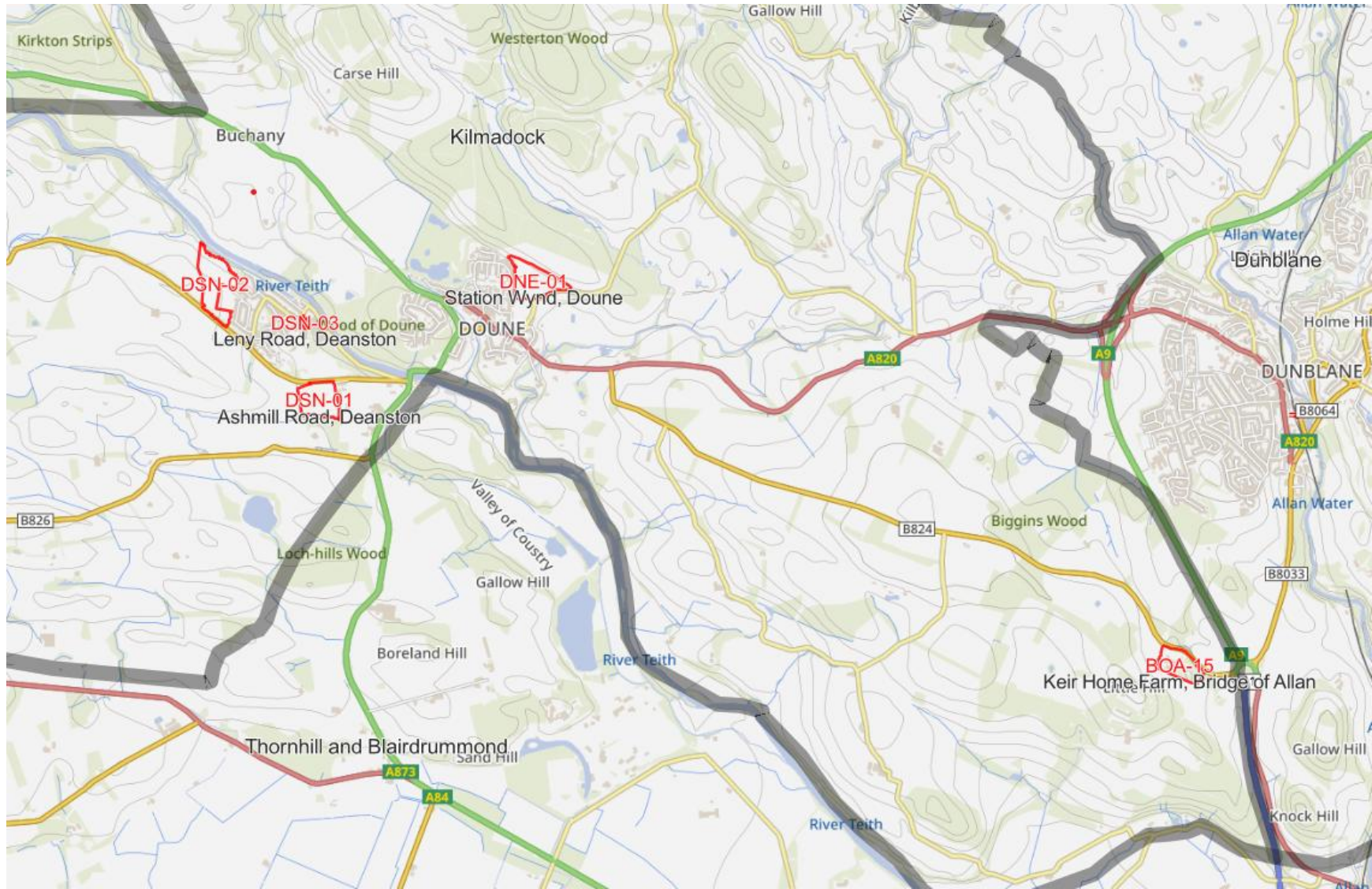
Site options currently being considered for inclusion in the proposed plan

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

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>DNE-01</b>	Call for Sites Submission	Station Wynd, Doune	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>100 homes</b> .
<b>DSN-01</b>	Call for Site Submissions	Ashmill Road, Deanston	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>20 homes</b> .

