

## 10. Settlement Statements & Proposals Maps



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Also, maps have been produced for housing sites falling within the Countryside (i.e. out with a settlement).

\* The population figures quoted for the settlements marked with an asterisk are Mid-2012 Population Estimates for Settlements and Localities, published on 31 July 2014.

The remaining population figures are from the 2011 Census and are based on Community Council Area Profiles, with the exception of Cambusbarron which is an aggregate of the 2011 Census population data for the Census Output Areas wholly contained within the settlement boundary.

# Killearn

## 10. Settlement Statements & Proposals Maps

Reference and Site Name	Indicative housing units or area in hectares (ha.)			Key site requirements
	Period 1		Period 2	
	Phase 1: 2015/2022	Phase 2: 2022/2027	2027/2037	
<b>Housing and Employment</b>				
H157 Killearn Hospital	TBC			<ul style="list-style-type: none"> <li>• A Planning and Development Brief/Design Statement will be prepared by the planning authority, in consultation with the prospective developer, to guide the layout and design of the development and to take account of other relevant planning and environmental issues.</li> <li>• The site has contamination issues. Residential development is permitted to a scale to enable the implementation of a contaminated land remediation strategy and general site restoration, to be determined by a fully costed and independently audited restoration plan. Based on provisional/ indicative costings for site remediation and re-development, residential development of up to 70 units may generate sufficient site development value to allow the implementation of a remediation strategy.</li> <li>• Residential redevelopment at a scale of up to 70 units would have to be shown to be an essential part of a wider mixed use redevelopment that included provision for business, leisure and tourism uses compatible with the countryside location. 20-25% of the site area should be set aside for these purposes.</li> <li>• Given site's relative remoteness to allow for active travel to/from services and amenities in Killearn residential development at this scale requires the provision of a new footway connection from the site to link in with established adopted footways in or adjacent to the village, with the new footway constructed to the relevant adoptable standards of the roads authority.</li> <li>• A contribution towards off-site affordable housing will be required.</li> <li>• Site layout and house design should take account of relevant placemaking criteria, and include a range of house types and sizes. There should, in particular, be a specific aim to meet the needs of smaller households. Given countryside location and rural character it is imperative scale and form are carefully considered and a bespoke design solution sought, drawing on existing developments and grouping for inspiration. 'Suburban' layout, i.e. standard house types in detached plots would be deemed wholly incongruous.</li> </ul>
B47 Killearn Hospital Rural Activity Area	1.5 ha.		1.0 ha.	

