

*Dunblane is located 6 miles north of Stirling and is the second largest town in the district with a population of around 7,500 people. The town has a number of important buildings such as the Cathedral and the Dunblane Hydro Hotel as well as many fine 19th and early 20th century houses and residential areas. However, Dunblane has experienced considerable residential growth in recent years as its role as a commuting location has developed and this in general, has had a detrimental impact on the appearance of the town. The opening of the by-pass has reduced congestion through the town and this improvement, together with an upgrading of the sewage treatment works and spare educational capacity has opened up further opportunities for housing development.*

## Housing

The Structure Plan identified Dunblane as a “town with significant growth opportunities” and proposed that it should accommodate 500 new houses over and above previous commitments. Four major housing areas are proposed which will accommodate the bulk of this allocation :

- Barbush Quarry has outline planning permission for up to 250 houses. All sand and gravel extraction must cease and a Masterplan outlining the development of the site has to be prepared and approved by the Council, prior to any development on the site.
- Kippendavie offers an opportunity to create a high quality residential area in a relatively unobtrusive location. The open aspect of the rising land to the east will require that a substantial landscape edge to the development is provided.
- A smaller area of land to the east of the existing Rylands housing area is proposed for low to mid market housing.
- Highfields is a more visually prominent site and the most exposed areas of hillside have been avoided in delineating the site. In order to ensure an appropriate degree of screening to the site, the developer will be required to provide substantial structural landscaping at the Baxters Loan and southern edges of the site. There is an area of archaeological importance affecting the site which will require to be investigated prior to any work starting on site.

A number of other sites are identified which have planning permission, or are under construction, but also contribute to the allocation. These are at Auchinlay, Ledcameroch, Tannahill and Springfield Terrace.

## Environment

Structure Plan Policy ENPO.4 requires the Council to define Green Belt boundaries to protect the landscape setting of Dunblane and to prevent coalescence with Bridge of Allan. These boundaries are shown on the plan. It is considered that the need to protect the landscape setting of Dunblane requires that Green Belt designation be extended to the west and north of Dunblane. The approach to Dunblane from the north is particularly sensitive and includes the Lady’s Mount. Green Belt has been designated in this area in recognition of the importance this area plays in providing a landscape setting to the town. (For guidance on the policy relating to Green Belts see ENVIRONMENT chapter Policy E16).

A Countryside Policy Boundary has been identified in order to differentiate between town and countryside for development control purposes. The Council operates a policy to discourage development in the countryside unless it is deemed to be essential to the proper functioning of the primary rural activities. The boundary will give effect to this Policy (See ENVIRONMENT chapter Para 2.22 and Policy E7). The Countryside Policy Boundary extends around the built up area of Dunblane and largely follows the inner Green Belt boundary.

The Laighhills Park is the main recreational area in Dunblane and while it provides the usual items of play equipment it is also a Wildlife Site with a natural and semi-wild character which is appreciated by many local residents. An Urban Nature Conservation Strategy, prepared on behalf of and adopted by the Council, has suggested that the Laighhills Park should be designated as a Local Nature Reserve. The Scouring Burn is also identified as an important wildlife corridor which will be protected from development.

In visual terms, Holmehill is an important “green” landmark in the centre of Dunblane. It is privately owned, but the public have a right of access, with maintenance the responsibility of the Council. The trees are particularly important and this area will be largely protected from further development.

The quality of Dunblane’s environment is also reflected in its architecture and there are many fine Victorian mansions in the St. Margarets Drive/Glen Road area as well as interesting terraced cottages in Ramoyle.

Following an appraisal, it is considered that these and other areas of the town, including Ledcameroch, Dunblane Hydro and Glen Road are of such architectural and historic character that it is desirable to encourage their preservation and enhancement by including these areas within a new Conservation Area. (For guidance on the policies relating to Conservation Areas see ENVIRONMENT chapter Policies E32-39).

As part of a landscape appraisal carried out by the District Council, key areas of land were identified which require structural landscaping and tree planting in order to improve the appearance of the town and to provide screening for new developments. A number of new Tree Preservation Orders are also proposed in recognition of the importance of these trees in Dunblane's townscape.

Historic Scotland has produced an Archaeological Survey Report for Dunblane. The information in the report will be used when assessing planning applications within the area covered by the survey.

**POL.DUNB E1    The Council recognises the need to preserve and enhance the environmental quality of the Dunblane area and will therefore :**

- (a) insist on amenity planting around and within new developments;**
- (b) resist development proposals which unduly intrude on the skylines within and around Dunblane;**
- (c) encourage and promote the implementation of Community Woodland schemes in key locations for the benefit of local residents.**
- (d) protect from development and support proposals for the enhancement of open space areas, public and private, which contribute to the establishment of a "green corridor" network in the interests of amenity, outdoor recreation, landscape and nature conservation.**

### **Business and Economic Activity**

The Council is keen to encourage the development of locally-based employment in Dunblane, provided that this can be accommodated in appropriate locations. The Secretary of State has approved the proposal for a new Prestige Business Park on 5 hectares of land at Barbush.

