

Bridge of Allan - 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

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

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
BOA-02	Call for Sites Submission	Land north of Wellgate Drive, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 10 homes .
BOA-03	Call for Site Submissions	Lower Station Field, Lecropt, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 12 homes .
BOA-04	Call for Sites Submission	Steuart Road, Bridge of Allan	Residential, Care Home and Nursery School (early years)	Brownfield site promoted for residential, care home and nursery use. Promoter information includes an indicative scheme for 150 homes and 30-bed care home .

Table continued...

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
BOA-05	Call for Sites Submission	Pendreich Road, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 4 homes .
BOA-06	Call for Sites Submission	Land to east of Lecropt Church Cottage, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 4 homes .
BOA-07	Call for Sites Submission	Graham's Family Dairy, Henderson Street, Bridge of Allan	Business and change of settlement boundary and removal from Green Belt	Part brownfield, part greenfield site promoted for inclusion within the existing settlement boundary, which would remove it from the current Green Belt.
BOA-08	Call for Sites Submission	Airthrey Kerse, North of Easter Cornton Road	Residential, primary school and community use	Greenfield site promoted for residential use, including primary school and community uses, notably a biodiversity corridor to the north (the extent of which has not been mapped). At this stage, the residential element is being considered for a capacity of 300 homes .

Table continued...

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
BOA-09	Call for Sites Submission	Sunnylaw, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 14 homes .
BOA-10	Call for Sites Submission	Land north of Bridge of Allan Golf Club, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 60 homes .
BOA-11 & BOA-11C	Call for Sites Submission	Land North, East and South of Drumbrae Farm, Bridge of Allan	Residential, education, visitor accommodation	Greenfield site promoted for residential, education and visitor accommodation uses. At this stage, its potential capacity is unknown, as no indicative figures have been provided by the site promoter.
BOA-12	Call for Sites Submission	Land south of Sheriffmuir Road, Bridge of Allan	Residential, leisure/education opportunities	Greenfield site promoted for residential or education uses. At this stage, its potential capacity is unknown, as no indicative figures have been provided by the site promoter.

Table continued...

