

# Thornhill & Blairdrummond 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

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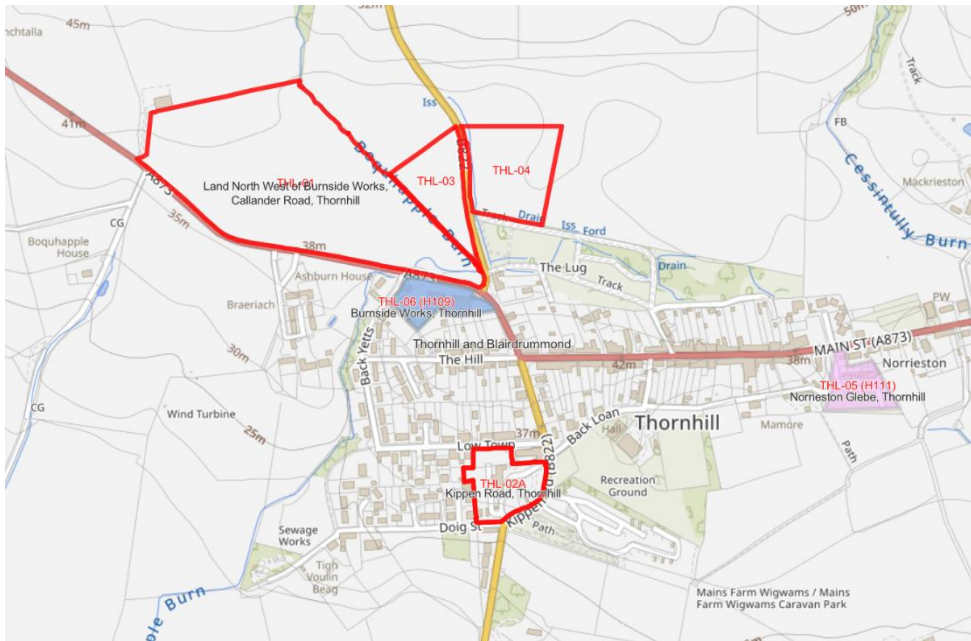
An overview of the sites being considered for inclusion in [Stirling's next Local Development Plan](#) (LDP3), as the relate to Thornhill & Blairdrummond Community Council area, is provided in the table and maps below.

Site References	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>THL-01</b>	Call for Sites Submission	Land northwest of Burnside Works, Callander Road, Thornhill	Residential, local retail, business and industry	Greenfield site promoted for residential use and is estimated at this stage to have capacity for around <b>50 homes</b> .
<b>THL-02A &amp; 02B</b>	Call for Sites Submissions	Kippen Road, Thornhill	Residential and/or Business Commercial	Brownfield site promoted for residential and/or business/commercial use. At this stage, a residential-only option is estimated to have a capacity of approximately <b>15–20 homes</b> . The potential capacity for any business or commercial use - potentially comprising local shops, food-and-drink premises, and/or other business uses - has yet to be determined.
<b>THL-03</b>	Call for Sites Submission	Land northwest of Stratherrick, Thornhill	Residential	Greenfield site promoted for residential use and is estimated at this stage to have capacity for around <b>5-10 homes</b> .