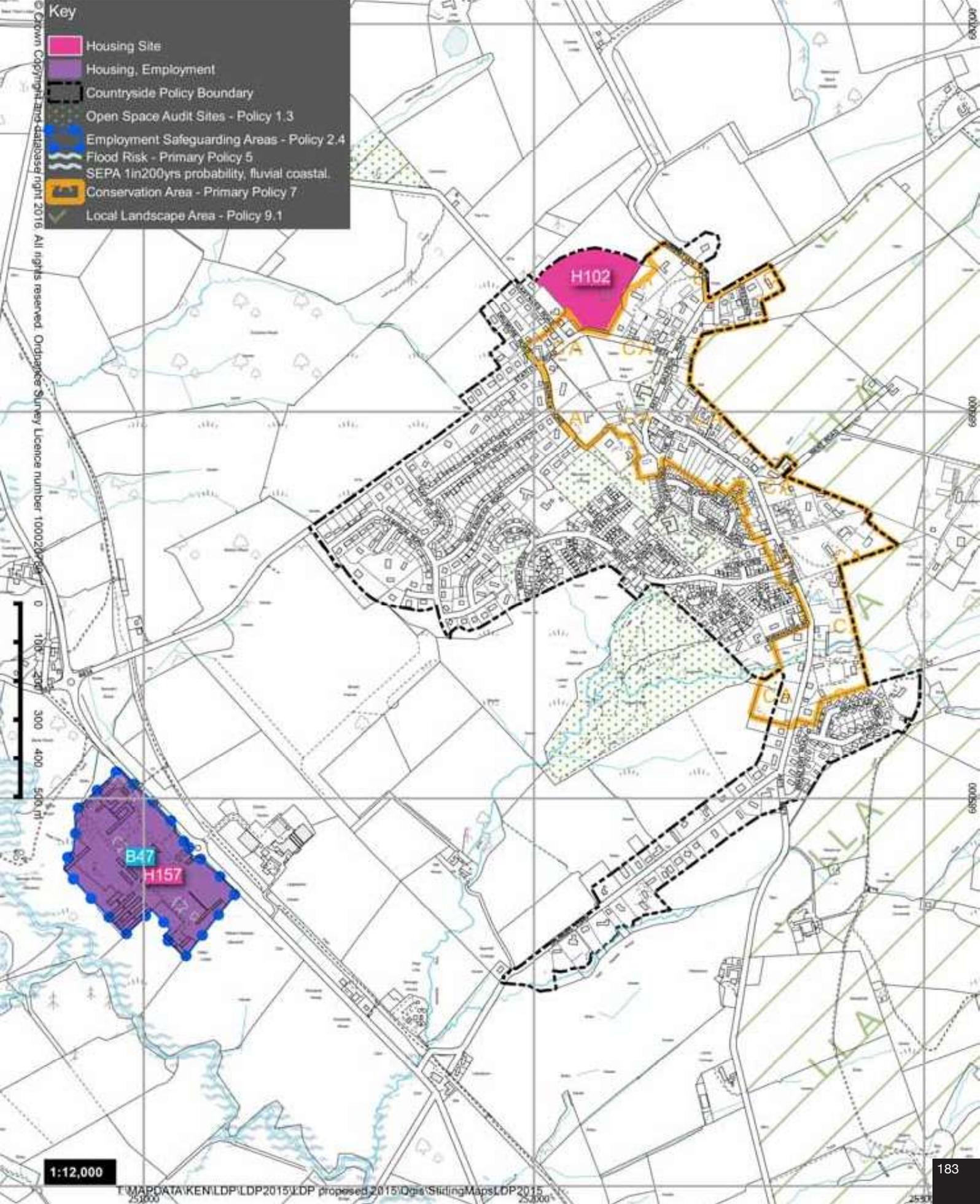
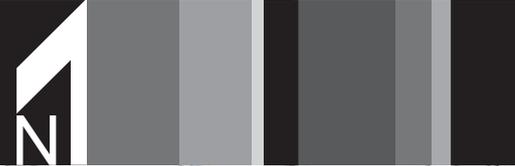
# Killlearn

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Reference and Site Name	Indicative housing units or area in hectares (ha.)			Key site requirements
	Period 1		Period 2	
	Phase 1: 2015/2022	Phase 2: 2022/2027	2027/2037	
Housing and Employment (cont)				
				<ul style="list-style-type: none"> <li>• Design to respect existing TPO on part of the site.</li> <li>• To ensure the maintenance of the integrity of the Endrick Water SAC foul and surface water drainage shall be treated to the relevant standards of Scottish Water and SEPA.</li> <li>• Flood Risk Assessment required. Development on the functional flood plain should be avoided. Water resistant materials and measures may be required</li> </ul>

# Killlearn

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# Strathblane and Blanefield

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### Description:

The conjoined villages of Strathblane and Blanefield lie in valley of the Blane Water to south-west of the Plan area, around 4 miles from the Glasgow conurbation. The Campsie Fells and Strathblane Hills, part of the Southern Hills Local Landscape

The estate of Carbeth lies approximately 2 miles west of Strathblane, comprising farmland, lochs, woodlands, gardens, estate houses and offices. A number of buildings and structures of architectural or historic interest including two listed buildings - Carbeth Guthrie house and Clachan Cottage. Two designated conservation areas, Carbeth North and Carbeth South cover the Carbeth Huts, reflecting the important social history of the hutting tradition and the unique nature of Carbeth as the largest remaining hutting community in Scotland. Further information is given in the Carbeth Character Appraisal and Management Statement. The estate also lies in the Green Belt.



Mugdock Country Park is the most popular visitor attraction in the Stirling Council area, with more than 600,000 visitors per annum. It provides a wide range of recreational and complementary commercial facilities including a craft gallery, theatre, restaurant and garden centre. There are several listed buildings, including Mugdock and Craigend Castles and Sites of Special Scientific Interest at Mugdock Loch and Mugdock Wood.