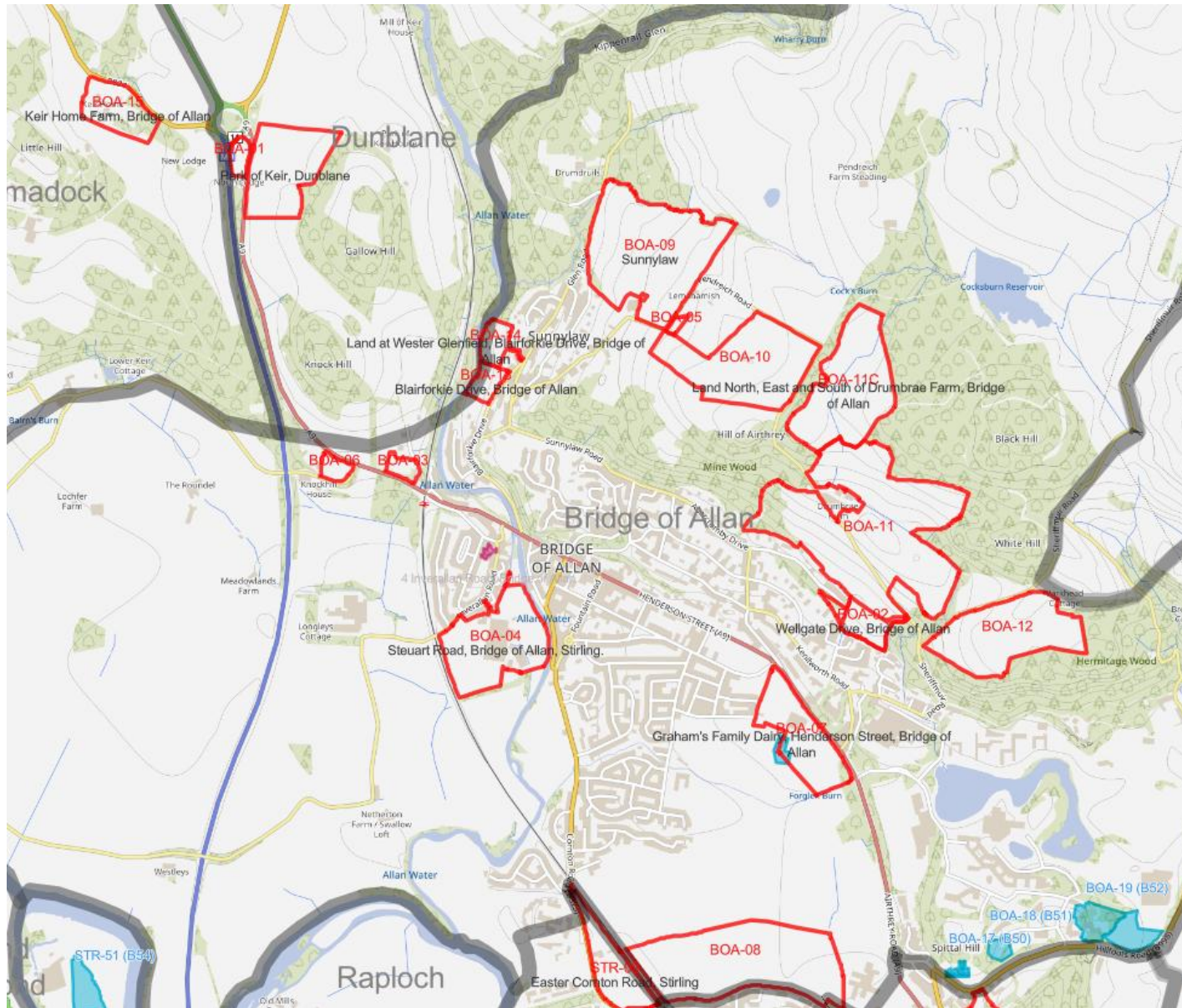
Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
BOA-13	Call for Sites Submission	Blairforkie Drive, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 5 homes .
BOA-14	Call for Sites Submission	Land at Wester Glenfield, Blairforkie Drive, Bridge of Allan	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 4 homes .
BOA-16	Local Development Plan – Allocated Site	4 Inverallan Road, Bridge of Allan	Residential	Brownfield site allocated in the current LDP for residential use, with an indicative capacity for 12 homes . The site is being reviewed due to a lack of progress toward delivery. Its ‘constrained’ status in the latest 2025 Housing Land Audit reflects that there is currently no agreed timeline for build-out.
BOA-17 BOA-18 BOA-19 BOA-20	Local Development Plan – Allocated Site	Stirling Innovation Park	Employment	These sites are allocated in the current LDP to support the expansion of the Stirling University Innovation Park (references B50, B51, B52 and B53) and are being reviewed for continued inclusion in the next LDP.

Table continued...

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
BOA-21	Local Development Plan – Allocated Site	Airthrey Kerse Farm, Bridge of Allan	Employment	The site is allocated in the current Local Development Plan (reference B55) to support employment development at Graham’s Dairy, associated with planning permission granted in February 2016. The allocation will be considered alongside the promoted use relating to site BOA-07, as noted above.

The following sites are located outwith, but in close proximity to, the Bridge of Allan community boundary and may be of interest to consultees.

Site Reference(s)	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
DUN-06	Call for Sites Submission	Park of Keir, Dunblane	Hotel, tourism and leisure	Greenfield site - situated within Dunblane Community Council Area – promoted for hotel, tourism and leisure uses. At this stage, the site’s potential capacity is unknown, pending further consideration of the proposed uses and their mix.
BOA-01	Call for Sites Submission	Keir Roundabout, Dunblane	Commercial/Business, Business, and Other - EV charging with parking	Greenfield site – situated within Dunblane Community Council Area - promoted for business/commercial and food and drink (for example, café/restaurant uses. At this stage, the site’s potential capacity is unknown, pending further consideration of the proposed uses and their mix.
STR-09	Call for Sites Submissions	Easter Cornton Road, Stirling	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 90-100 homes .



2. Bridge of Allan Local Place Plan

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

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

General Proposals / Requirements

- Proposals presented under four themes: housing; facilities; housing; biodiversity and green, physical environment; and getting around.
- Ensure new development proposal include commitments to maximising biodiversity.
- Develop biodiversity plan linked to any proposed developments to ensure this remains a key priority during development.
- Presumption against building in the greenbelt.
- Redevelopment of Royal Hotel, 103 and 105 Henderson Street, and former police station
- Improved traffic management and pedestrian crossing points.

