

The 1st Local Place Plan for Dunblane 2025-2035



CONTENTS

- Endorsement and Acknowledgements
- Introduction to Local Place Plans
- Dunblane: Context and History
- Community Engagement and Participation
- Dunblane Local Place Plan Proposals
- Conclusions

Appendices

- Appendix A: Validation Checklist
- Appendix B: Our Place Standard Tool
- Appendix C: Records of When and to Whom the Information Notice was Sent
- Appendix D: List of Figures
- Appendix E: Survey Questions



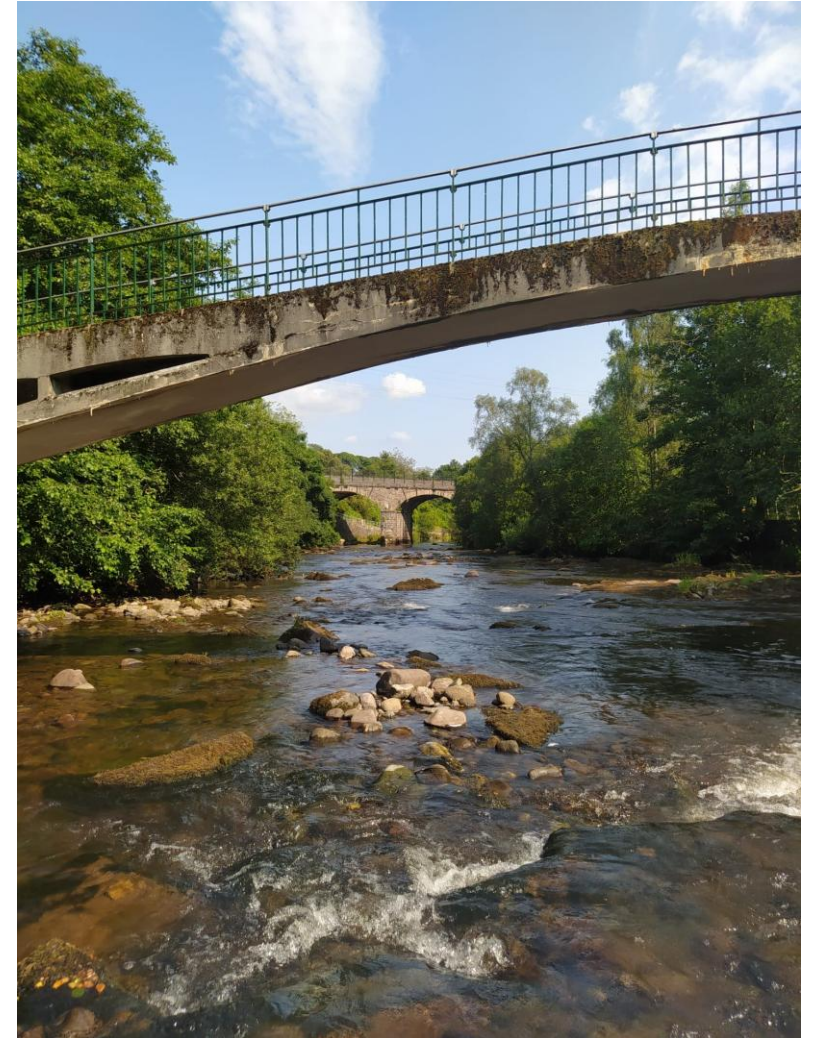
ENDORSEMENT

Dunblane Community Council

The Dunblane Community Council endorses the Dunblane Local Place Plan. We believe it accurately represents the views and opinions shared by the community throughout the LPP process. Considerable effort was made to involve the community in the process. The Dunblane community will continue to have opportunities to participate if any proposals are advanced and implemented during the plan's duration. We believe the plan's proposals will further enhance our town and the Dunblane Community Council area.

Dunblane Development Trust

The Dunblane Development Trust fully endorses this Local Place Plan. We believe the Community Council have produced a well balanced and researched plan which reflects the sentiment and aspirations of the community of Dunblane. The plan aligns well with the thinking within the Development Trust. In particular we support proposals to protect, enhance and develop the appeal of the area to the benefit of community, tourism and commerce alike.



ACKNOWLEDGEMENTS

Dunblane Community Council wishes to express its thanks to the community and community groups of Dunblane that gave their time, support and wisdom to help create this document, whether submitting ideas during the initial online survey, attending workshops or commenting during the Information Notice Period.

We especially want to thank the LPP Steering group, a subgroup of the DCC (a community council, as established by a local authority under the Local Government (Scotland) Act 1973), who gave significant time and care to project manage and develop this final plan. Any feedback should be sent to cc@dunblane.info.

The Dunblane Local Place Plan project was part-financed by the Scottish Government and the Forth Valley & Lomond CLLD Programme 2025-2026.

We are grateful for this support.

Many thanks goes to Imagine If. Space CIC who were central to the successful completion of this Local Place Plan.



WHAT IS A LOCAL PLACE PLAN?

A Local Place Plan (LPP) is an expression of a **community's aspirations** which can influence local spatial planning policy by:



Helping communities to **develop and deliver** their own projects



Setting out **priorities** to regulate **future development** in an area

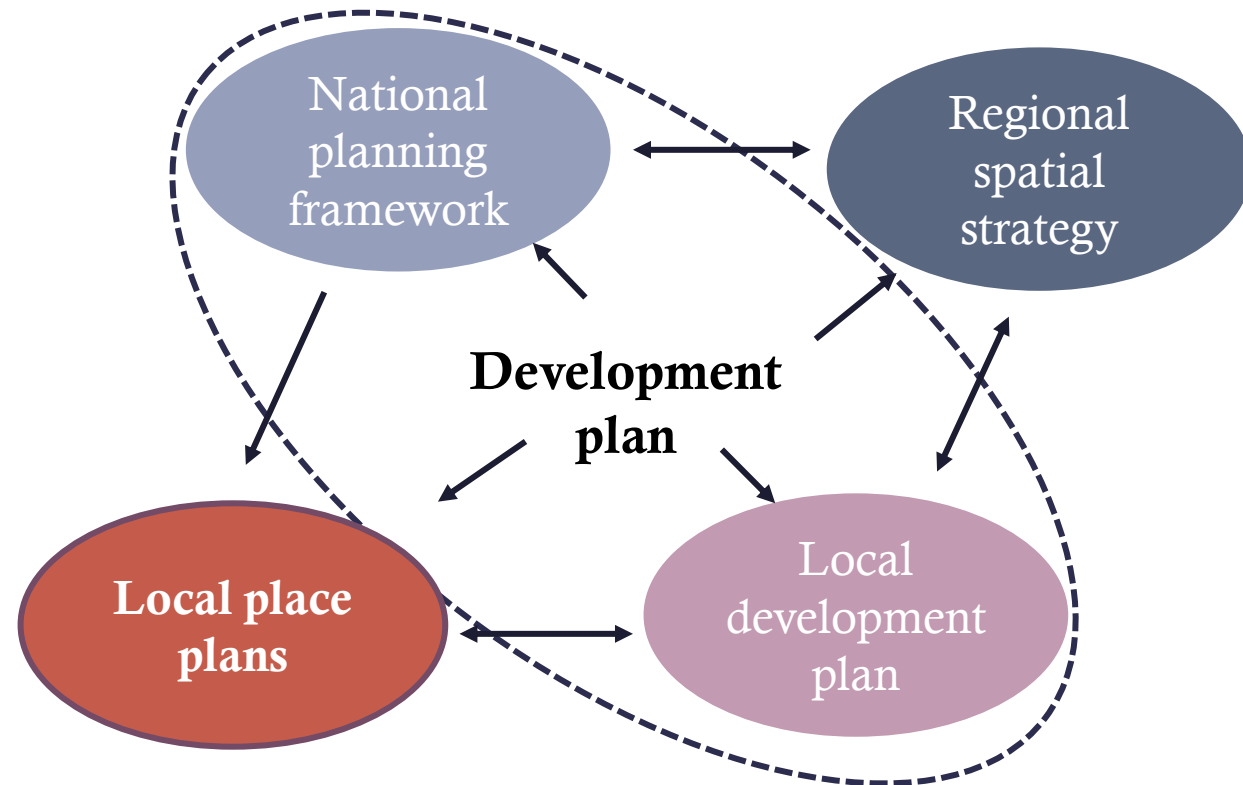
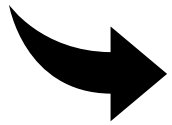
WHAT IS A LOCAL PLACE PLAN?