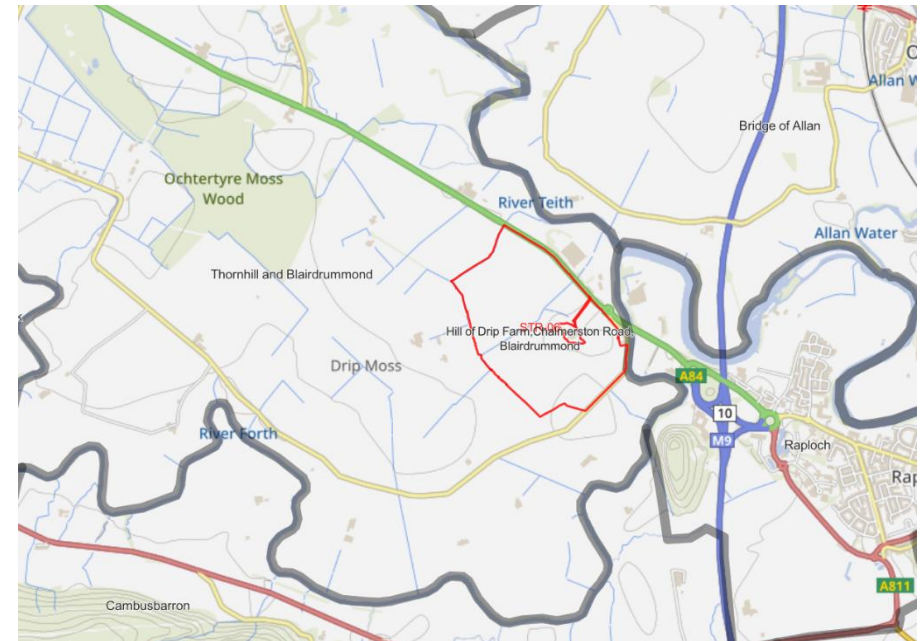
Site References	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>THL-04</b>	Call for Sites Submission	Land north of Stratherrick, Thornhill	Residential	Greenfield site promoted for residential use and is estimated at this stage to have capacity for around <b>25 homes</b> .
<b>THL-05</b>	LDP2 Allocated Site – reference H111	Norrieston Glebe, Thornhill	Residential	Greenfield site allocated for residential development in the current Stirling Local Development Plan (LDP). The area of undeveloped land to the south of The Glebe is currently under review and is considered, at this stage, to have capacity for approximately <b>6–10 homes</b> . The site requires reappraisal as it has not progressed towards delivery. This is reflected by its ‘constrained’ status in the <a href="#">2025 Housing Land Audit</a> (Ref: SC267), meaning it is not currently programmed for delivery.
<b>THL-06 &amp; 09</b>	LDP2 Allocated Site – reference H109	Burnside Works, Thornhill	Residential / Employment	Brownfield site, in active use, allocated in the current LDP for <b>5 homes</b> as well as employment use. The site is being reviewed in line with the current allocations. The site requires reappraisal as it has not progressed towards delivery.

Site References	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>STR-05</b>	Call for Sites Submission	Hill of Drip Farm, Chalmerston Road, Blairdrummond	Residential	<p>Brownfield site, in active use, allocated in the current LDP for <b>10 homes</b> as well as employment use. The site is located at the eastern edge of the Community Council area, close to Stirling.</p> <p>The site is being reviewed in line with the current allocations. The site requires reappraisal as it has not progressed towards delivery.</p>
<b>STR-06</b>	Call for Sites Submission	Hill of Drip Farm, Chalmerston Road, Blairdrummond	Business, general industry, and storage or distribution	Greenfield site allocated promoted for business (Class 4), General Industry (Class 5) and Storage and Distribution (Class 6). The site is located at the eastern edge of the Community Council area, close to Stirling.

Map 1 - Thornhill Community Council Area – sites within and around Thornhill



Map 2 - Thornhill Community Council Area – sites within rural area (western extent)





### 3. Individual Site Options

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

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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 – [Thornhill & Blairdrummon - 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.

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 once the consultation period has closed.