### Spatial strategy considerations:

Strathblane is classed as a Rural Village and a Tier 4 settlement within the Settlement Hierarchy. It therefore has potential for modest amounts of new development as shown in the land supply table. At the time of writing (June 2016) site H106 Campsie Road has been partially built, whilst a further allocation for c. 20 houses has been made at site H153 South of the A81.

A high proportion of the existing dwellings are owner-occupied or privately rented and the settlement is within the area of the Plan identified as 'Highly Pressured' in relation to the need for affordable housing. There is a high ratio of waiting list applicants to lets. Therefore, for developments of 4 units or more, a 33% affordable housing contribution will be required.

Green Belt designation around the settlement restricts any large-scale development and expansion. More information on the role and function of the Green Belt at Strathblane can be found in SG03 Green Belts.

The village site sits within the Strath Blane landscape character area, as identified in SG28 Landscape Character Assessments, where additional information can be found on sensitivities and opportunities.

# Strathblane and Blanefield

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### Infrastructure considerations:

There is capacity at the Water Treatment Works but limited capacity at Strathblane Waste Water Treatment Works for new development. Early contact with Scottish Water should be made to determine actual capacities and possible solutions.

Strathblane Primary School has some spare capacity and could accommodate small-scale development, but capacity at Balfroon High School is limited. These issues mean that development will require to be phased with other developments in the catchment area. Further information on education provision can be found in SG15 Education Provision.

The village is surrounded by extensive open spaces however there are few opportunities for access onto the slopes and hills. The main open space features are:

- Strathblane Old Railway - a linear greenspace all ability route through mature woodland and open countryside with important connections to a wider network of off-road routes.
- King George 5th Park – a large, attractive area of parkland divided by the river, offering play facilities and mature trees to the east and well maintained playing fields to the west.
- The Blane Valley Allotments Association manages 30 allotment plots, on a site beside the recently upgraded railway path, near to the centre of the village.

A Settlement Opportunity Plan for Strathblane is included in the Stirling Open Space Strategy 2012 -2017 and provides commentary on the protection, use, maintenance and enhancement of open space in the village. An updated version of the Strategy is due to be published in 2017.

SG02 Green Networks provides further guidance on the Green Network and open space provision for new development.

National Planning Framework 3 identifies a number of Long Distance Cycling and Walking Networks as national developments. The John Muir Way: Strathblane to Glasgow spur is one of these with the proposal being to create 15km of paths. SNH and CSGN are involved in this project which is at a very early stage.

