
DOUNE AND DEANSTON

Doune and Deanston are historic villages located approximately 7 miles north west of Stirling on the A84(T). The populations of both villages have increased as a result of significant private housing development over the past 15-20 years. In Deanston, this has placed a burden on community facilities which are in need of improvement. There has also been a steady increase in the amount of traffic passing through the narrow streets of Doune which is having an impact on the amenity of the area.

Housing

As discussed in the Housing Chapter, sites are identified where appropriate to meet an overall requirement for local and general needs housing within the Western Rural Area, which includes Doune and Deanston.

To contribute to this requirement, it is proposed to allocate housing sites at Moray Street, Doune, and Leny Road (North) and Leny Road (South), Deanston. The Moray Street site and part of the Leny Road (South) site are to be developed for a mix of local and general needs housing. The site at Leny Road (North) has been granted planning permission as a replacement for an existing identified site in Doune which was no longer considered to be effective.

Moray Street provides a natural extension to the built-up area with access being taken from the existing Station Yard development access road (Cadell Loan). In Deanston, suitable areas of land for housing are at a premium without encroaching on valuable open space or countryside and the areas identified provide the best opportunities close to the existing village. The site at Leny Road (North) lies within the Conservation Area and will require sensitive development to ensure that, for instance, all trees are retained.

REC.DOUN.H1 That the landowners at Leny Road (South) combine to promote an integrated development proposal for the south-westward extension of Deanston, incorporating housing for current needs and indicating how future housing requirements might be accommodated, and also addressing the needs for community facilities, sports and open space (See Proposal DOUN.H2).

Business and Economic Activity

The Council has abandoned a previous proposal to construct an industrial link road from Old Station Yard to the West Piling area. The area around the existing industrial site still has potential for further industrial development. As the existing access to the West Piling site is sub-standard, further expansion will only be possible once a decision is made on the northern relief road to Doune. Studies on the possible alignment of the proposed northern by-pass should encompass the practicalities of improving access to this industrial area (see Transport and Accessibility).

The Lochills Industrial Estate is also a source of local employment but is in a sensitive location in open countryside with some residential properties located nearby. The access road is privately owned. In view of the uncertain timescale surrounding the construction of the by-pass and the implications for the West Piling site, it is considered that a limited expansion of Lochills could accommodate the immediate requirements of those wishing to set up in business in the area. The Council will require that any expansion be associated with improvements to the access road and landscaping to improve screening of the site.

Doune and Deanston have two major assets which could stimulate the local economy by encouraging increased visitor day trips. Doune Castle is an important historic building in an impressive riverside location and has considerable potential for tourism which is largely untapped at present due to lack of signposting, poor access and car parking. In Deanston, the distillery offers considerable scope as a visitor attraction given the success of other Scottish distilleries in this role.

POL.DOUN B1 The Council will encourage the development of industry north of the Old Station Yard in association with Forth Valley Enterprise .

POL.DOUN B2 The Council will support a limited expansion of the Lochills Industrial Estate in association with improvements to infrastructure and landscaping.

POL.DOUN B3 The Council will support the development of Deanston Distillery as a visitor attraction.

REC.DOUN B1 That Historic Scotland and the local Tourist Board should investigate further measures to develop Doune Castle as a visitor attraction through improvement and development of facilities and interpretive material.

POL.DOUN E1 The Council considers that the Doune Ponds is an area of outstanding wildlife and nature conservation interest and will ensure its long term integrity by resisting development proposals which might adversely affect it.

Community, Leisure and Recreation

The residents of Deanston are pursuing funding for the development of a community centre and are keen to acquire a suitable area of land for this purpose. The Council considers that an area of ground next to the existing playing fields offers the best location in terms of the requirements of a community centre.

Environment

Both Doune and Deanston are extensively covered by Conservation Area designations, with Deanston also being covered by an Article 4 Direction which restricts certain classes of Permitted Development. As part of an overall appraisal of Conservation Areas throughout the district, the Council will be re-assessing the status and boundaries of the existing Conservation Area. (For guidance on the policies relating to Conservation Areas see ENVIRONMENT chapter Policies E32-39).

Doune has a valuable wildlife asset in the Doune Ponds which are in need of continuing conservation and protection. The Council is currently pursuing with the landowner and Scottish Natural Heritage the designation of this area as a Local Nature Reserve.

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

Because Doune and Deanston are so close together, and Doune in particular has a complex form, with some newer areas of buildings somewhat detached from the older village core, there is sometimes difficulty in determining whether a new development proposal falls within one of the villages, or within a countryside area. For consistency in applying development control policies it is proposed to designate Countryside Policy Boundaries around each village. (see ENVIRONMENT chapter Para. 2.22 and Policy E7).

Transport and Accessibility

The commitment to a northern by-pass for Doune has been retained in the Structure Plan, although the detailed alignment remains to be fixed. The Council has recommended to the Scottish Office that the northern by-pass be accepted as a trunk road improvement scheme.

The Council has also recommended to the Scottish Office that it considers the construction of a western by-pass of Doune to facilitate economic development, especially tourism. The Scottish Office Development Department carried out a consultation exercise in October 1996 in which a number of options were identified for both a western by-pass and a northern "Town Centre Relief Road". No final route or timescale has been identified for this proposal.

The Council supports the development of a long distance footpath/cycleway from Stirling to Killin/Crianlarich, part of which will pass through Doune. The proposed route will be protected from development (see TRANSPORT & ACCESSIBILITY chapter Policy T4). The route west of the village will not be finalised until the route of the by-pass has been confirmed.

PROPOSALS: DOUNE & DEANSTON
--

Proposal No.	Proposal	Agency	Comments
HOUSING			
DOUN.H1	Leny Road (North)	Private	Detailed planning permission granted for 8 houses for general needs.
DOUN.H2	Leny Road (South)	HA/Private	Development potential 30 dwellings, 15 for local needs, and for a football pitch, a community hall, further amenity land, a landscape screen/shelter belt to the west, and an area for additional housing in the long term.
DOUN.H3	Moray Street	Private	Development potential for 40 houses (30 for local needs) with road access via Cadell Loan.
ENVIRONMENT			
DOUN.E1	Establish local nature reserve Doune Ponds	SC	Formal designation of the Doune Ponds as an LNR is being pursued with Scottish Natural Heritage.
TRANSPORT & ACCESSIBILITY			
DOUN.T1	Long distance footpath/cycleway	SC/ Sustrans	Part of the proposed Stirling to Killin long distance footpath/cycle route. The detailed route west of the village has still to be finalised.