## Key Considerations - Environment, Landscape and Nature

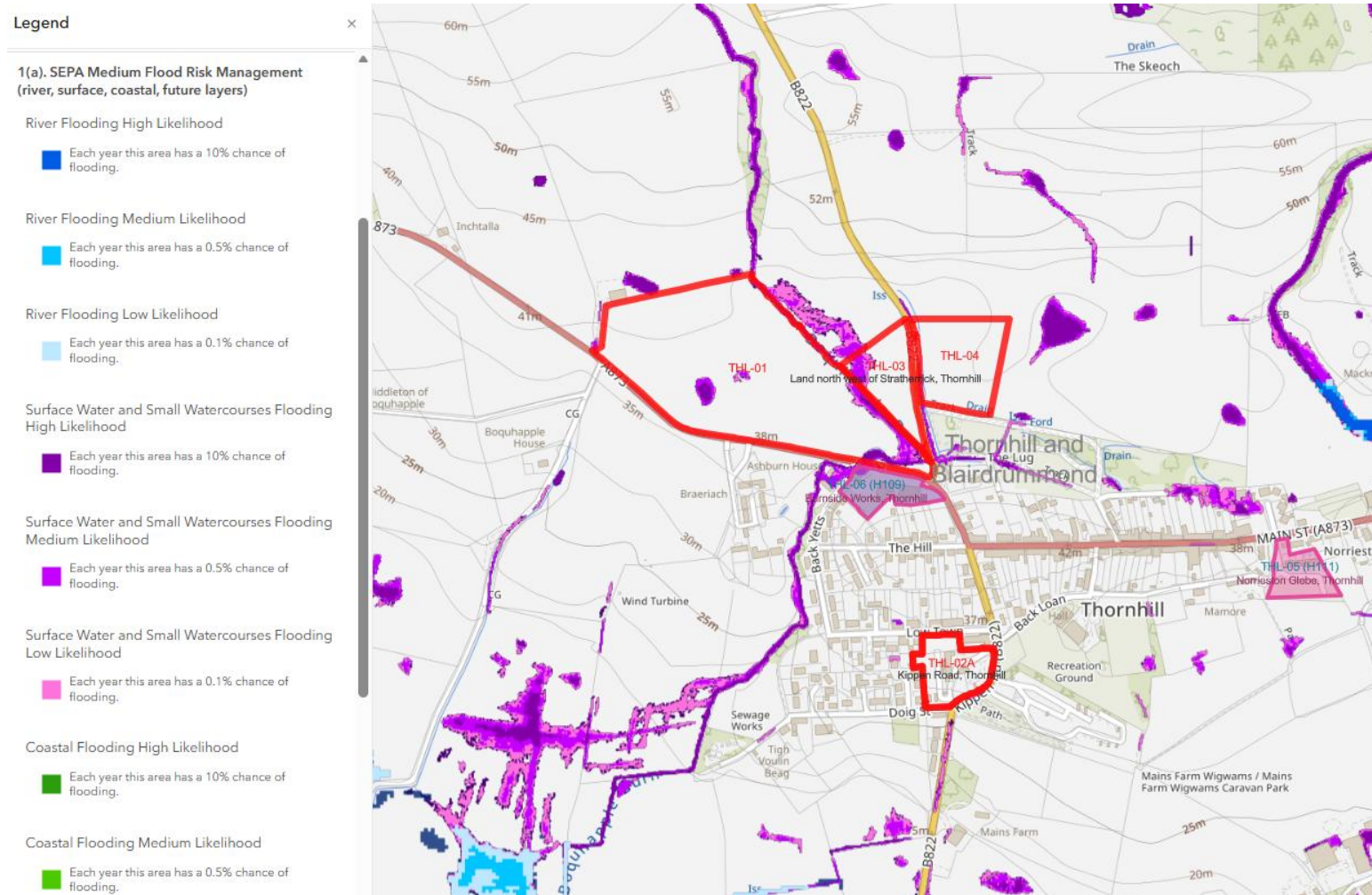
Table 1. below confirming (Yes/No) whether the key considerations relating to the environment, landscape, and nature apply to the site options within the Thornhill Community Council area.

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. <b>Flood risk:</b> Is the site within or close to an area at risk of flooding?	b. <b>Green Belt:</b> Is the site within a designated green belt?	c. <b>Nationally Designated Sites:</b> Is the site within, or adjacent to, a designated area protected for habitats or species?	d. <b>Locally Designated Sites:</b> Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. <b>Green Network:</b> Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. <b>Trees &amp; woodland:</b> Are there trees or woodland areas within or close to the site?
<b>THL-01</b>	Yes	No	No	No	No	No
<b>THL-02A &amp; 02B</b>	Yes	No	No	No	No	No
<b>THL-03</b>	Yes	No	No	No	No	No
<b>THL-04</b>	Yes	No	No	Yes	No	Yes
<b>THL-05</b>	No	No	No	No	No	No
<b>THL-06 &amp; 09</b>	Yes	No	No	No	No	No
<b>STR-05</b>	Yes	No	No	No	No	No
<b>STR-06</b>	Yes	No	No	No	No	No