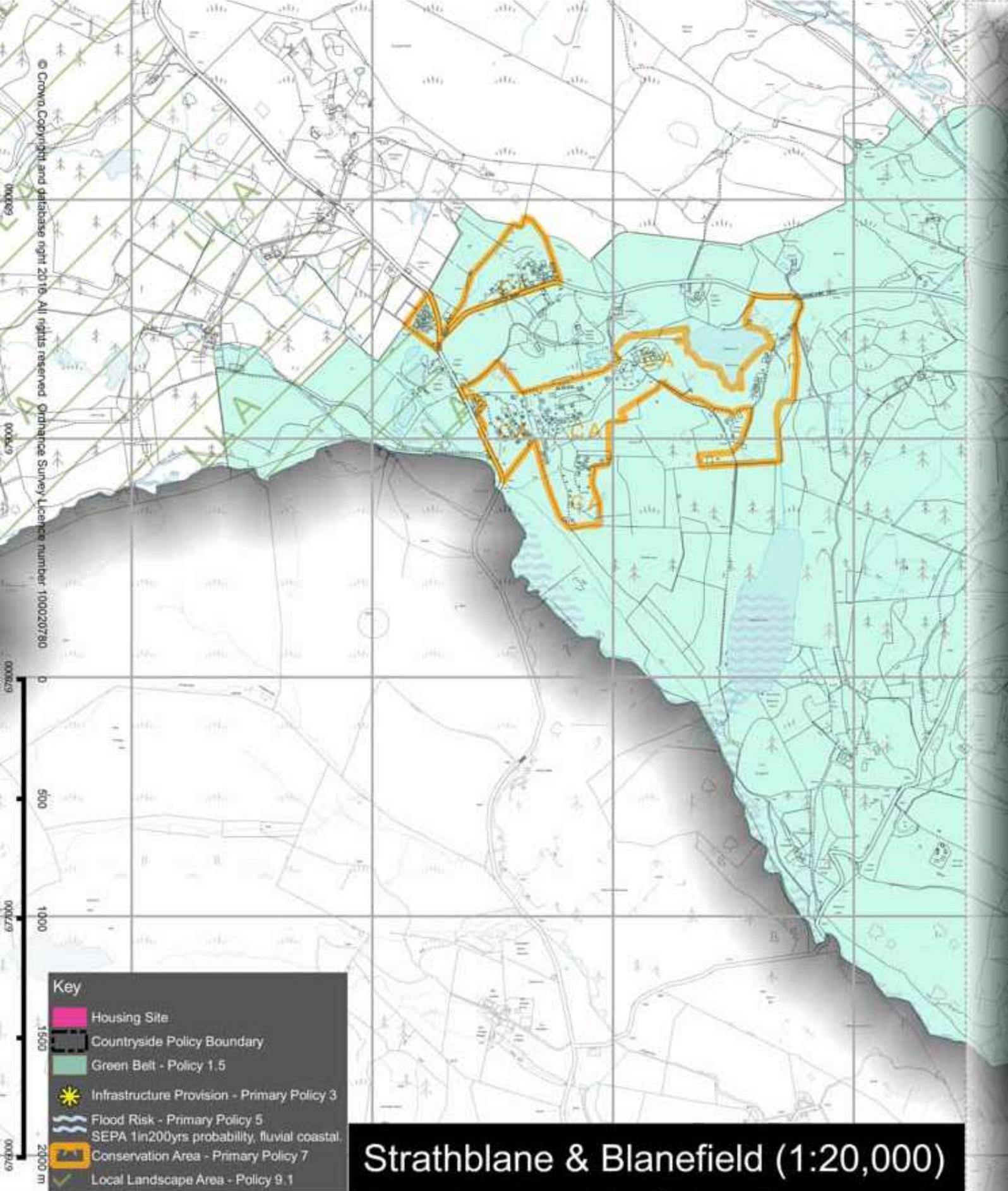
Waste management infrastructure will require to be upgraded and new or upgraded recycling Bring Sites should be provided in association with new development. Developer contributions towards waste management infrastructure will be collected for development schemes consistent within SG19 Waste Management Requirements for Development Sites.

### Existing and future land supply:

The 'key site requirements' in the table are site-specific requirements only and do not represent an exhaustive list of all of the requirements to be met in the development of a site. Sites must also be developed in accordance with the Plan and Supplementary Guidance, as well as Development Masterplans, Frameworks and Briefs and extant planning permissions where applicable.