A Local Place Plan is a **community-created document** that sets out **land use and development priorities** for your local area



Under the Planning (Scotland) Act 2019, these plans **must be considered** by **Stirling Council** when making planning decisions.

The plan feeds into **the Local Development Plan** and aligns with **National Planning Framework 4**, focusing specifically on proposals that require **planning permission** or relate to how **land is used and developed**.



WHY DO LOCAL PLACE PLANS MATTER?

They give our community a **formal voice** in shaping future development rather than simply **reacting** to proposals after they're submitted.

When developers or the Council consider new projects, they **must take our LPP into account**, ensuring local priorities influence planning decisions.

The plan provides a **framework** for the kind of development we want to see while **helping protect** what we value most about Dunblane.

Importantly, it creates **accountability** because the Council must **formally respond** to our proposals and explain how they've been considered.



LOCAL PLACE PLANS VS COMMUNITY ACTION PLANS

Local Place Plans and Community Action Plans **work together** to address different aspects of community development. While both are community-led, they serve **distinct purposes** and operate through different systems.

| | Local Place Plan (LPP) | Community Action Plan (CAP) |
|-------------------|---|---|
| Focus | Community DEVELOPMENT | COMMUNITY development |
| Scope | Proposals relating to the use and development of land and buildings which are controlled by the planning system | Projects and initiatives of all types |
| Outputs | No delivery plan required 'Spatial vision' (maps!). Arguments for proposals to be accepted into the Local Development Plan to control future development. | Delivery plan (lead org, timeframes, partners, first steps, indicative costs). No reasons required |
| Leadership | Community-led | Community-led |
| Outcomes | Community organising and influencing spatial planning system | Community organising, securing funding, planning for community-led delivery |
| Traction | Decision by Planning Authority | Community agency, advocacy |

Different proposals are appropriate for either the LPP or the CAP



DUNBLANE: CONTEXT AND HISTORY



HISTORICAL CONTEXT

Dunblane's strategic location has shaped its development since the Bronze Age, when Romans established a watchtower and supporting camps here, recognising its importance as a gateway to northern Scotland.



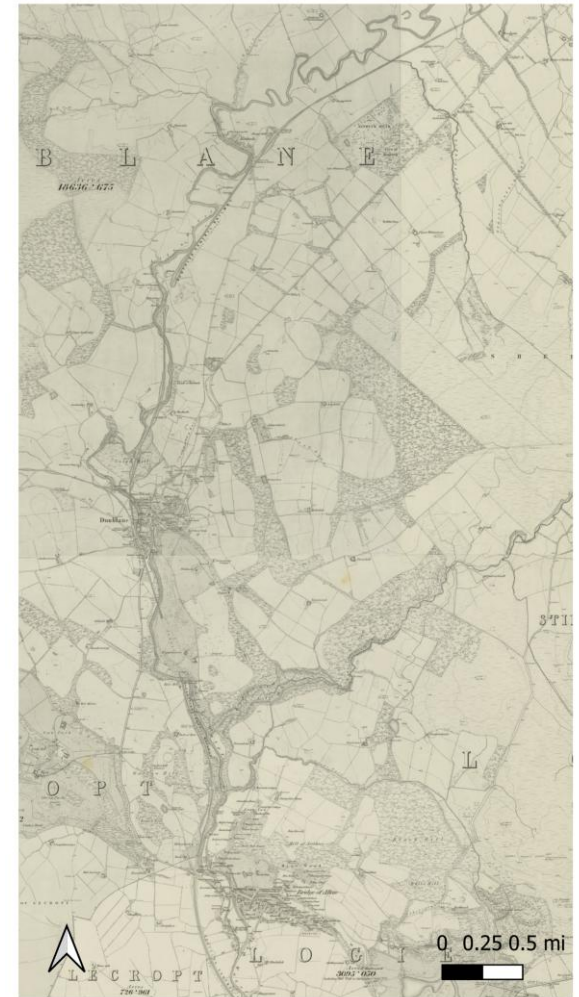
The settlement's name likely derives from St. Blane, a 7th-century saint who established a Celtic monastery on Holmehill, the elevated green space that remains central to the town today. This early religious foundation established a pattern that continues to define Dunblane's character. The town's most significant landmark, Dunblane Cathedral, was commissioned by Bishop Clement in the 13th century and underwent major restoration in 1893. The cathedral anchors a historic religious quarter that includes St. Blane's Church, St. Mary's Episcopal Church, and the Leighton Library, which houses approximately 4,700 historic books donated by Robert Leighton, Bishop of Dunblane and later Archbishop of Glasgow.



Bishop Finlay Dermoch's bridge, constructed in 1410, transformed Dunblane from a river crossing dependent on a ford into a secure transport hub. This infrastructure development attracted diverse trades including skimmers, brewers, glovers, and later handloom weavers working with silk, cotton, and wool. The bridge's strategic importance made Dunblane a significant location during Scotland's major conflicts, including the Wars of Independence and the Jacobite uprisings. The nearby Sheriffmuir battlefield hosted a key engagement between government and Jacobite forces.



Over recent decades, Dunblane has evolved from a rural market town into a commuter settlement, representing its most significant transformation since the medieval period.



CURRENT DAY DUNBLANE

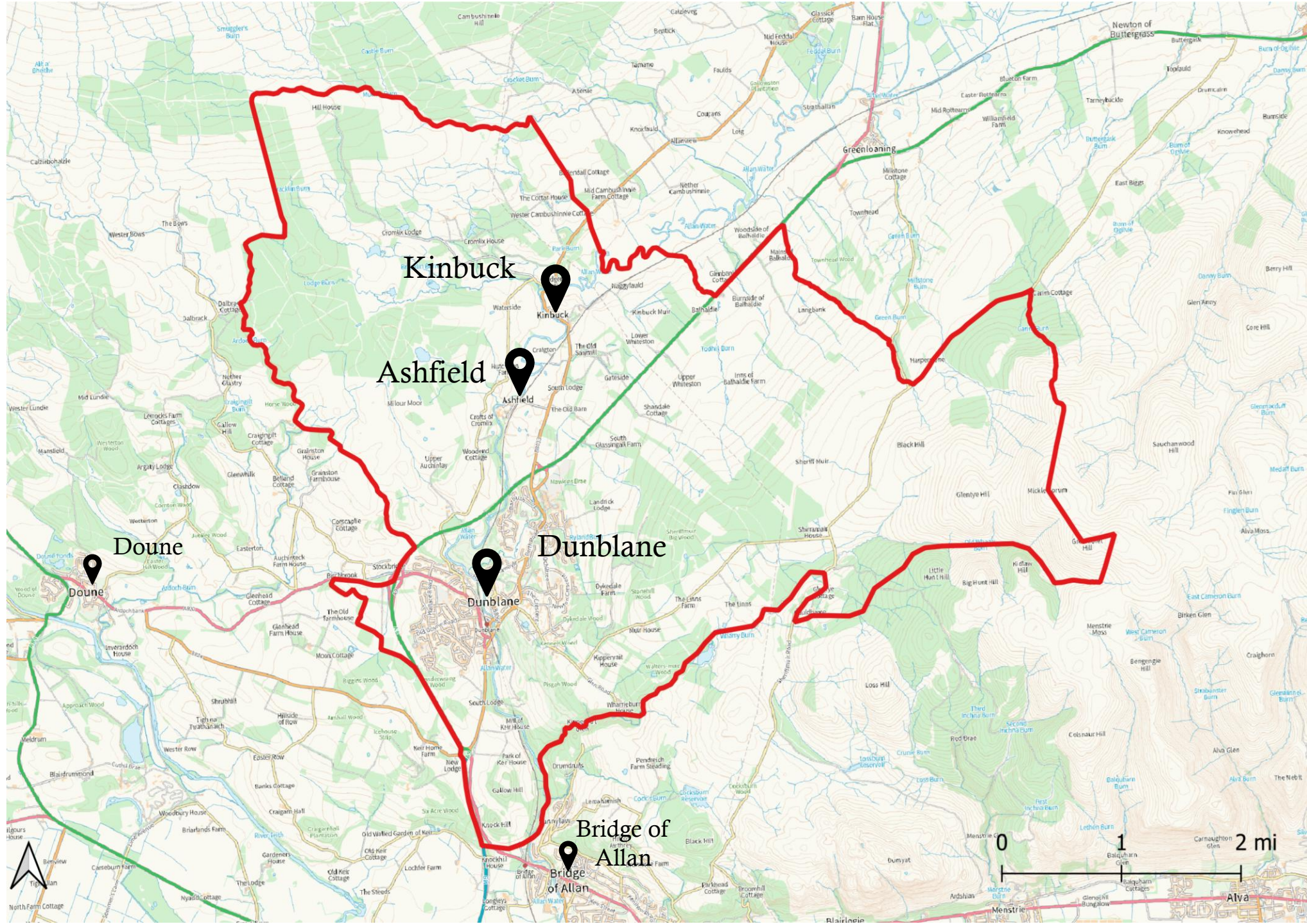
Dunblane is a Cathedral City of just under 10,000 residents located in Central Scotland at the northern boundary of Stirling Council's area, positioned along the river Allan Water (Census 2022). Its central location and excellent transport connections have established it as a popular commuter town, with regular rail services to Stirling, Perth, Glasgow, and Edinburgh, plus bus connections that utilise its historic role as a gateway to the Highlands.