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

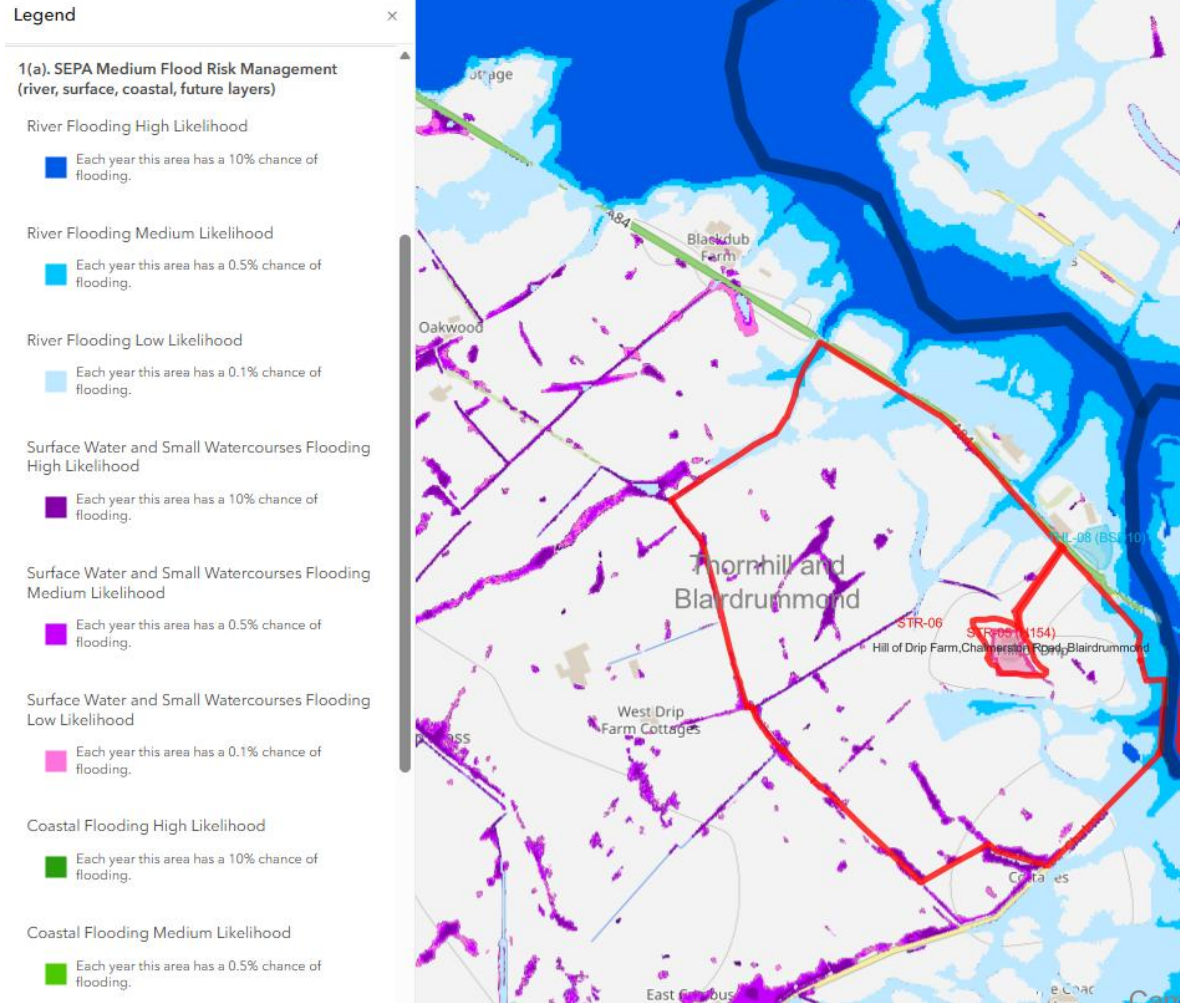
## Map 1a - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas