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>DSN-02</b>	Call for Sites Submission	James Smith Road, Deanston	Residential and community food growing	Greenfield site promoted for residential use and community food growing. At this stage, the site is being considered for a capacity of <b>50 homes</b> .
<b>DSN-03</b>	Call for Sites Submission	Leny Road, Deanston	Commercial business	Brownfield site promoted for commercial business use, specifically an energy centre.
<b>BOA-15</b>	Call for Sites Submission	Keir Home Farm, Bridge of Allan	Residential or visitor attraction, including cafe and leisure development	The site comprises a mix of greenfield and brownfield land. It is promoted for either residential development - currently being assessed for a capacity of approximately <b>20 homes</b> - or as a visitor attraction, potentially incorporating café and leisure uses. The site promoter has indicated that the proposed uses would be delivered through the conversion of existing buildings, alongside the redevelopment of later structures on the site.



## 2. Kilmadock Local Place Plan

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

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

#### General Proposals / Requirements

- Proactively encourage energy efficiency improvements and use of renewable technologies that respect each village's historic character.
- Specify areas of green belt on the peripheries of Doune and Deanston villages consider these in a village masterplan process.
- Series of active travel proposals.
- Creation of a masterplan for Doune & Deanston that considers housing and business developments; determines suitable land for said development; and considers the impact that future development will have.
- A new bridge should be built over the River Teith to provide an accessible active travel connection between Doune and Deanston.

#### Site-specific Proposals / Requirements

- The former parish church on Main Street should be brought back into positive use; Stirling Council should work with the community to establish what uses of the site are viable.
- The existing Braes of Doune site should continue operating as a windfarm in perpetuity.

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

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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 – [Kilmadock - 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

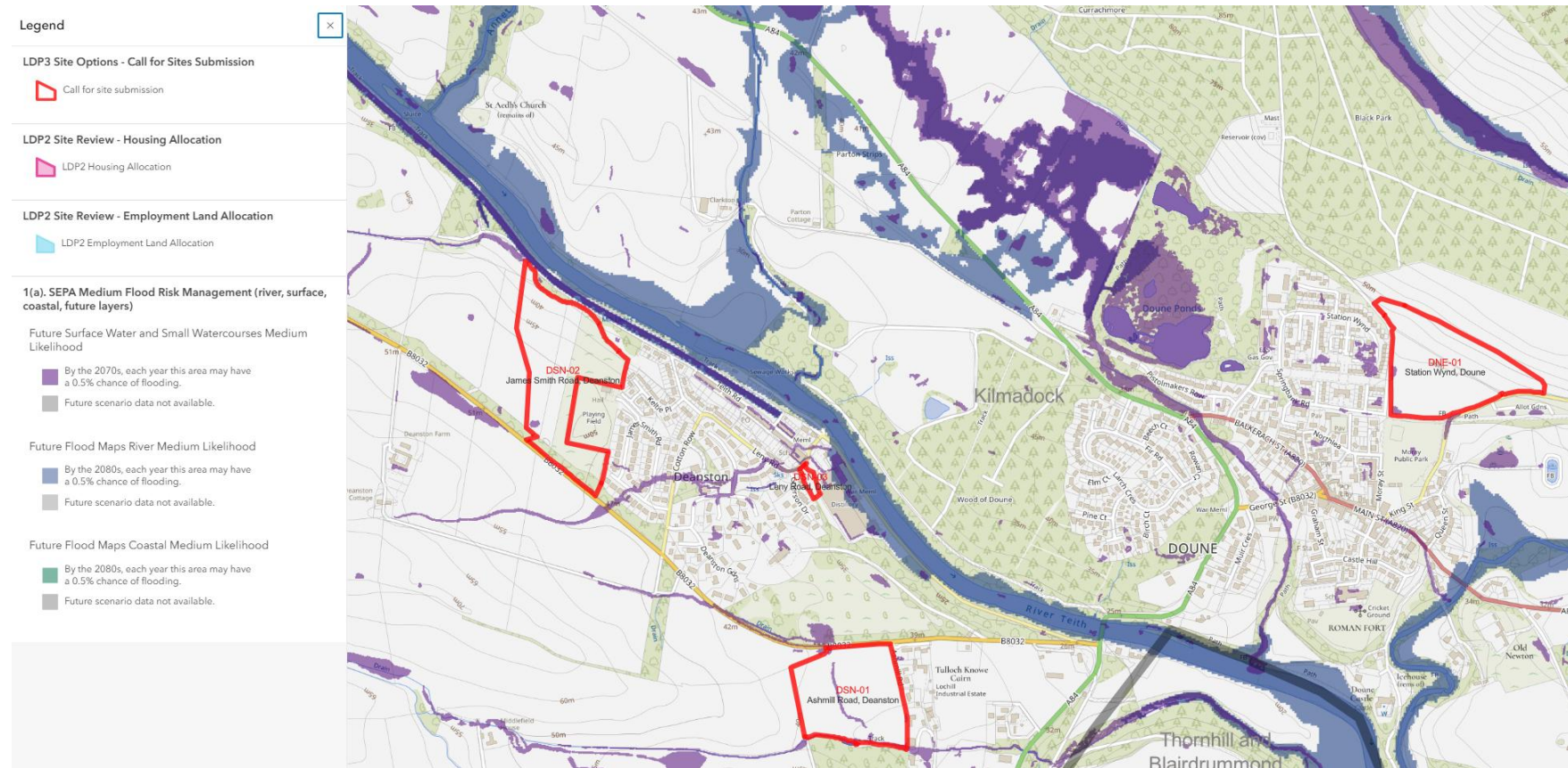
Table 1. below confirming (Yes/No) whether the key considerations relating to the environment, landscape, and nature apply to the site options within the Kilmadock Community Council area.