The town supports a comprehensive educational infrastructure with five schools: three primary schools (Dunblane Primary, Newton Primary, and St. Mary's Primary), Dunblane High School, and Queen Victoria School. These educational facilities are complemented by an active network of community organisations covering local governance, parent councils, sports and recreation, environmental stewardship, and cultural activities.

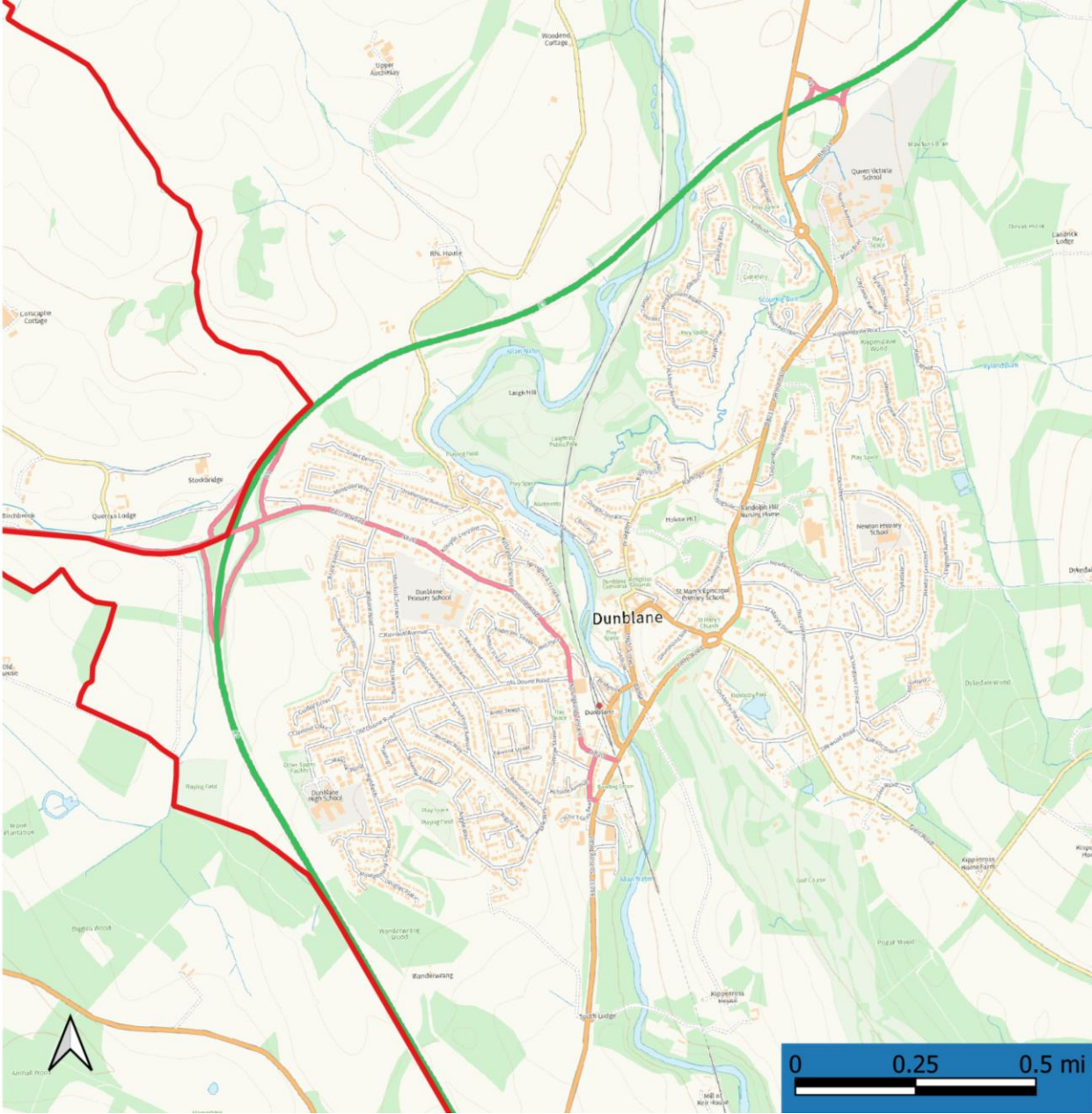
Dunblane benefits from substantial green space provision, including Holmehill near the town centre with panoramic views across the surrounding landscape, and the Laigh Hills area spanning the northern section of the town, which incorporates parks, sports facilities, and walking routes.

The High Street forms the commercial heart of the settlement, hosting restaurants, cafes, creative businesses, retail outlets, and community services. The well-preserved historic core features Dunblane Cathedral, Dunblane Museum, and the Leighton Library in close proximity. The town also provides access to regionally significant heritage assets including the Sheriffmuir Battlefield site, the ruins of the medieval Bishop's Palace, and the Victorian Dunblane Hydro.

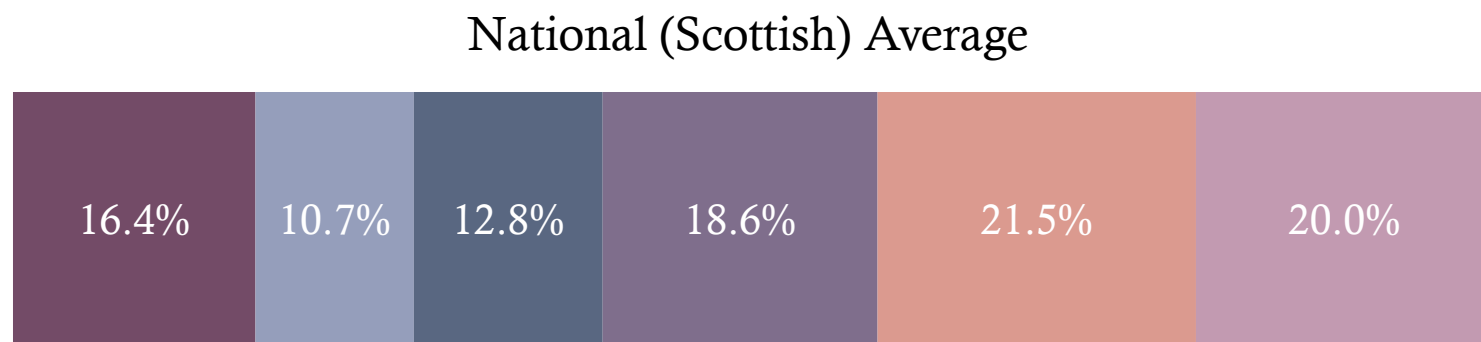
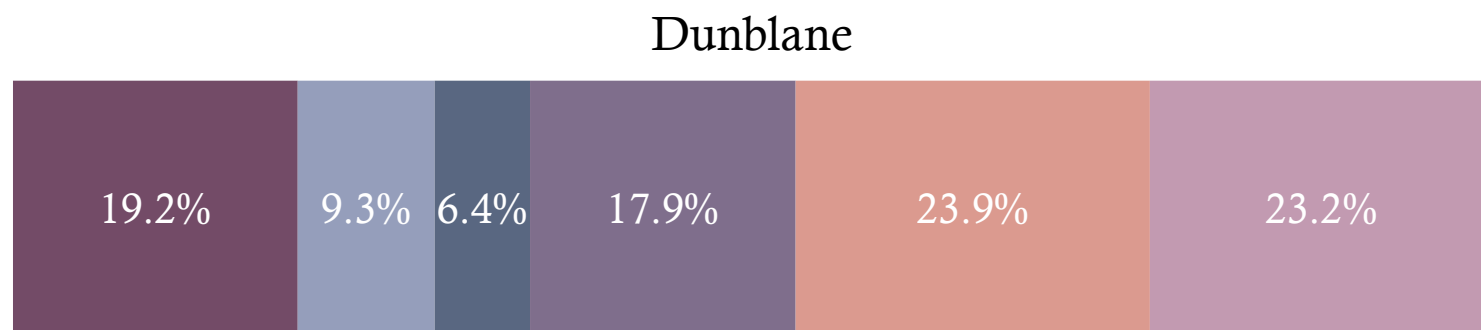
This map defines the boundary of Dunblane Community Council, and represents the boundary of this Local Place Plan