# Map 1b - Environmental, Landscape, Nature Considerations

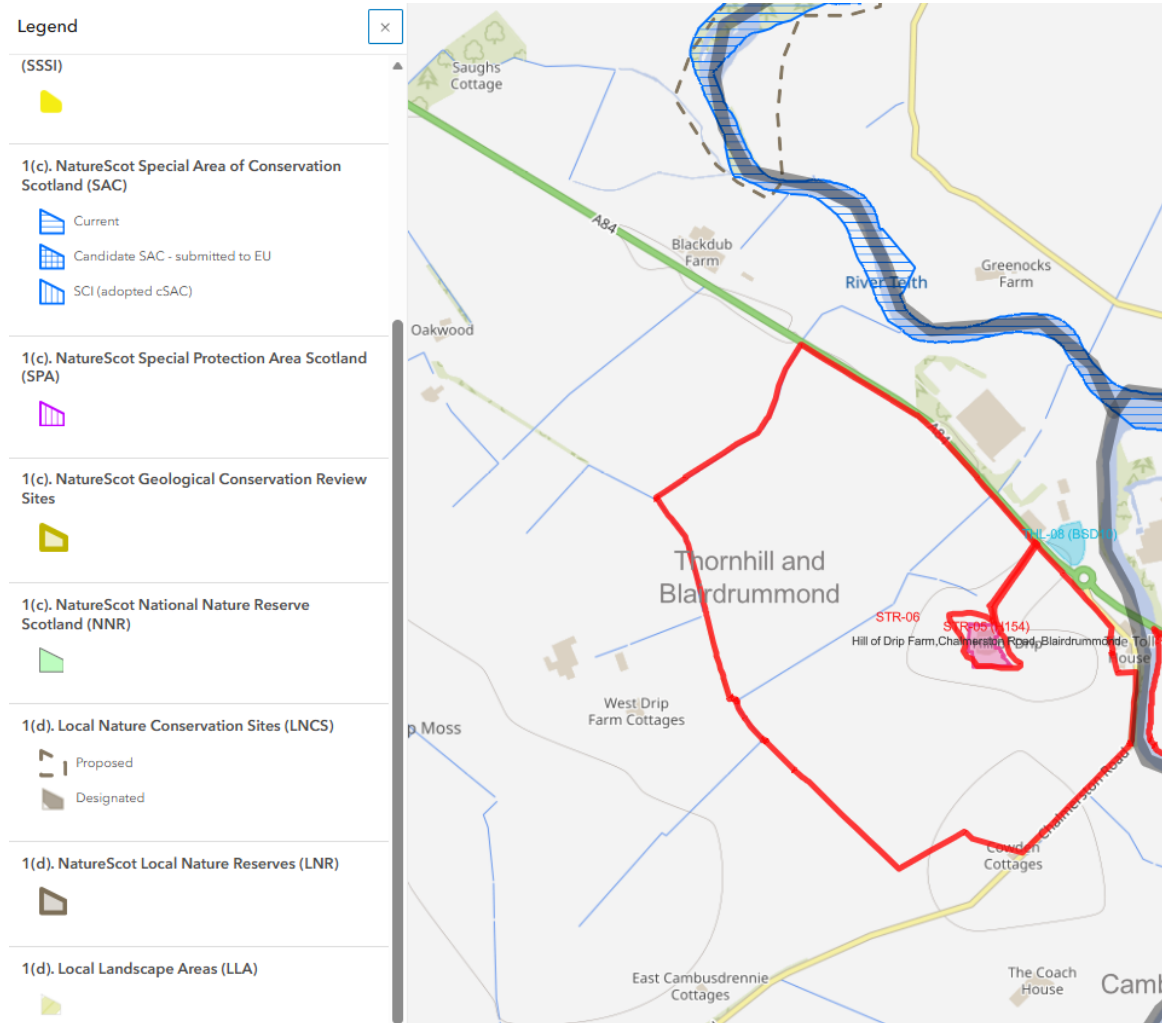
Site options in relation to flood risk areas