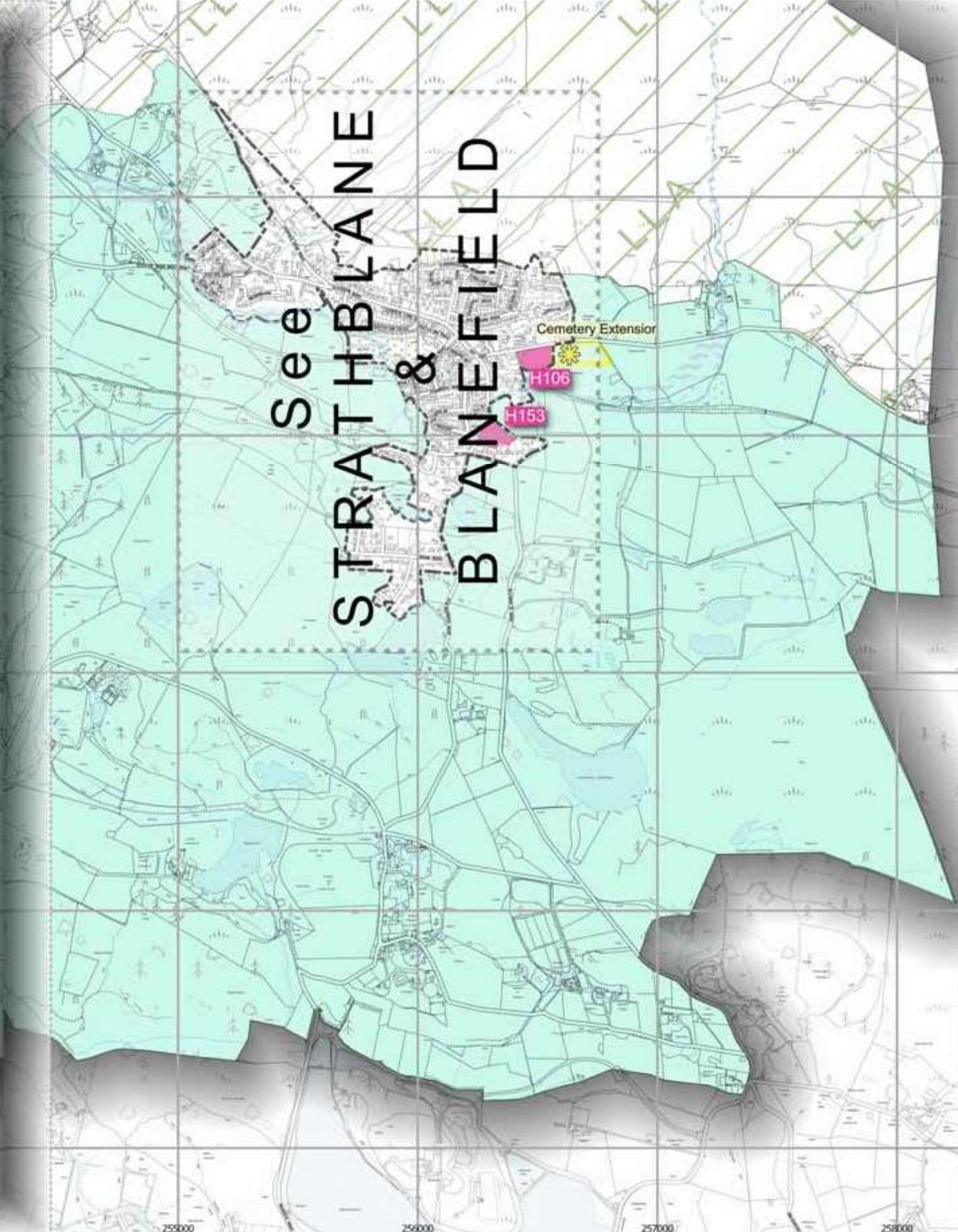
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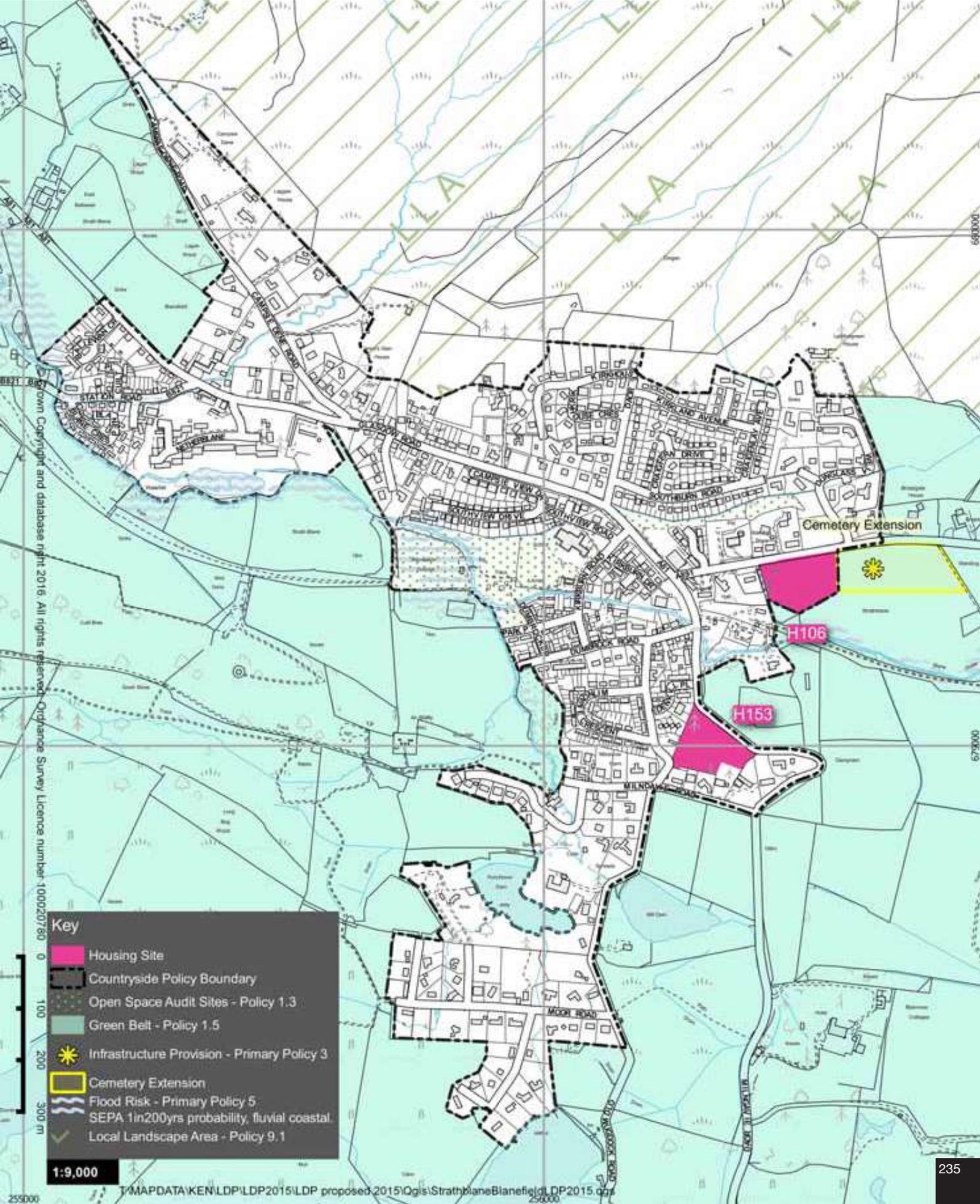
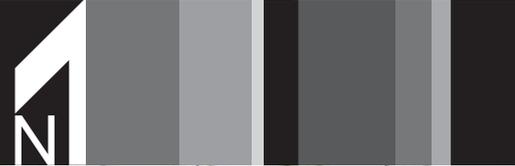
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<b>Housing</b>				
H106 Campsie Road	28			Site is under construction at February 2016.
H153 South of A81		20		<ul style="list-style-type: none"> <li>• Prominent steeply sloping site requiring site-specific design solution respecting sensitive settlement edge, village gateway setting and established amenity of adjacent residential properties.</li> <li>• Access to meet design and engineering requirements of roads authority. New footway connection to be provided into village.</li> <li>• Flood Risk Assessment required to determine flood risk from small watercourse on western boundary.</li> <li>• Site development to take account of existing septic tanks serving Milndavie Road properties.</li> <li>• Archaeological evaluation required of the remains of medieval/post-medieval farmstead.</li> <li>• Existing deciduous trees to be retained on site boundary.</li> </ul>

Land Safeguarded for Infrastructure	
Infrastructure	Proposal
Cemetery.	Extension: <ul style="list-style-type: none"> <li>• Adequate parking and appropriate access into the site to be provided.</li> <li>• Extension of the 30mph zone and extension of footways (and any necessary crossing points/lighting) also required.</li> <li>• Setting of Scheduled Monument (Broadgate) to the south to be respected and any impacts mitigated through additional planting.</li> </ul>

# Strathblane and Blanefield

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**Key**

- Housing Site
- Countryside Policy Boundary
- Open Space Audit Sites - Policy 1.3
- Green Belt - Policy 1.5
- Infrastructure Provision - Primary Policy 3
- Cemetery Extension
- Flood Risk - Primary Policy 5
- SEPA 1in200yrs probability, fluvial coastal
- Local Landscape Area - Policy 9.1

**1:9,000**