Maps of Dunblane



DEMOGRAPHICS



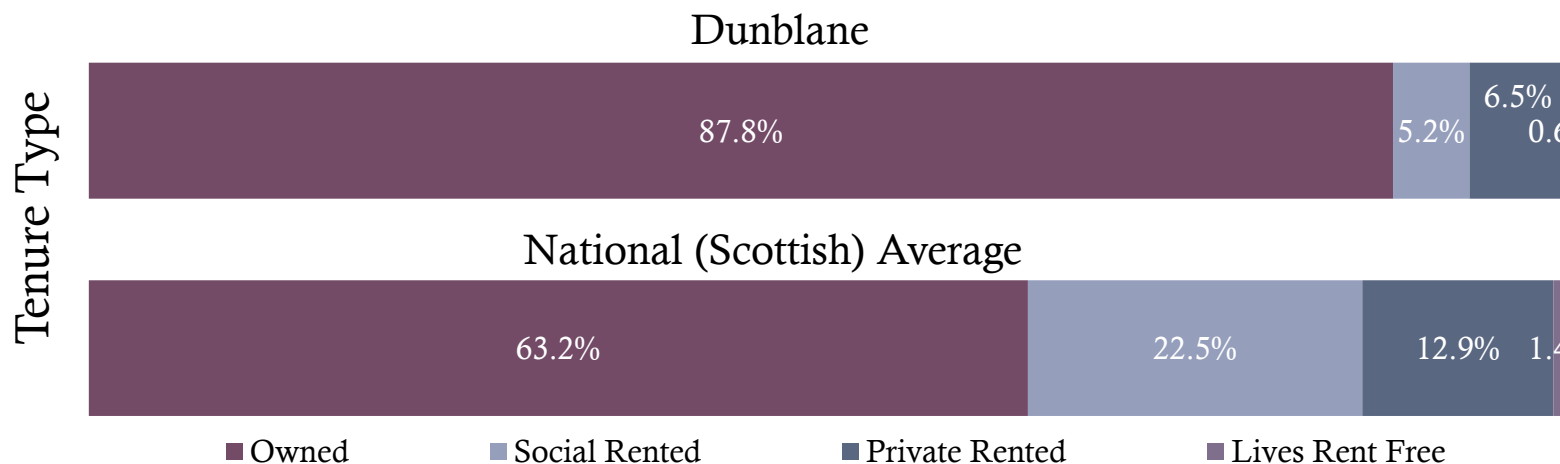
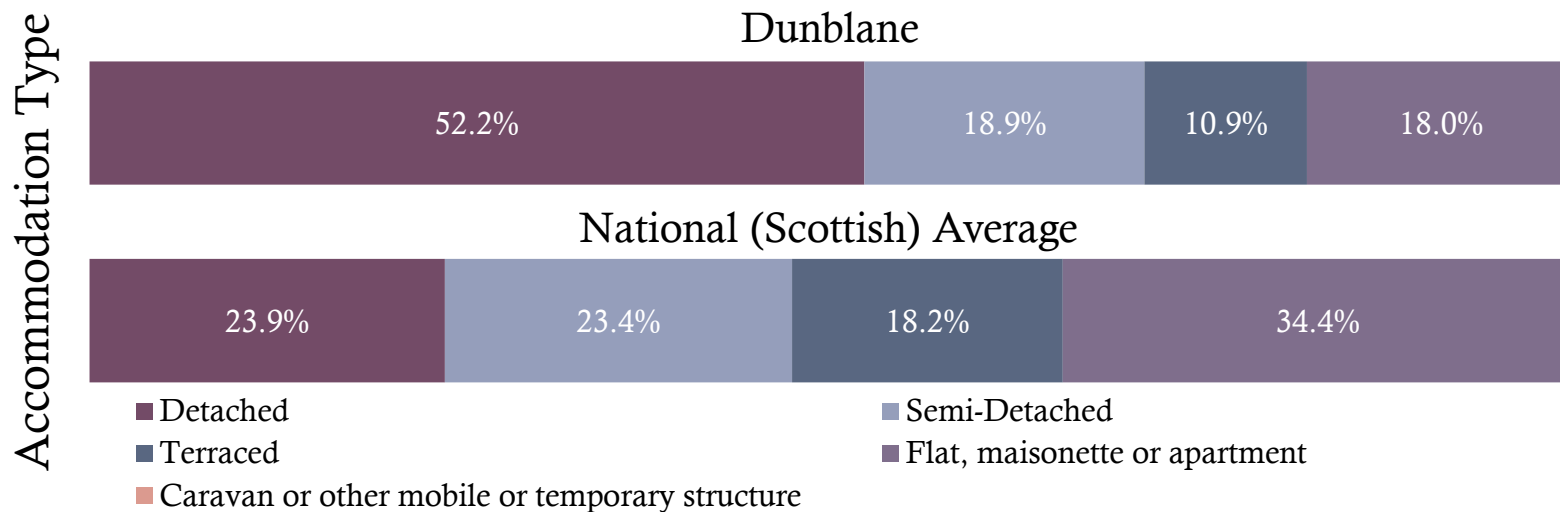
■ 0-15 ■ 16-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+
Years of age

How do we compare?

The Young and The Old
Dunblane has a higher proportion of both under 16s (**19.2% vs 16.4%**) and over 50s (**47.1% vs 41.5%**) than the national averages

Dunblane has a significantly lower proportion of people aged 23 years to 34 years (**6.4% vs 12.8%**)

HOUSING DEMOGRAPHICS



How do we compare?

