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## STRATHBLANE, BLANEFIELD AND MUGDOCK

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*The villages of Strathblane and Blanefield are located in the south west of the district at the edge of the Glasgow conurbation. The villages have expanded steadily over the past 20 years such that they now form one continuous settlement.*

### Housing

As discussed in the Housing Chapter, sites are identified where appropriate to make a contribution to an overall requirement for local and general needs housing in the Western Rural Area, which includes Strathblane. Brownfield redevelopment opportunities have been identified at the former Children's Hospital (under construction) and around the "Kirkhouse Inn". Because Strathblane/Blanefield is surrounded by Green Belt and Area of Great Landscape Value designations there are no peripheral greenfield development opportunities.

### Business and Economic Activity

The Council recognises the need for small industrial units in Strathblane, but to date a suitable location has not been identified. Investigations are continuing, however, with the assistance of Forth Valley Enterprise, and others in relation to rural workspace which may be sufficiently close to Strathblane to meet the demand.

### Environment

The Structure Plan requires that a Green Belt be designated for the area around Strathblane in order to prevent its coalescence with Milngavie and the greater Glasgow conurbation. Detailed boundaries for the Green Belt are shown on the Village Map and district Plan Map. The pressure for development is more likely to occur around the southern edge of Strathblane and the village of Mugdock, thus increasing the likelihood of coalescence. The boundaries have therefore been drawn up to afford protection in this area and are designed to "fit" with the established boundaries of the Strathclyde Green Belt. (For guidance on the policy relating to Green Belts see ENVIRONMENT chapter Policy E16).

A Countryside Policy Boundary is also identified in order to clarify where the Council's countryside protection planning policies apply. (See ENVIRONMENT chapter Para 2.22 and Policy E7). This policy will ensure that new development is directed to land within the villages.

It should be noted that general Policy C11 which seeks the protection from development of existing open spaces applies within the villages.

As part of an overall review of Conservation Areas throughout the area, the Council will appraise the village to see whether any parts are worthy of conservation by reason of special architectural or historic quality.

### Transport and Accessibility

The previous commitment to the construction of a by-pass for Strathblane has now been abandoned following the Secretary of State's approval of the First Alteration to the Structure Plan on Transportation. The Council will therefore consider the early implementation of traffic management measures on the A81 through the village.

### MUGDOCK

*Mugdock is a collection of residential properties set in attractive countryside located just 2 miles north of Milngavie and 2 miles south of Strathblane. The hamlet evolved primarily as a result of the conversion of a number of late 19th century former estate buildings including a stables block, a former childrens home and a farm. Whilst a number of large modern houses have also been built in garden ground, the area retains the general character of housing set in a countryside location. There are no local shops or services in the vicinity.*

### Housing

No new housing land is proposed for Mugdock given the strategic importance of the Green Belt designation in this area.(see below).

### Environment

Mugdock lies within the area to be designated as Green Belt in order to ensure the continued separation of the settlements of Strathblane and Milngavie (Structure Plan Policy ENPO.4). Whilst Mugdock is relatively self contained, its character and origins do not constitute a village around which boundaries could reasonably be drawn. New development in Mugdock would increase the likelihood of coalescence and accordingly, it is proposed to extend the Green Belt across Mugdock. Detailed boundaries for the Green Belt are shown on the district Plan Map. (For guidance on the policy relating to Green Belts see ENVIRONMENT chapter Policy E16).

**PROPOSALS: STRATHBLANE, BLANEFIELD & MUGDOCK**

<b>Proposal No.</b>	<b>Proposal</b>	<b>Agency</b>	<b>Comments</b>
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**HOUSING**

STRB.H1	Former Children's Hospital, Milndavie Road	Private	6 dwellings under construction.
STRB.H2	Kirkhouse Inn sites	Private	Brownfield and infill sites with capacity for 25 general needs dwellings.