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?
<b>DNE-01</b>	Yes	No	No	No	No	No
<b>DSN-01</b>	Yes	No	No	No	No	Yes
<b>DSN-02</b>	Yes	No	Yes	No	No	Yes
<b>DSN-03</b>	Yes	No	No	No	No	Yes
<b>BOA-15</b>	Yes	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.

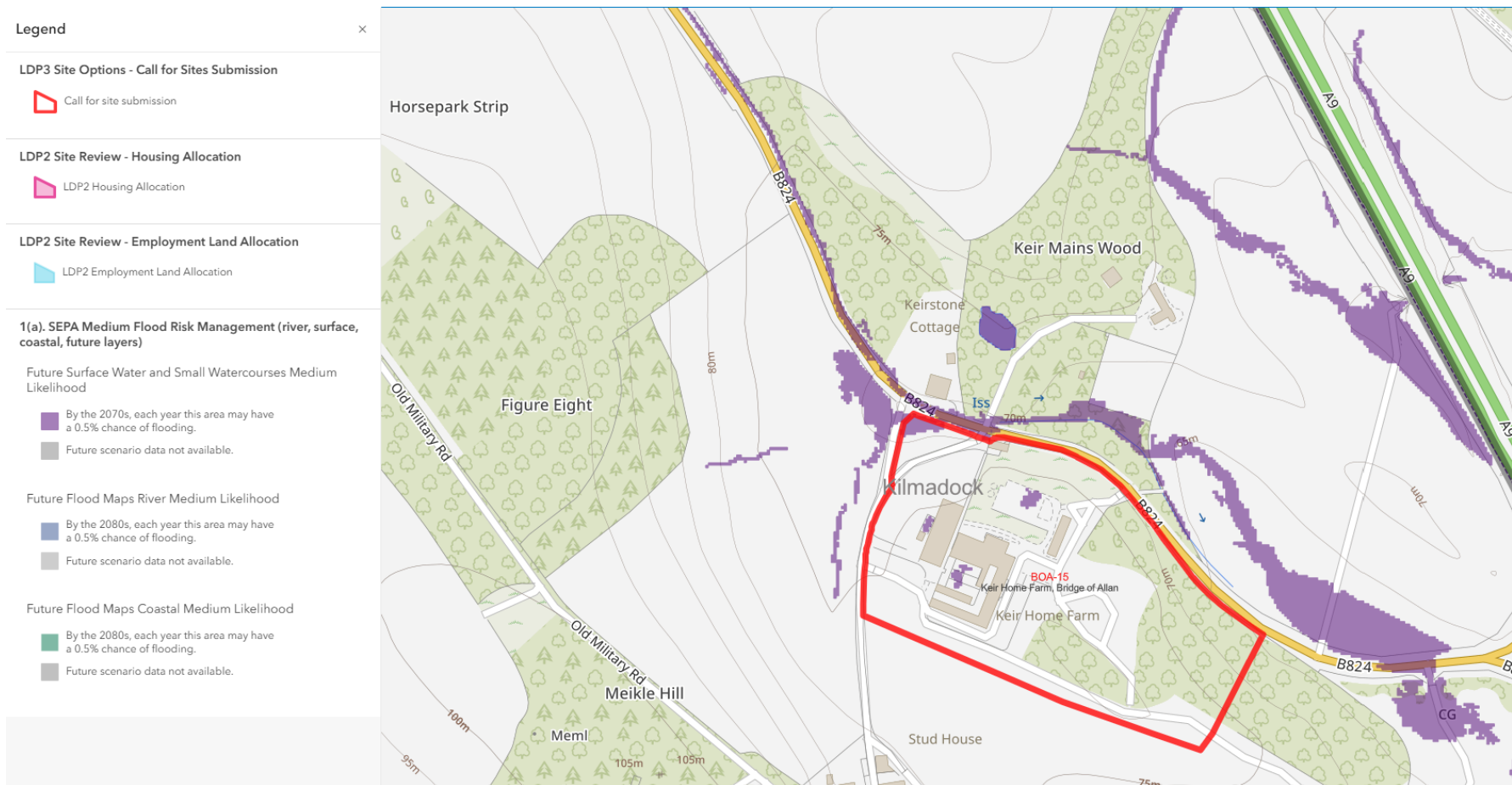
## Map 1a - Environmental, Landscape, Nature Considerations