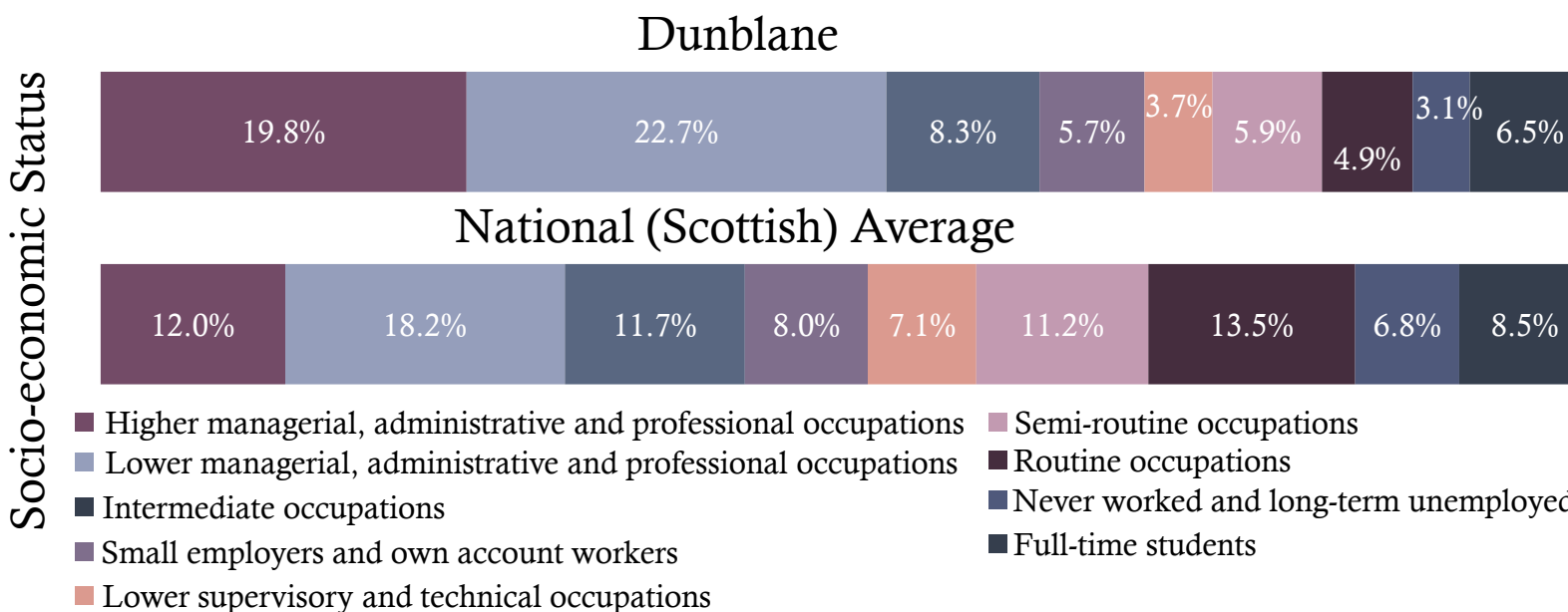
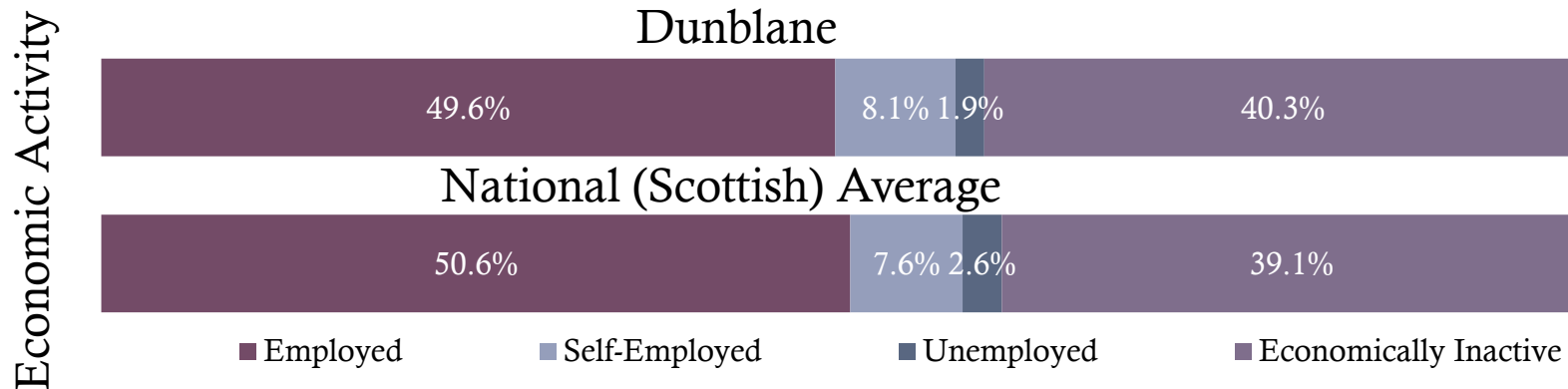
Quality Housing

Dunblane has a higher proportion of detached housing (**52.15% vs 23.94%**), offset by a decrease in all other categories.

Home Ownership

Dunblane has a higher proportion of residents who own their home (**87.77% vs 63.20%**)

WORK DEMOGRAPHICS

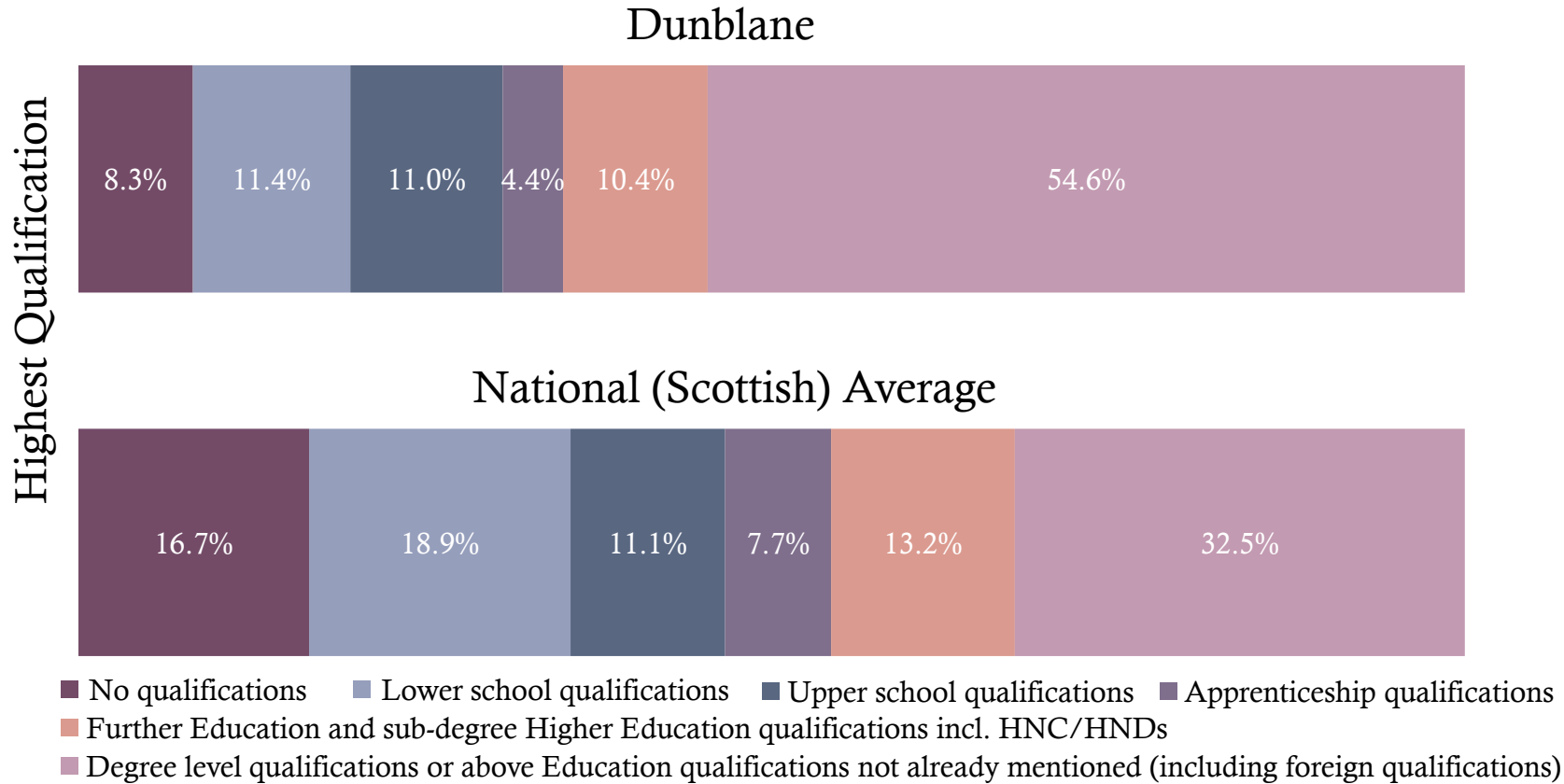


How do we compare?

Balanced Economic Activity
 Dunblane has an even spread of economic activity, with only a 1.2% (economically inactive) difference at most from the national average

High Quality Jobs
 Dunblane has a significant skew towards high quality managerial and professional occupations, both for higher (19.83% vs 12.04%) and lower (22.74% vs 18.21%) positions.

EDUCATION DEMOGRAPHICS



How do we compare?