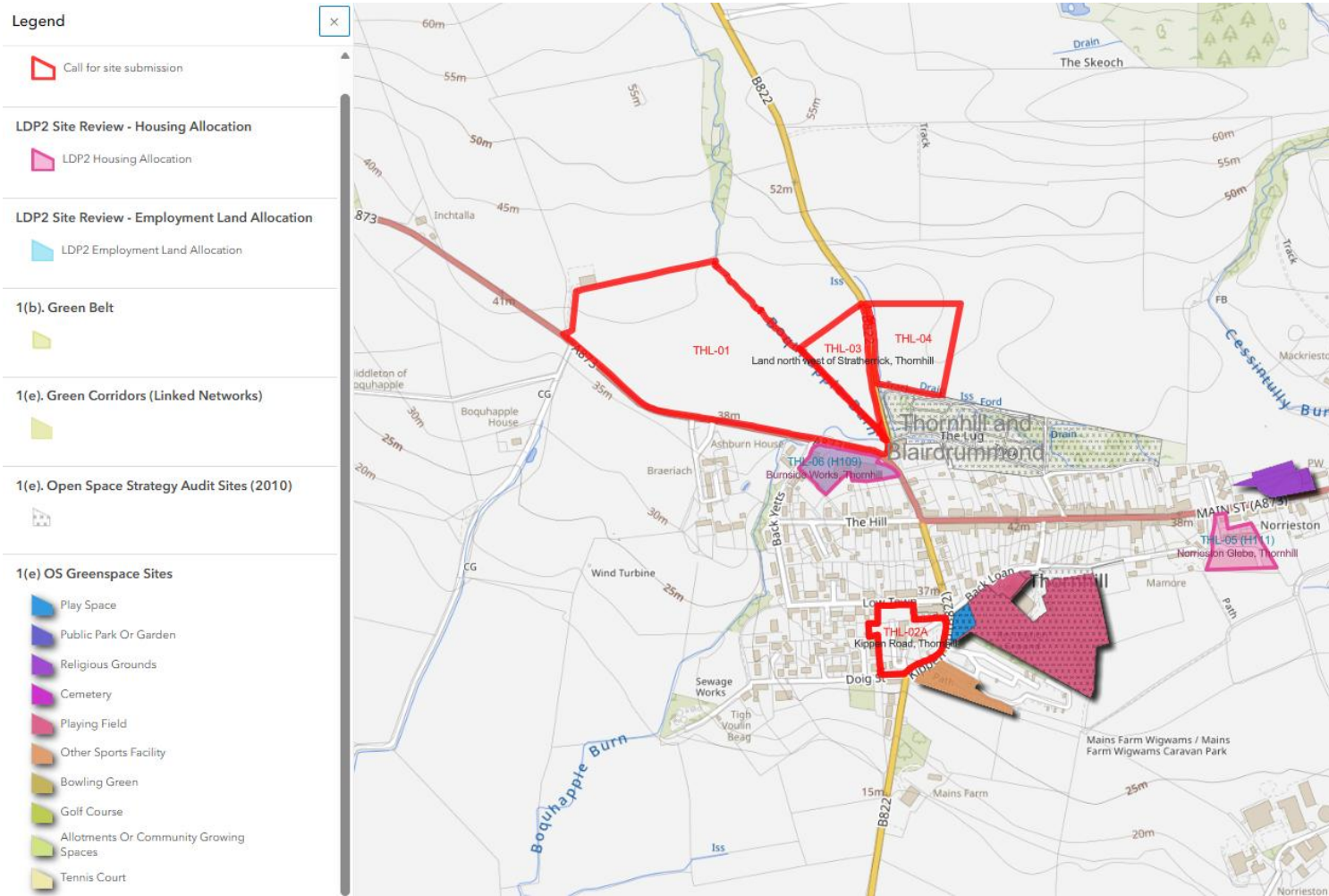
## Map 2b - Environmental, Landscape, Nature Considerations