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# STRATHBLANE

Stirling Council Local Plan

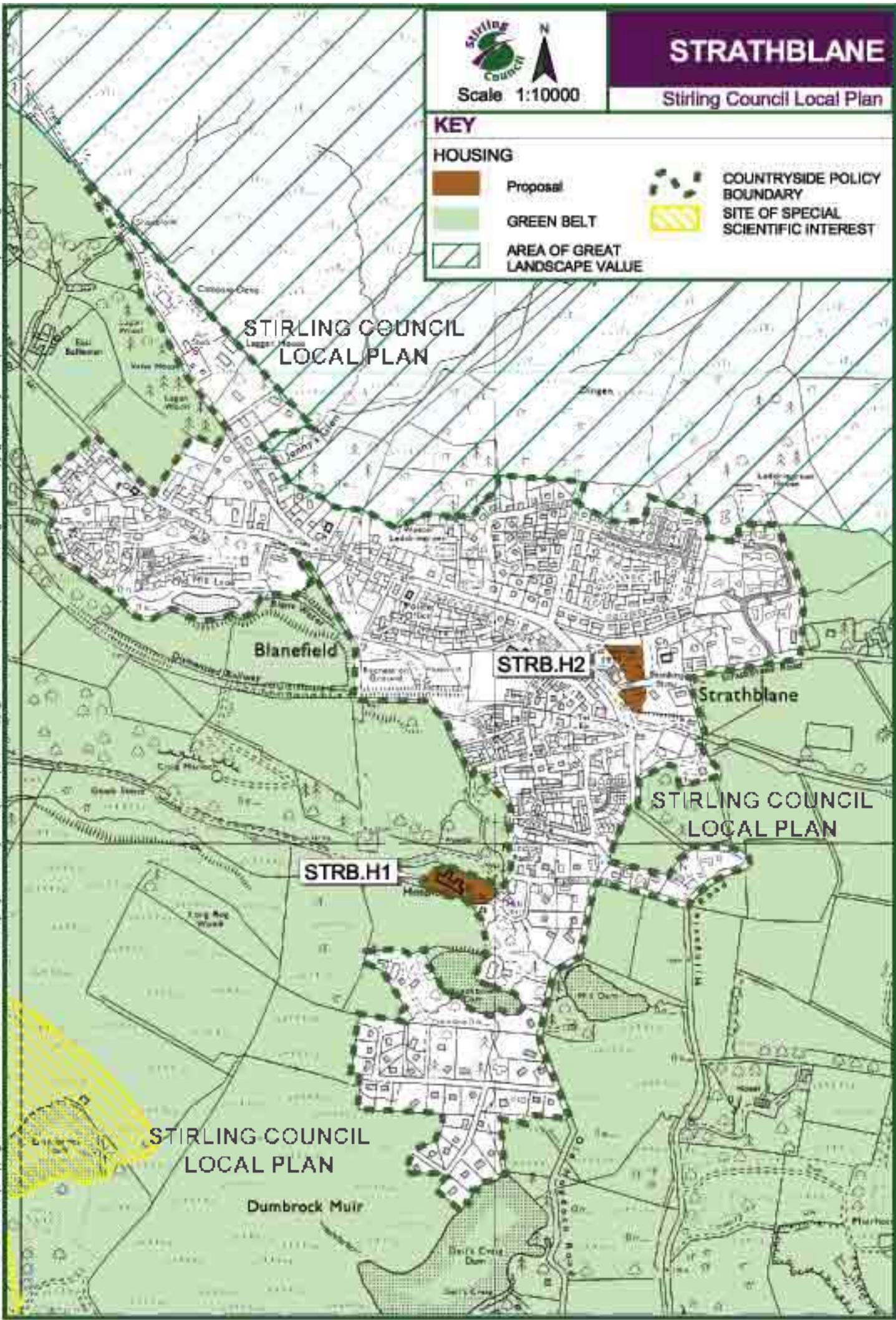
## KEY

### HOUSING

-  Proposal
-  GREEN BELT
-  AREA OF GREAT LANDSCAPE VALUE



COUNTRYSIDE POLICY BOUNDARY  
SITE OF SPECIAL SCIENTIFIC INTEREST



STIRLING COUNCIL  
LOCAL PLAN

STRB.H2

STRB.H1

STIRLING COUNCIL  
LOCAL PLAN