Well Educated Residents

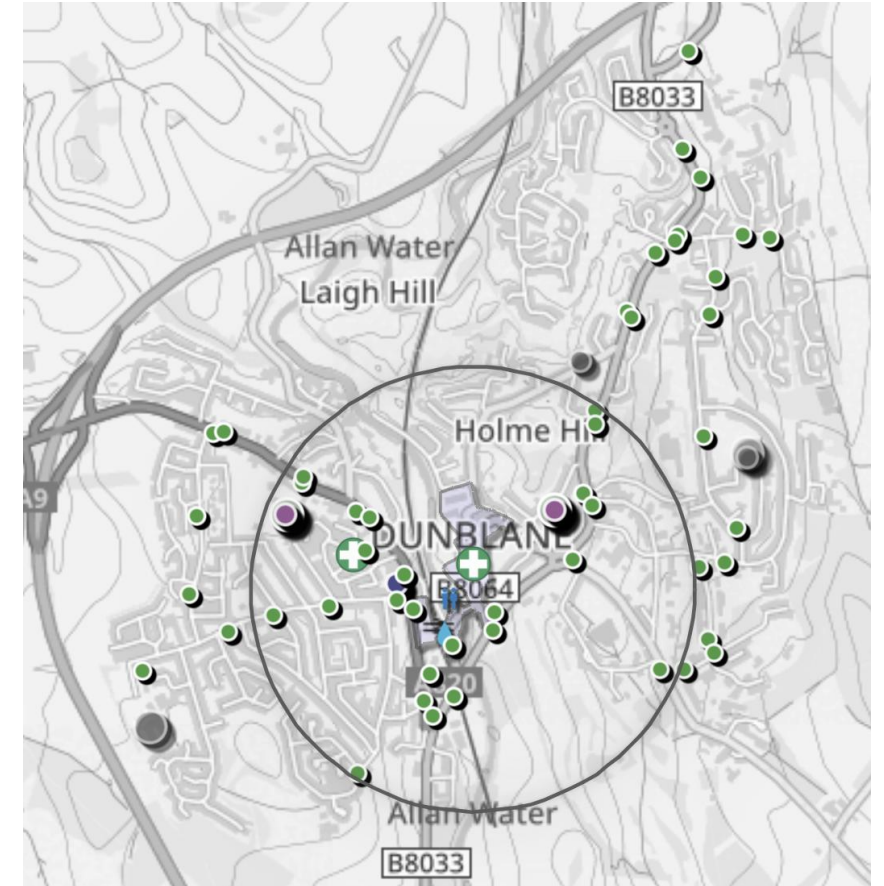
Dunblane also has an extremely significant skew for high-end qualifications, with many at the highest-end of qualifications (54.62% vs 32.47%)

HOUSING CONTEXT I

In Dunblane, a higher proportion of households live in owned homes compared with Stirling Council Area and Scotland (85% compared with 66% and 63%; Census 2022 data). In 2012-2015, 41% of properties were bought by people already living in Dunblane (HNDA 2019 data).

The majority of properties are detached houses, but semi-detached houses, terraced houses and flats are present also. Feedback from the survey undertaken for this LPP indicates a need for affordable housing for first-time buyers, especially young people from Dunblane wishing to raise their families here.

Dunblane has a single local centre with limited active transport routes. The map shows properties in walking distance in accordance with the 20 min neighbourhood principle with a 700m walking distance. The "20 min" refers to a distance comfortably walked in 10 min and back. Dunblane's topography reduces the distance considerably in some areas. Improving local public transport is crucial to reduce our reliance on cars, and for supporting climate change action in the area.



The Stirling Council Local Living Tool describes the 20 min neighbourhood with 700m walking distance.

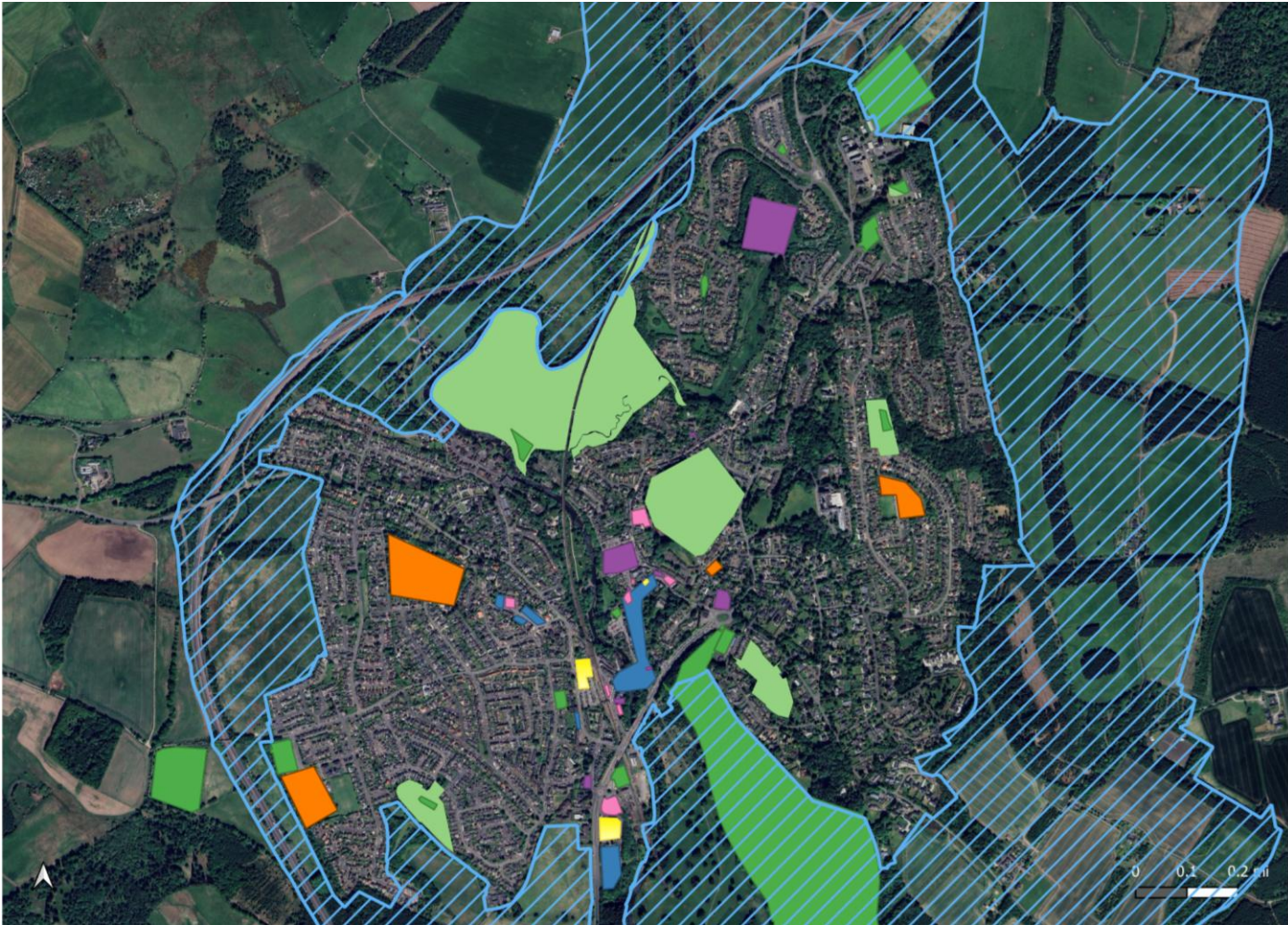
HOUSING CONTEXT II

Stirling's Housing Need and Demand Assessment 2019-2038 identified an increased requirement for affordable, accessible/adapted housing to meet the needs of a projected increase in the population of older people in the Stirling Council Area. This is in keeping with feedback from Dunblane Community, where homes for "down-sizing" are in demand.

Large properties as part of large-scale developments were reported in feedback as not needed and were described as potentially disruptive to the cohesion of Dunblane Community. The current lack of sufficient public transport would lead to an increase in car traffic in Dunblane. Parking is perceived to be very limited and any potential additional users of the High Street may choose to take their shopping activities to other centres such as Stirling.

Both the Stirling Council Green Belt review 2024 and local feedback stressed the importance of preserving the current Green Belt for local recreational use, nature protection and climate change mitigation.

DUNBLANE ASSETS



- Community Venues
- Supermarkets
- Heritage
- Local Businesses
- Schools
- Playparks and Sports Facilities
- Parks and Green Spaces
- Green Belt

DUNBLANE KEY CONSTRAINTS

Context and Demographic Shift

Dunblane has undergone significant growth over a relatively short period of time, which can result in issues of community cohesion, facility access and differing priorities.

An example of this is the moniker of a commuter town, which may be changing as population ages adjust, and work-from-home becomes more prevalent.

Dunblane has also long had a skew away from young adults at student age as they move away for higher education, up until the age of young families. This is significant if these families struggle to find suitable homes to move into.

Policies and Plans

The community currently has no official Community Action Plan. In addition to causing unclear priorities, this has impacted the ease of creating a Local Place Plan, as work has to be started from scratch, rather than identifying place-specific proposals already in the Action Plan

As with any proposal and planning based work, everything needs to be done within the constraints of local and national policy. This is important to keep in mind when proposals look valuable to the community, but are not viable within this guidance.

Infrastructure

To add to the difficulties of a sprawling town, the existence of a single town centre, combined with limited parking, make accessibility challenging for many Dunblane residents. The issues are further exacerbated both for and by visitors to the town also vying for parking spaces.