Site-specific Proposals / Requirements

- Guala site (consultation reference **BOA-04**) - Site should be available for some community use Mix of uses including renewable energy, parking, nature reserve, parkland and walkways to allow access to the river for visitors Housing development on the site if there are options to mitigate flood risk Requirement for any private redevelopment to offer a portion of the land for community use such as nature conservation and public recreation.

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.



OUR BRIDGE OF ALLAN LOCAL PLACE PLAN 2025-2035



Discover
Bridge
of Allan

3. Site Options & Key Considerations

Site options & key considerations for the initial stage of the site assessment process

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 – [Bridge of Allan - 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.

Please note, 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 and the relevant provisions of [Local Place Plans](#), 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 Bridge of Allan Community Council area.

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. Flood risk: Is the site within or close to an area at risk of flooding?	b. Green Belt: Is the site within a designated green belt?	c. Nationally Designated Sites: Is the site within, or adjacent to, a designated area protected for habitats or species?	d. Locally Designated Sites: Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. Green Network: Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. Trees & woodland: Are there trees or woodland areas within or close to the site?
BOA-02	Yes	No	No	Yes	No	Yes
BOA-03	No	Yes	No	Yes	No	Yes
BOA-04	Yes	No	No	Yes	Yes	No
BOA-05	Yes	No	No	Yes	No	No
BOA-06	No	Yes	No	Yes	No	No
BOA-07 & BOA-21	Yes	Yes	No	Yes	No	Yes
BOA-08	Yes	Yes	No	No	No	No

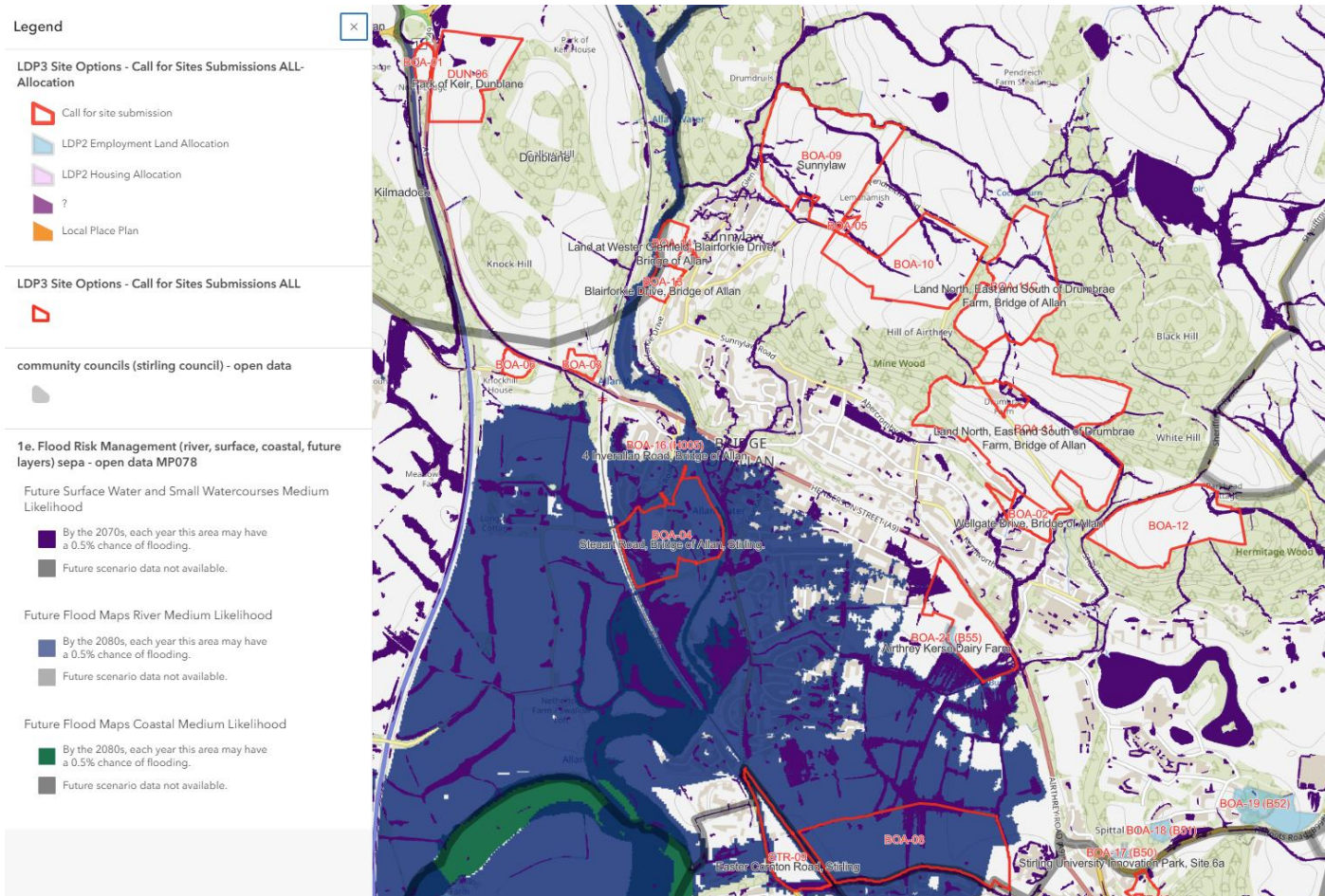
Table 1. continued...