### Site options in relation to flood risk areas



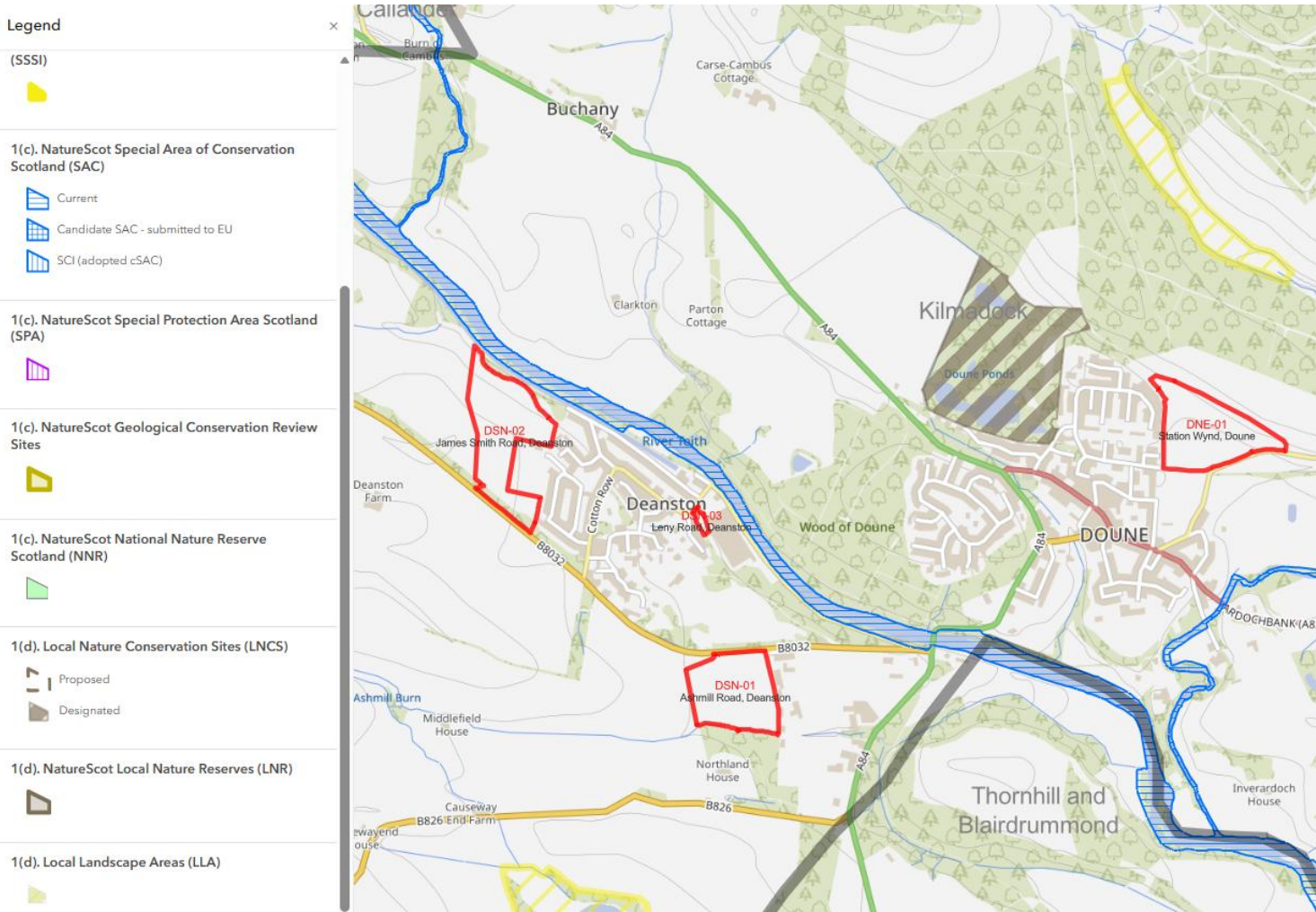
# Map 1b - Environmental, Landscape, Nature Considerations