This barrier combines with the wider variety of choice available in other local spaces such as Stirling, meaning once a resident enters their car, the choice of travelling slightly further becomes a lot easier to make. While many residents support the High Street, the reality of time and money considerations can be challenging.

Finally, as covered in the demographic shift, housing availability not just for young families but also others (such as older generations looking to downsize) can cause an issue of relocation, where residents wanting to stay in Dunblane (or those looking to move here), are unable to find suitable local housing, and end up having to look elsewhere instead.

DUNBLANE KEY CONSTRAINTS II

Funding and Volunteering

In order for a community to function well, both the money to make things happen, and the people to put it into action, are imperative.

While there is often funding available for community projects, many individuals and groups have little experience of what types of funding are available, where to access it, or how to write a good application. Good ideas are therefore sometimes put aside as unlikely, which may have been successful with the right knowledge and support.

Volunteers are the other critical element, with many groups on a never-ending hunt for more support. The reality is there is always more work to be done, particularly in proactive communities like Dunblane.

Social Capital

In any local community, much of the success is dependent on the time and energy of volunteers. While everyone wants to see improvements and progress, volunteer activity can ebb and flow depending on many factors, and burnout caused by overworking, lack of progress, or life circumstances can be common.

National circumstances can also have a knock-on effect. When local services are cut, community groups often look to pick up the slack, requiring even more time from volunteers. In addition, we currently live in a time-poor society, with pressures around work, childcare, etc making it even harder to commit time to non-essential activities.

RECENT TRENDS

Community groups + Communication

The Community Council has been actively engaging with many of the existing community groups, with a goal of improving collaboration and support across the town and surrounding villages. This covers Schools and Parent Councils, Community Organisations, Local Businesses, and extends into improving direct and consistent engagement with the community at large.

Hub of Creativity

Dunblane has seen a rise in the number of creative businesses and opportunities, which has received significant support from locals and surrounding residents. This includes the Central Scotland School of Craft (now at the heart of the High Street), the Creative Dunblane community initiative, and Allanwater Pottery.

Food Growing

The community-run Dunblane Allotment was established two decades ago and has played a key role in supporting local food growing in Dunblane. Over the past ten years, the Community Orchard and school gardens have become part of this effort, gaining popularity with both children and adults. The Apple Day and Orchard Blossom Days are expected to draw visitors to the area in coming years.

A VISION FOR DUNBLANE

Dunblane will continue building on our **thriving, green, and inclusive** town, a place where people of all ages live, work, and visit with **ease** and enjoyment.

Our community will be **welcoming** and **vibrant**, with a **wide** range of volunteering and placement opportunities, young person and social groups, active projects and regular events. **Well-maintained** active travel routes and transport services will connect neighbourhoods and nearby towns, ensuring accessibility and encouraging use of local shops and community hubs.

Our High Street will be **thriving and popular**, filled with **independent** shops, and **welcoming** spaces. Our **wonderful creative** elements will combine with our **deep** heritage and make Dunblane a **recognised** creative hub and heritage destination.

Dunblane will encourage an **active, healthy** population, providing **varied and accessible** walking and cycle routes in nature for all ability levels, alongside organised sports opportunities, with supporting facilities, across tennis, football, cricket and more.

Through **strong** community relationships, **excellent** local services and shops, **accessible** local spaces, and a **shared** commitment to the future, **Dunblane will be a model of community-led, sustainable living.**

COMMUNITY ENGAGEMENT AND PARTICIPATION



LOCAL PLACE PLAN ENGAGEMENT METHODOLOGY

What guidance did we follow?

Dunblane Community Council raised funding and engaged with Imagine If, a local consultancy group that specialises in community engagement, and has supported a number of other communities with their Local Place Plan. Throughout the process, the Community Council has endeavoured to follow the official guidance provided by the Scottish Government and OurPlace.scot, with additional steering provided by Imagine If.



What did we need to do?

Regarding this guidance, the Community Council aimed to achieve a number of elements: Thorough research into the Community's perspectives, targeting as broad a range of demographics as possible through multiple and varied engagement opportunities, and direct collaboration with many of the local community groups. Early and consistent engagement with Stirling Council, and the professional support of Imagine If, to ensure the strategy and tactics of our Local Place Plan engagement are in alignment with official guidance, and that we can adjust early if necessary.



What were we aiming for?

For a successful Local Place Plan, the Community Council were aiming to include a number of core elements: A clear vision for the future of Dunblane – something that resonates with the community, and establishes what Dunblane is trying to be. Local Priorities – a clear understanding of what matters to the community, and why that is the case. Proposals of change in land use – what are the key areas in and around Dunblane that have potential for improved usage and value. Community Projects related to space – additional items the Community Council can continue engaging with the community on and make progress towards together.



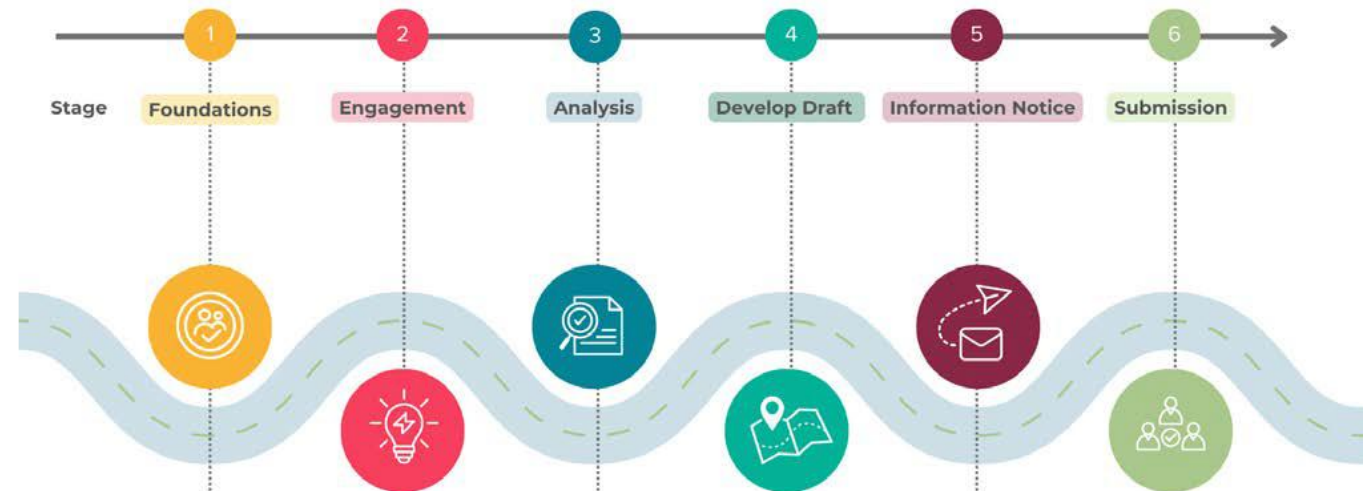
HOW WE PREPARED OUR LOCAL PLACE PLAN

Over the last couple of years, the Community Council has been working our way through preparations and engagements to put together Dunblane's Local Place Plan. There have been a number of stages to complete, and many meetings to attend.

In addition to the Community Engagement laid out across the following slide, Community Council members have attended planning sessions, reviewed previous local and national plans, engaged with Stirling Council on data access, policies and training, and raised funding for additional support.

The Local Place Plan itself has gone from broad planning and rough topics, through refinement via discussions and other Community Engagement, to a clear list of priority themes, with proposals ready to take forward.

The final stages are focused on sharing this work back to the community, incorporating final thoughts and feedback, before a final review and submission with Community teams from Stirling Council.



Credit to Imagine If.
Space CIC

COMMUNITY ENGAGEMENT

The Community Council has engaged with the community across a number of locations, contexts and methods. These are some of our core engagement activities:

- Survey
- Stalls (Fling, EcoFest)
- Community Workshops
- Liaising with Community Groups

Community Survey

The Community Council hosted a short questionnaire focused on getting a broad understanding of:

- What the community values about Dunblane
- Where would benefit from focused improvement
- What are the community aspirations over the next 10 years

With over **1,000 respondents**, the survey provided great insight into the heart of the community.

Travel - Active Travel and Public Transport

Improve bus services, especially local shuttles and links to Stirling, Falkirk, and hospitals.
Cycle and walking infrastructure must be safer, more continuous, and well-maintained.
Restored and more frequent train services, particularly to Edinburgh and Glasgow.

Parking

Lack of parking, especially for the High Street, Commuters and the medical centre.