Site Option Refs	Key Considerations					
	Environmental, Landscape and Nature Considerations					
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BOA-09	Yes	No	Yes	Yes	No	No
BOA-10	Yes	No	No	Yes	No	Yes
BOA-11 & BOA-11C	Yes	No	Yes	Yes	No	Yes
BOA-12	No	No	Yes	Yes	No	Yes
BOA-13	Yes	Yes	Yes	Yes	No	Yes
BOA-14	Yes	Yes	Yes	Yes	No	Yes
BOA-16	No	No	No	Yes	Yes	Yes
BOA-17	No	No	No	Yes	Yes	Yes
BOA-18	No	No	No	Yes	Yes	Yes
BOA-19	Yes	No	No	Yes	Yes	Yes
BOA-20	Yes	No	No	Yes	Yes	Yes

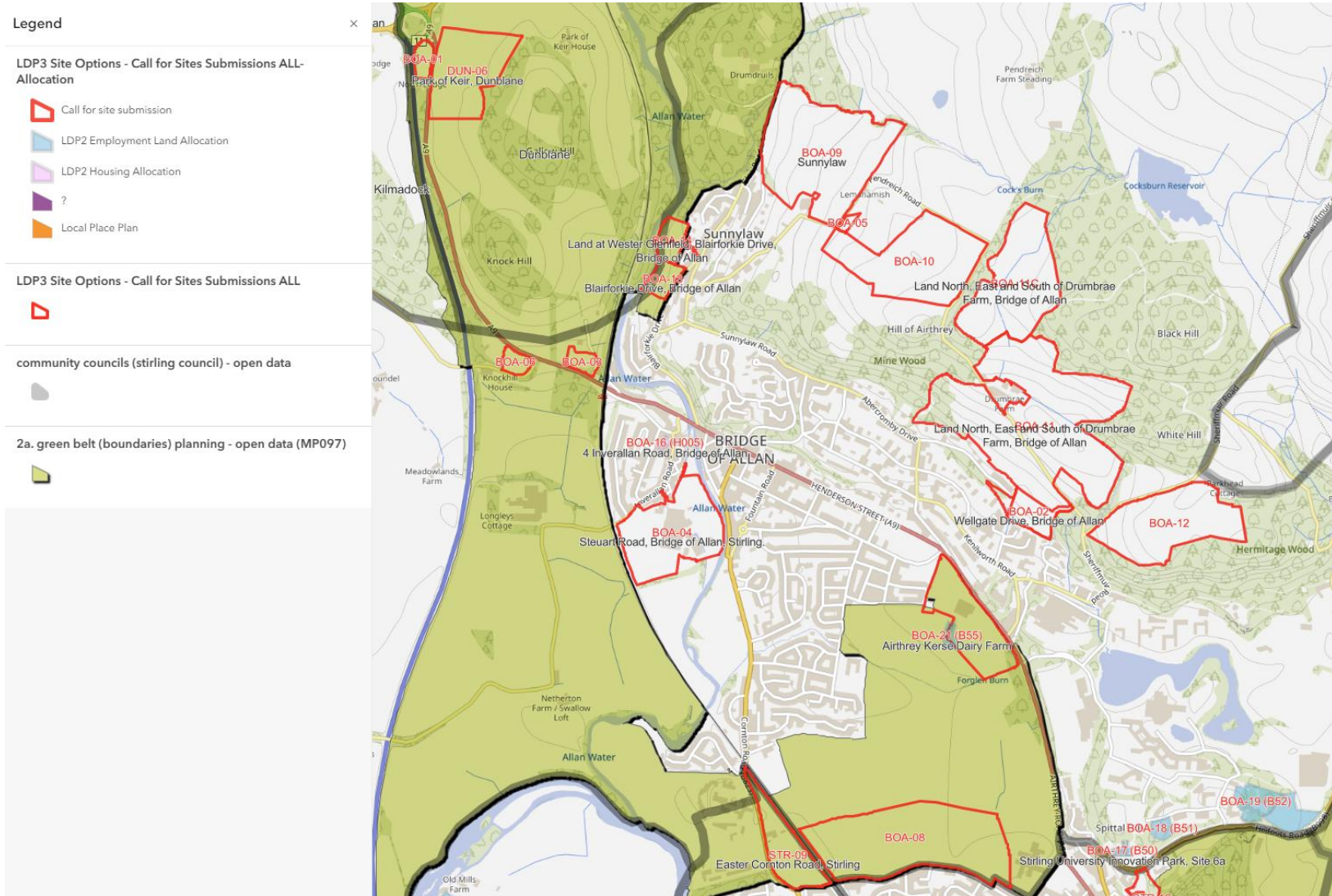
Maps 1-5 below show the site options plotted against the relevant data sources for each consideration identified in the table above.