## Site options in relation to flood risk areas



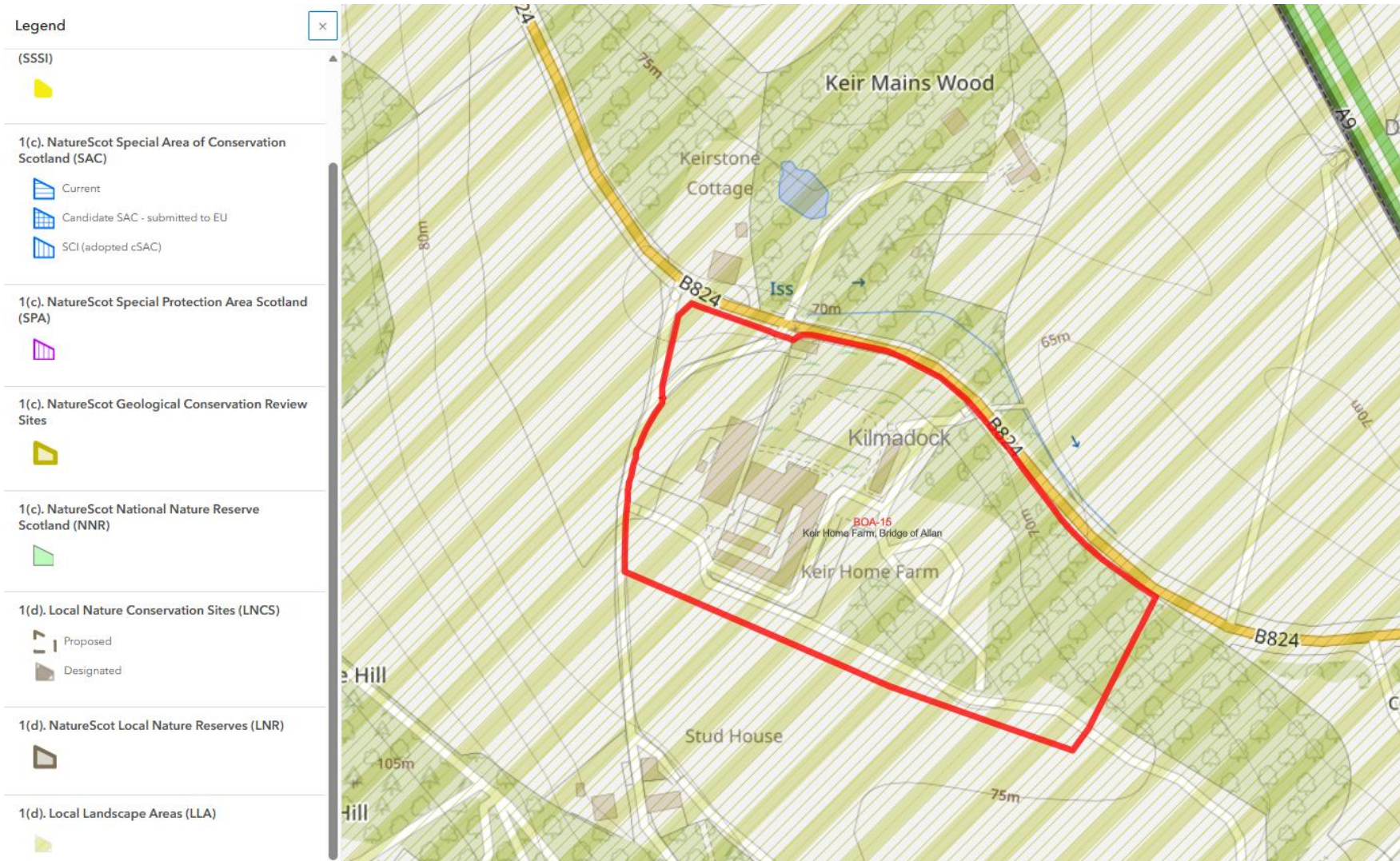
# Map 2a - Environmental, Landscape, Nature Considerations