The Council is concerned that the vitality of the main shopping street is not compromised by the loss of retail units to office premises. Greater interest in the High Street shops needs to be generated and the planning consent granted for a supermarket at Springfield Terrace should help to retain trade in the area. The proposed traffic management/pedestrian prioritisation of the High Street and its environmental improvement will also assist in making the High Street a more attractive shopping area. The issue of the regeneration and

environmental improvement of the town centre is the subject of a study by consultants.

The Duckburn industrial units have been successful in providing space for local businesses. The Council is concerned that the purpose of these units should not be diluted by their gradual change of use to retail outlets (see BUSINESS AND ECONOMIC ACTIVITY chapter Policy B5).

### **Transport and Accessibility**

There is a problem with traffic congestion in the High Street caused by a combination of parked cars, delivery vehicles and the narrow street. The traffic management/pedestrian prioritisation and environmental improvement of the High Street is proposed in the Structure Plan. This will be carried out in conjunction with an increase in parking provision at Mill Row and may require some amendments to the traffic circulation system. The details of these proposals will require further consideration and consultation with interested parties; accordingly, their implementation is likely to take place in the longer term.

Traffic problems also exist in the Ramoyle area due to the narrow street, car parking and traffic speeds. This road safety problem has been recognised and an "Access Only" arrangement is about to be implemented.

The well established footpath network around Dunblane has been strengthened by the work of the local amenity society. Dunblane also lies on the route of a proposed long-distance cycleway running from Stirling to Killin/Crianlarich. This project and the existing footpath network will be supported by ensuring that development proposals do not impinge on their proper functioning (see COMMUNITY, LEISURE AND RECREATION chapter and TRANSPORT AND ACCESSIBILITY chapter Policy T4).

### **Community, Leisure and Recreation**

The increase in housing in Dunblane over the past twenty years has not been accompanied by a corresponding provision of facilities to meet the needs of the community. Structure Plan Policy HPO.7 states that Local Plans should identify deficiencies in facilities and amenities for the wider community which would be exacerbated by additional housing. In these circumstances, voluntary contributions may be sought from developers.

Construction of a further 500 houses in Dunblane will place a heavier burden on existing facilities. Surveys undertaken by the District Council and the Community Council indicate that there is local concern over a lack

of leisure facilities and that existing facilities need upgrading. This evidence of deficiencies will be used in discussions with developers.

The proposals approved for Barbush also include the provision of recreational facilities. At this stage the exact nature of these facilities remains vague, but the Council will be discussing with the landowner what facilities should be provided within the site.

A new Primary School has been provided at Newton Crescent.

#### PROPOSALS: DUNBLANE

Proposal No.	Proposal	Agency	Comments
<b>HOUSING</b>			
DUNB.H1	Barbush Quarry	Private	Outline planning permission granted for up to 250 houses. Masterplan required as a framework for development. Range of house types to be provided as part of the development. Access from upgraded cemetery road and new junction with Perth Road.
DUNB.H2	Kippendavie	Private	Northern site to be developed for midmarket housing c. 30 units. Southern site suitable for mid / up - market housing c. 60 units. Structural landscaping required to create eastern boundary of site. Access from Rylands Lodge Road.
DUNB.H3	Highfields	Private	Site to be developed for mid - upper market housing - 85 units. Structural landscaping required to strengthen Baxters Loan boundary and on southern boundary. Open space / recreation area to be provided around existing play area at reservoir. Access from Highfields.
DUNB.H4	Ledcameroch	Private	Section 75 Agreement to be concluded on woodland protection and management. Potential for c.30 houses.
DUNB.H5	Auchinlay	Private	Outline consent granted for 30 houses. Development of site to include provision of open space and woodland area.
DUNB.H6	Tannahill	Private	Detailed consent granted for 14 houses.
DUNB.H7	Springfield Terrace	Private	Brownfield redevelopment opportunity for c.18 flats. Access from Springfield Terrace.
DUNB.H8	Leewood House	Private	Planning consent for 7 dwellings.

**ENVIRONMENT**

DUNB.E1	Local Nature Reserve, Laighhills	SC	Designation of LNR to be progressed by the Council.
DUNB.E2	Conservation Area designation	SC	
DUNB.E3	Tree Planting / Landscaping	SC	Small scale schemes to be carried out at Albert Street and Wallace Road. Structural planting to be provided at Duckburn and Anchorscross.
DUNB.E4	Tree Preservation Orders	SC	TPOs proposed at Holmehill, Anchorscross, Hillside and Lady's Mount.