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



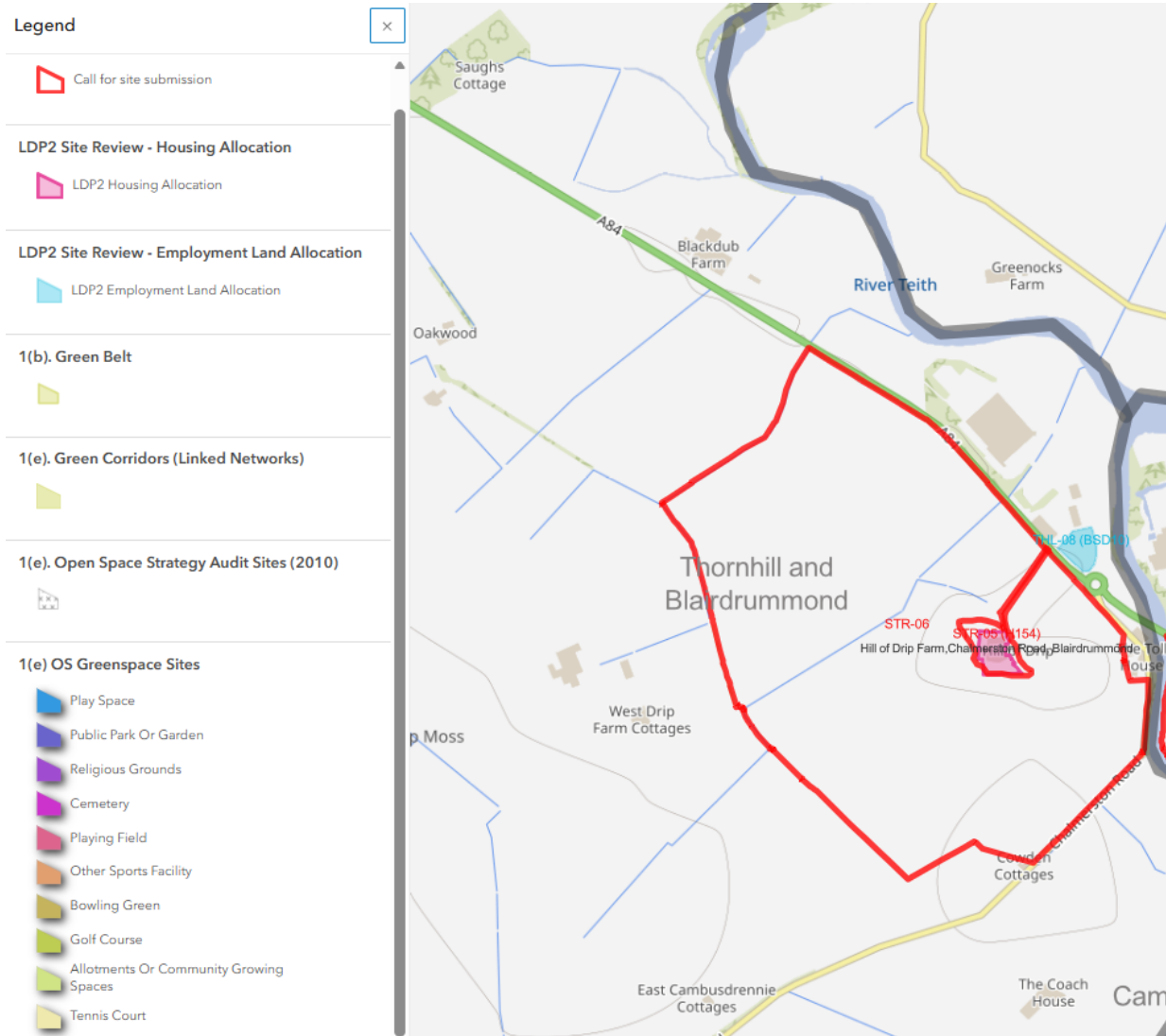
## Map 3a - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Belt areas, Green Corridors and Open Space