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

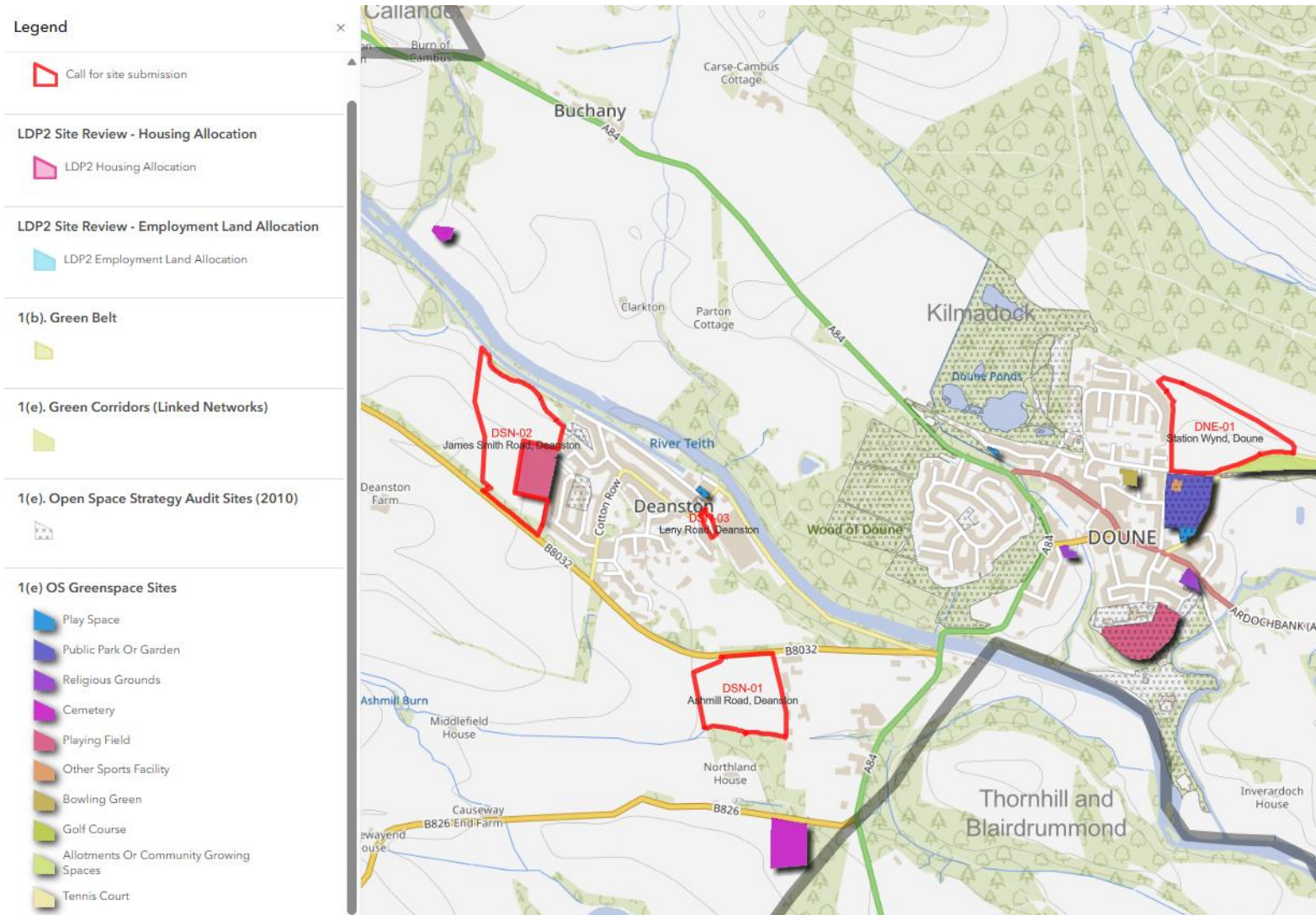


## Map 2b - Environmental, Landscape, Nature Considerations

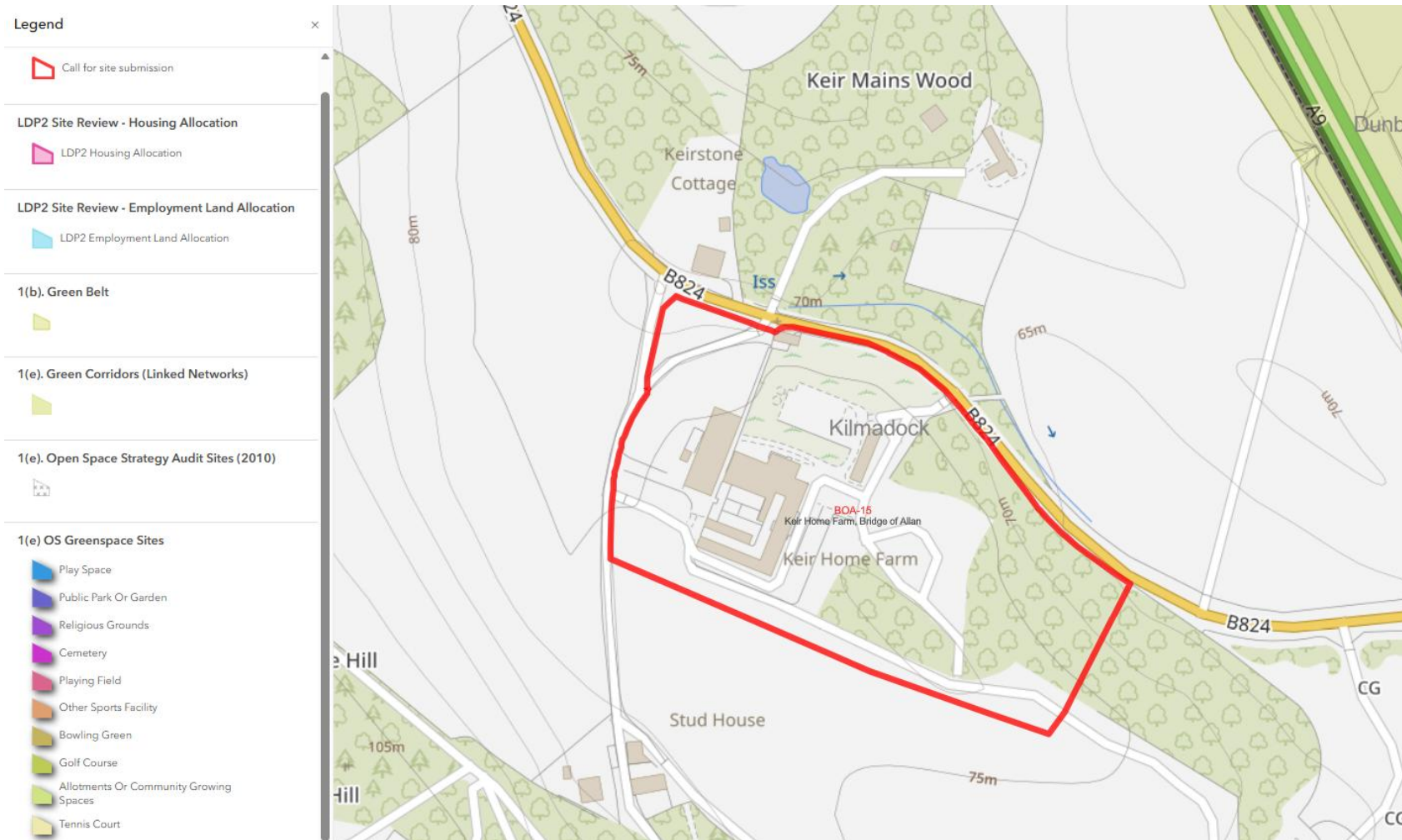
Site Options in relation to National and Local Designations (landscape, biodiversity and geodiversity)



**Map 3a - Environmental, Landscape, Nature Considerations**  
 Site Options in relation to Green Belt areas, Green Corridors and Open Space



### Map 3b - Environmental, Landscape, Nature Considerations Site Options in relation to Green Belt areas, Green Corridors and Open Space





## Map 4b - Environmental, Landscape, Nature Considerations Site Options in relation to Trees & 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 Bridge of Allan Community Council area.

Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. <b>Listed Buildings:</b> Does the site contain, or is it situated close to, any listed buildings?	b. <b>Conservation Area:</b> Is the site within, or situated close to, a conservation area?	c. <b>Battlefields:</b> Is the site within, or situated close to, a battlefield?	d. <b>Scheduled Monument:</b> Is the site within, or situated close to, a scheduled monument?	e. <b>Designed Landscape:</b> Is the site within, or situated close to, a designed landscape?
<b>DNE-01</b>	No	No	No	No	No
<b>DSN-01</b>	No	Yes	No	No	No
<b>DSN-02</b>	No	Yes	No	No	No
<b>DSN-03</b>	Yes	Yes	No	No	No
<b>BOA-15</b>	Yes	No	No	No	Yes