Map 1 - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas

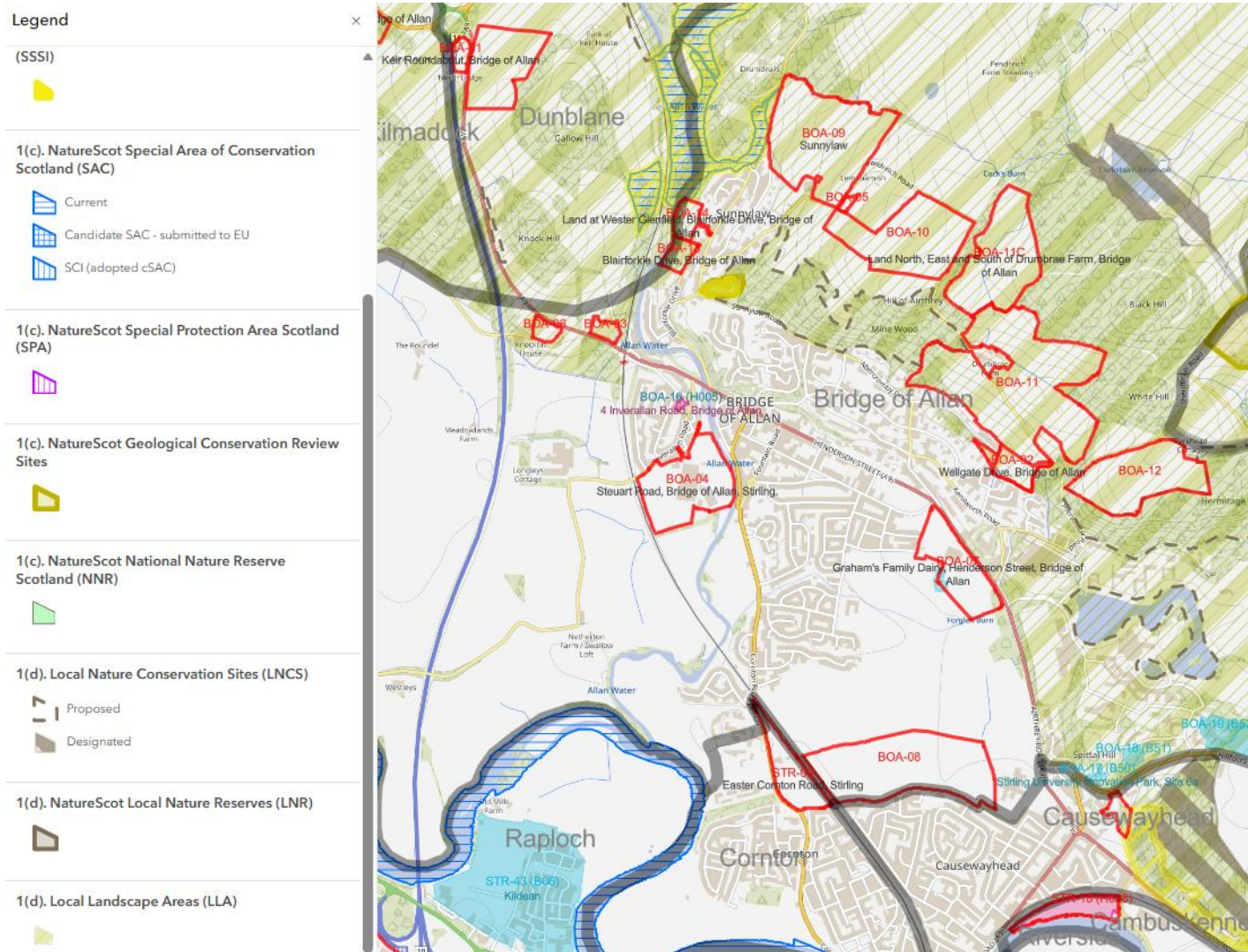


Map 2 - Environmental, Landscape, Nature Considerations Site Options in relation to Green Belt areas



Map 3 - Environmental, Landscape, Nature Considerations

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



Map 4 - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Corridors and Open Space

Legend

LDP3 Site Options - Call for Sites Submissions ALL-Allocation

-  Call for site submission
-  LDP2 Employment Land Allocation
-  LDP2 Housing Allocation
-  ?
-  Local Place Plan