# Map 3b - Environmental, Landscape, Nature Considerations

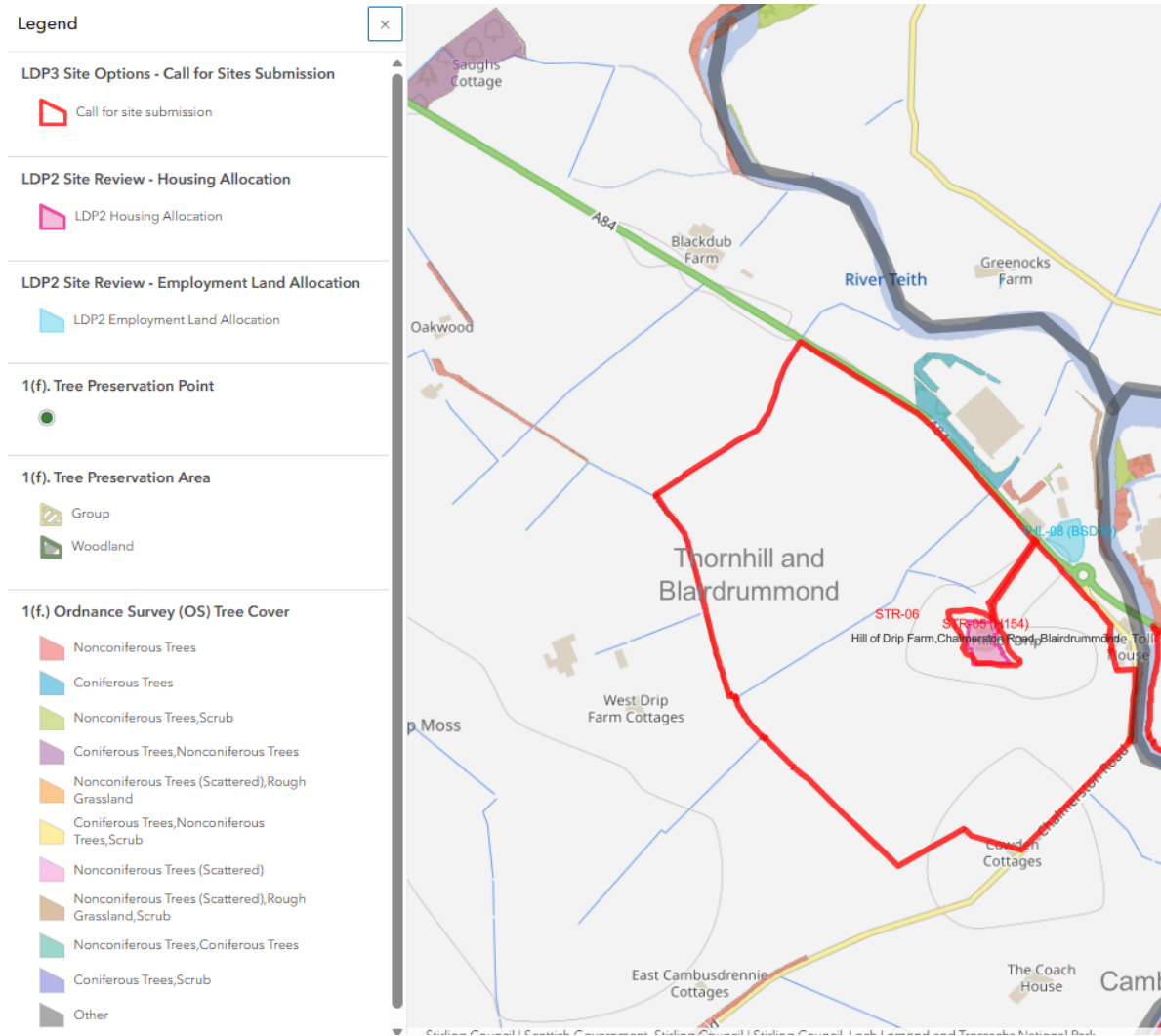
Site Options in relation to Green Belt areas, Green Corridors and Open Space





## Map 4b - Environmental, Landscape, Nature Considerations

### Site Options in relation to Trees & 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 Thornhill Community Council area.

Site Option Refs	Key Considerations				
	Heritage Considerations				
	<b>a.</b> <b>Listed Buildings:</b> Does the site contain, or is it situated close to, any listed buildings?	<b>b.</b> <b>Conservation Area:</b> Is the site within, or situated close to, a conservation area?	<b>c.</b> <b>Battlefields:</b> Is the site within, or situated close to, a conservation area?	<b>d.</b> <b>Scheduled Monument:</b> Is the site within, or situated close to, a scheduled monument?	<b>e.</b> <b>Designed Landscape:</b> Is the site within, or situated close to, a designed landscape?
<b>THL-01</b>	No	Yes	No	No	No
<b>THL-02A &amp; 02B</b>	No	Yes	No	No	No
<b>THL-03</b>	No	Yes	No	No	No
<b>THL-04</b>	No	Yes	No	No	No
<b>THL-05</b>	No	Yes	No	No	No
<b>THL-06 &amp; 09</b>	No	Yes	No	No	No
<b>STR-05</b>	No	No	No	No	No
<b>STR-06</b>	Yes	Yes	No	Yes	No

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

## Map 1a - Historic Environment and Heritage Considerations

### Site Options in relation to Historic Environment and Heritage