**BUSINESS & ECONOMIC ACTIVITY**

DUNB.B1	Prestige Business Park, Barbush	Private	Outline planning consent granted for a 5 hectares site as part of the Barbush redevelopment proposals. New access will be required to serve the site off Perth Road.
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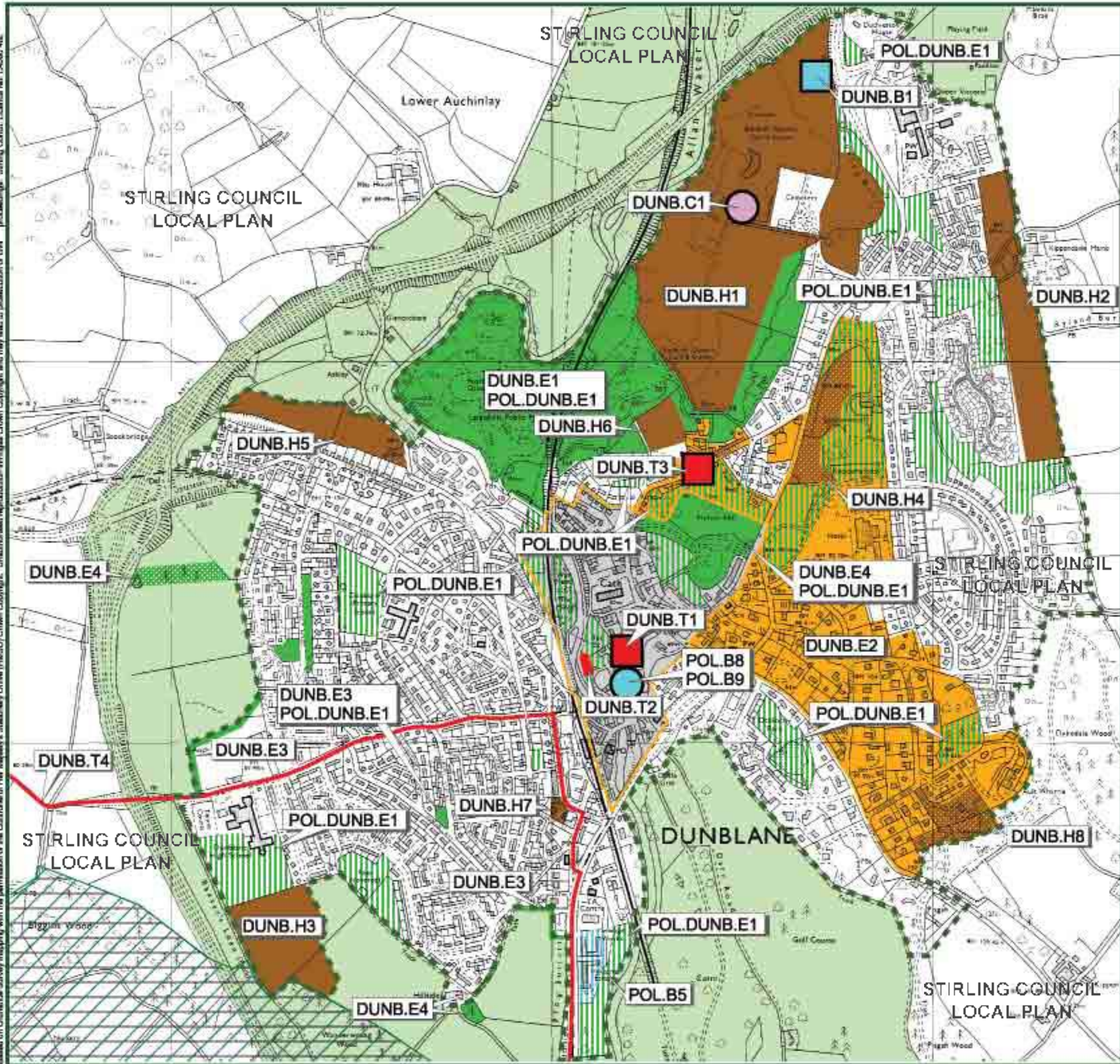
**TRANSPORT & ACCESSIBILITY**

DUNB.T1	Traffic management / Pedestrian Prioritisation of High Street	SC	Longer term proposal to be implemented following consultation and consideration of detailed designs.
DUNB.T2	Extension of car park, Mill Row	SC	To be carried out following pedestrianisation of High Street.
DUNB.T3	Traffic Management, Ramoyle	SC	"Access Only" Arrangement to be implemented.
DUNB.T4	Long distance cycleway	SC/ Sustrans	Route to be safeguarded from development.

**COMMUNITY, LEISURE & RECREATION**

DUNB.C1	Provision of Recreational Facilities, Barbush	Private	The provision of recreational facilities forms part of the outline planning consent for the site. However, an opportunity exists to develop facilities for the benefit of the wider community. This will be pursued with the landowner.
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**Stirling Council**    
 Scale 1:10000

**DUNBLANE**  
 Stirling Council Local Plan

**KEY**

<b>TRANSPORT &amp; ACCESSABILITY</b>	Proposal	<b>HOUSING</b>	Proposal
<b>BUSINESS &amp; ECONOMIC ACTIVITY</b>	Policy Proposal	<b>ENVIRONMENT</b>	Conservation Area Extension Policy Proposal
<b>COMMUNITY, LEISURE &amp; RECREATION</b>	Proposal	<b>CONSERVATION AREA</b>	CONSERVATION AREA GREEN BELT
<b>COUNTRYSIDE POLICY BOUNDARY</b>			
<b>AREA OF GREAT LANDSCAPE VALUE</b>			
<b>HISTORIC GARDEN &amp; DESIGNED LANDSCAPE</b>			