LDP3 Site Options - Call for Sites Submissions ALL



community councils (stirling council) - open data



2d. green corridors (linked networks) planning - open data

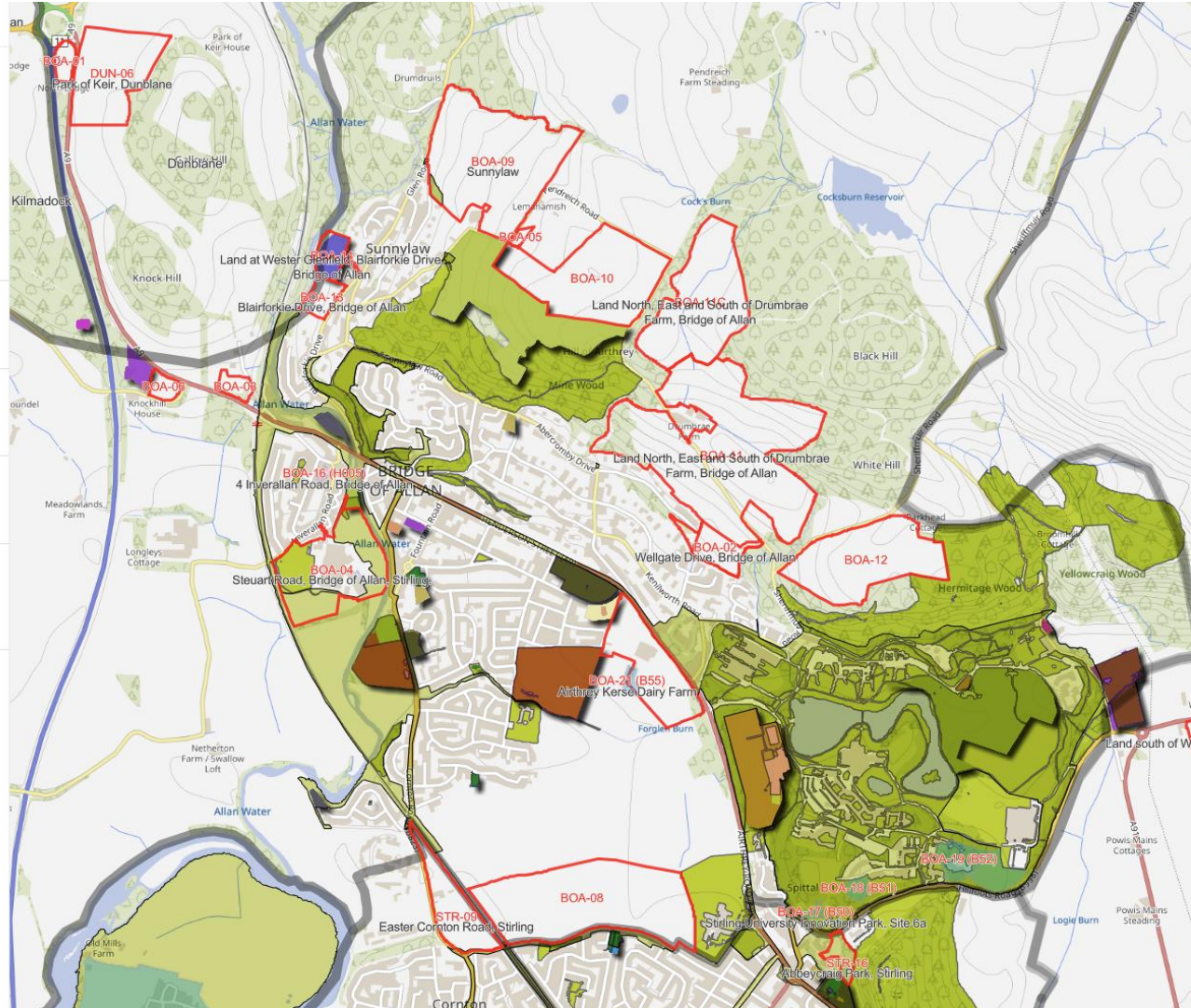