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

## Map 1a - Historic Environment and Heritage Considerations

### Site Options in relation to Historic Environment and Heritage

#### Legend

##### LDP3 Site Options - Call for Sites Submission

 Call for site submission

##### LDP2 Site Review - Housing Allocation

 LDP2 Housing Allocation

##### 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)

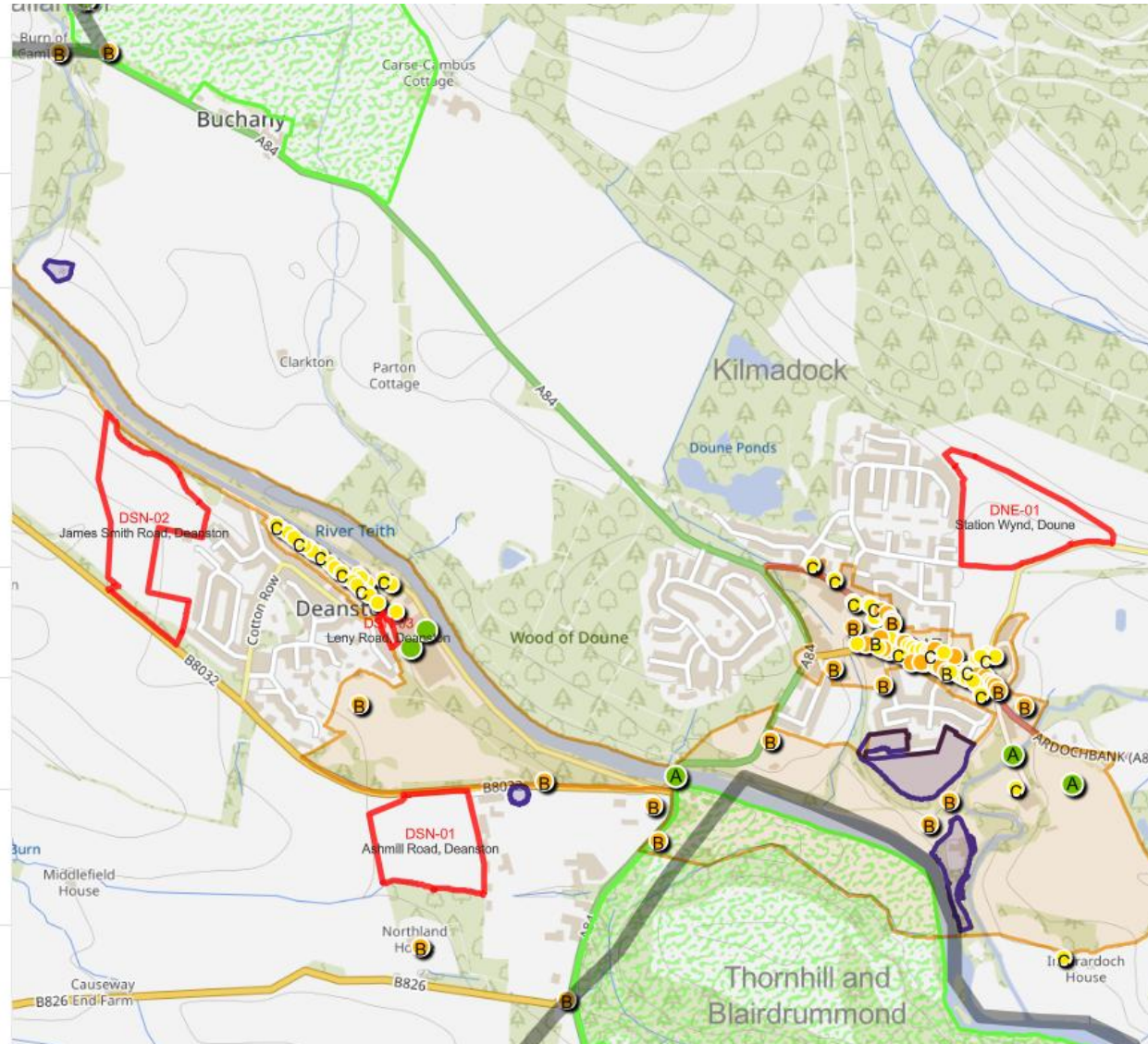


##### 2(d). Historic Environment Scotland Scheduled Monument



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





## Map 1b - Historic Environment and Heritage Considerations

Site Options in relation to Historic Environment and Heritage

### Legend

#### LDP3 Site Options - Call for Sites Submission



#### LDP2 Site Review - Housing Allocation



#### LDP2 Site Review - Employment Land Allocation



#### 2(a). Historic Environment Scotland Listed Buildings



#### 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)