2d. open space strategy audit sites (2010) planning - open data (MP068)



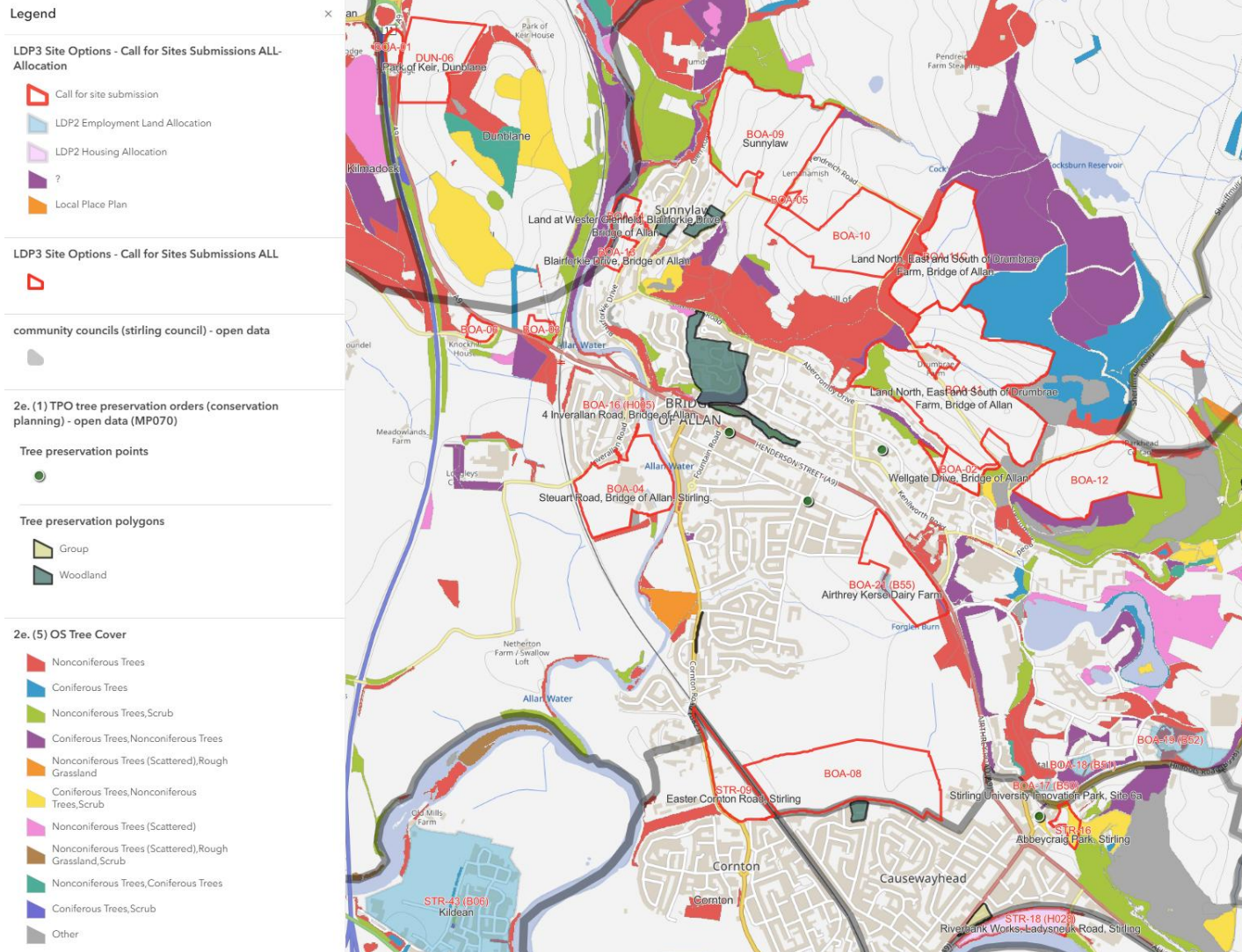
2d. open greenspace sites (ordnance survey) planning - open data

-  Play Space
-  Public Park Or Garden
-  Religious Grounds
-  Cemetery
-  Playing Field
-  Other Sports Facility
-  Bowling Green
-  Golf Course
-  Allotments Or Community Growing Spaces
-  Tennis Court



Map 5 - Environmental, Landscape, Nature Considerations

Site options in relation to trees and 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. Listed Buildings: Does the site contain, or is it situated close to, any listed buildings?	b. Conservation Area: Is the site within, or situated close to, a conservation area?	c. Battlefields: Is the site within, or situated close to, a conservation area?	d. Scheduled Monument: Is the site within, or situated close to, a scheduled monument?	e. Designed Landscape: Is the site within, or situated close to, a designed landscape?
BOA-02	Yes	Yes	No	No	No
BOA-03	Yes	No	No	No	No
BOA-04	No	Yes	No	No	No
BOA-05	No	No	No	No	No
BOA-06	Yes	No	No	No	No
BOA-07 & BOA-21	No	Yes	No	No	Yes
BOA-08	No	No	Yes	No	No
BOA-09	No	Yes	No	No	No
BOA-10	No	Yes	No	Yes	No
BOA-11 & BOA-11C	Yes	Yes	No	No	No
BOA-12	No	No	No	No	Yes
BOA-13	No	Yes	No	No	No

Table 2. continued...

Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. Listed Buildings: Does the site contain, or is it situated close to, any listed buildings?	b. Conservation Area: Is the site within, or situated close to, a conservation area?	c. Battlefields: Is the site within, or situated close to, a conservation area?	d. Scheduled Monument: Is the site within, or situated close to, a scheduled monument?	e. Designed Landscape: Is the site within, or situated close to, a designed landscape?
BOA-14	No	No	No	No	No
BOA-16	Yes	No	No	No	Yes
BOA-17	No	No	No	No	Yes
BOA-18	No	No	No	No	Yes
BOA-19	No	No	No	No	Yes
BOA-20	No	No	No	No	Yes

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

Map 1 - Historic Environment and Heritage Considerations

Site Options in relation to Historic Environment and Heritage

Legend

LDP3 Site Options - Call for Sites Submissions ALL Allocation

-  Call for site submission
-  LDP2 Employment Land Allocation
-  LDP2 Housing Allocation
-  ?
-  Local Place Plan

LDP3 Site Options - Call for Sites Submissions ALL

- 

community councils (stirling council) - open data

- 

3a. listed buildings (stirling) historic environment scotland - open data (MP091)

-  A
-  B
-  C

3b. conservation areas (updated schema 2024) planning - open data (MP090)

- 

3c. open data - historic environment scotland battlefields (wfs) (MP054)

- 

3d. scheduled monuments (stirling and clacks) historic environment scotland - open data (MP092)

- 

3e. gardens and designed landscapes (wfs) historic environment scotland - open data (MP093)

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