Consider multi-storey parking (e.g., Millrow, Tesco).
Retain free short-term parking for locals and shoppers.

Town Centre and Economic Development

Revitalise the High Street: fewer empty shops, better mix of businesses.

Need for local business, bakeries, cafés, everyday essentials, and not just gift shops.

Many want an evening economy: restaurants, bars, and events.

Cultural Heritage

Strong local pride in the Cathedral, Leighton Library, and old buildings.

Desire for better signage, visitor information, and events that celebrate Dunblane's past.

Creativity

Big interest in arts, live music, creative community events.

Support shown for pop-up events, book/art festival, and creative reuse of empty buildings.

Community and Sports

Demand for a public swimming pool, improved playparks, and sports pitches.

More spaces for teenagers, youth clubs, and inclusive sports facilities.

Upkeep of existing venues like the Dunblane Centre, Laigh Hills pavilion, and school facilities.

Greenspace and Biodiversity (+ Food Growing)

Protect Green Belt and green spaces from development.

Reforestation, rewilding, food growing areas, and better park maintenance.

More wildlife-friendly planting, community gardens, and allotments.

Housing

Strong consensus to prevent large-scale developments.

Call for affordable homes, social housing, and downsizing options.

Resistance to coalescence with Bridge of Allan.

COMMUNITY WORKSHOPS

- **Two workshops** were held as opportunities to help move towards shaping a future vision for Dunblane in 2035. Our goal was to enable participants to express their own views on Dunblane, and identify any potential synergies or differences across ideas and projects.
- **The final draft of the LPP was presented at the Dunblane Library with circa 100 attendees with many suggestions for improvements.**



Workshop 1 with 18 Key Group Representatives

Purpose

- To strengthen partnerships between key groups
- To identify common goals and areas for collaboration
- To develop strategies for community-led initiatives
- To align priorities and prepare for wider public session

Activities

- Exploring a vision for Dunblane in 2035 – writing postcards
- Theme Exploration – group discussions

Workshop 2 for Dunblane Community with circa 45 Participants from Dunblane

- Ensure broad community participation
- Gather diverse perspectives and insights
- Validate and refine priorities identified in the partnership workshop
- Begin to build consensus on key actions to drive community development

- Exhibition of Survey and Workshop outputs
- Exploring a vision for Dunblane in 2035 – writing postcards
- Theme Exploration – build maps and scenarios



Vibrant, Inclusive High Street

Pedestrian-friendly, accessible (wider pavements, pedestrianised areas). Full of independent diverse shops, cafés, and restaurants serving locals and attracting visitors.

Empty units are used whilst vacant by the community.

Spaces/facilities that support a day out on the high street for all ages.

Events (e.g. Fling and Christmas Extravaganza) maintained or expanded.



Green and Sustainable Environment

More green spaces, trees, green corridors, and biodiversity (e.g., birds, bees).

Cleaner river, better waste management, and less litter.

Community gardens, orchards, and foraged/local food.

Wildlife volunteering and intergenerational gardening.

Strong focus on eco-initiatives and preserving nature.



Active Travel and Reduced Car Use

Extensive, high-quality cycle lanes and safe walking paths. Strong links to Bridge of Allan and Stirling without needing a car. Reduced traffic, more bikes, electric cars and public transport use. Smart Active Travel Infrastructure (live bus timetables). Improved accessible walking routes.



Strong Community and Social Inclusion

Thriving community centres, youth spaces, and intergenerational activities.

More affordable housing and diverse living options.

Focus on social cohesion, inclusion, and community engagement.

Emphasis on local talent, history, and shared heritage.

Prioritised spaces/activities for youth.



Tourism and Cultural Appeal

A day out destination with a rich cultural heritage trail, art, festivals, and local history.

Visitors are drawn to the Cathedral, Leighton Library, museum, and scenic areas.

More interactive resources like digital activity boards.

Visitor infrastructure Levy is reinvested in community assets.



Infrastructure and Services

Improved public facilities like parking, signage, and digital information. Continued planning for schools, health, and mobility support for an ageing population.

Better community collaboration, leadership, and planning.

Improved access to key facilities, i.e. Laigh Hills pavilion and toilets.

Affordable and diverse housing that reflects local needs.

LOCAL COUNCILLORS AND THE LPP

As Dunblane, Ashfield and Kinbuck Community Council, we work closely with the four Councillors representing our Ward. During the regular Community Council meetings we discuss ideas, concerns and plans for Dunblane, and benefit from the insights and perspectives of the Councillors.

As part of the Notice Period, the Proposed Local Place Plan was sent to all four Councillors for their review. We look forward to working together with the Councillors and Stirling Council when implementing the following proposals.

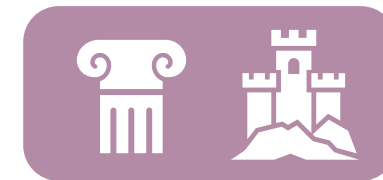
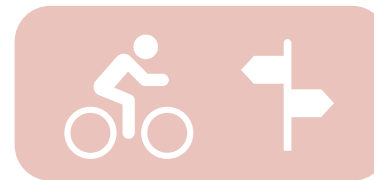
IDEAS FOR A COMMUNITY ACTION PLAN (CAP)

As covered earlier, many ideas were important but not suitable for a Local Place Plan. However, they are ideal to become a component of our Community Action Plan. Over the course of our engagement activities, we've aimed to have unrestricted conversations that may go beyond the scope of the LPP, part of the consultations for the LPP, and simply collate any of these ideas within the CAP for later review.

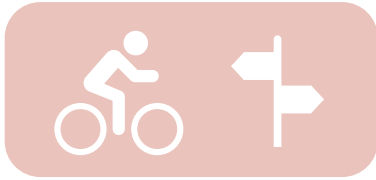
Here's some examples of what we've collected to date:

- A Community Calendar, helping to keep both residents and visitors up-to-date on local events
- Improvement of communication and news between the Community Council, community groups, and Dunblane residents, covering ongoing projects, local successes, and engagement opportunities
- Improved connections between Heritage sites and creation of a yearly Heritage Week
- Exploring the possibility of additional local events, such as establishing a local Community Food Growing Network with related days (such as apple picking and pressing), and the option for regular Market events with local produce and stalls
- Small, electric delivery van for local shops and hotels
- Local Transport (such as buses running several times an hour, 7 days a week), connecting the edges of Dunblane to the centre, and helping locals, visitors and tourists with accessibility needs to visit all of Dunblane
- A Community Support Officer, facilitating and supporting the kickstart of new projects, accessing appropriate funding, and empowering community groups and individuals
- A Community Spaces co-op, where we can share experience, equipment and support, and help maximise the effectiveness of our existing spaces
- Exploring opportunities to connect local residents and young people to volunteering and/or placement opportunities

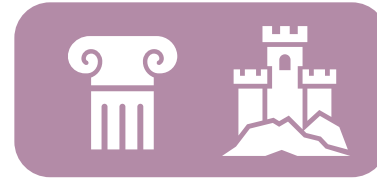
DUNBLANE LOCAL PLACE PLAN PROPOSALS



LPP TOPICS



Moving around
Dunblane



Cultural Heritage



Care and
Maintenance



Community and
Sports



Facilities and
Services



Green Spaces,
Biodiversity and
Food Growing







Parking



Housing

LPP PROPOSALS

| Local Place Plan Theme | | Quick Key | Proposal | Relevant Place Standard Tool Theme |
|---|------------------------|-----------|---|------------------------------------|
|  | Moving Around Dunblane | MA1 | Signage Enhancements | Moving Around |
| | | MA2 | Creation of themed Maps and their Display | |
| | | MA3 | Sculpture and Light Path along Allan Water | |
|  | Care and Maintenance | CM1 | Cohesive Look of Shopfronts in High Street | Care and Maintenance |
| | | CM2 | Improvement to A9 Slip Roads to the North of Dunblane | |
| | | CM3 | Kinbuck Road and Bridge | |
| | | CM4 | Ashfield Road Adoption | |
| | | CM5 | Paths Upgrades | |
|  | Facilities & Services | FS1 | Bike repair and battery charging station | Facilities and Services |
| | | FS2 | Improvement of Dunblane Train Station | |
|  | Parking | P1 | Springfield Terrace/Tescos Carpark upgrade | Traffic and Parking |
| | | P2 | Improved Commuter Parking | |
| | | P3 | Parking for Buses from visitor tours | |

LPP PROPOSALS

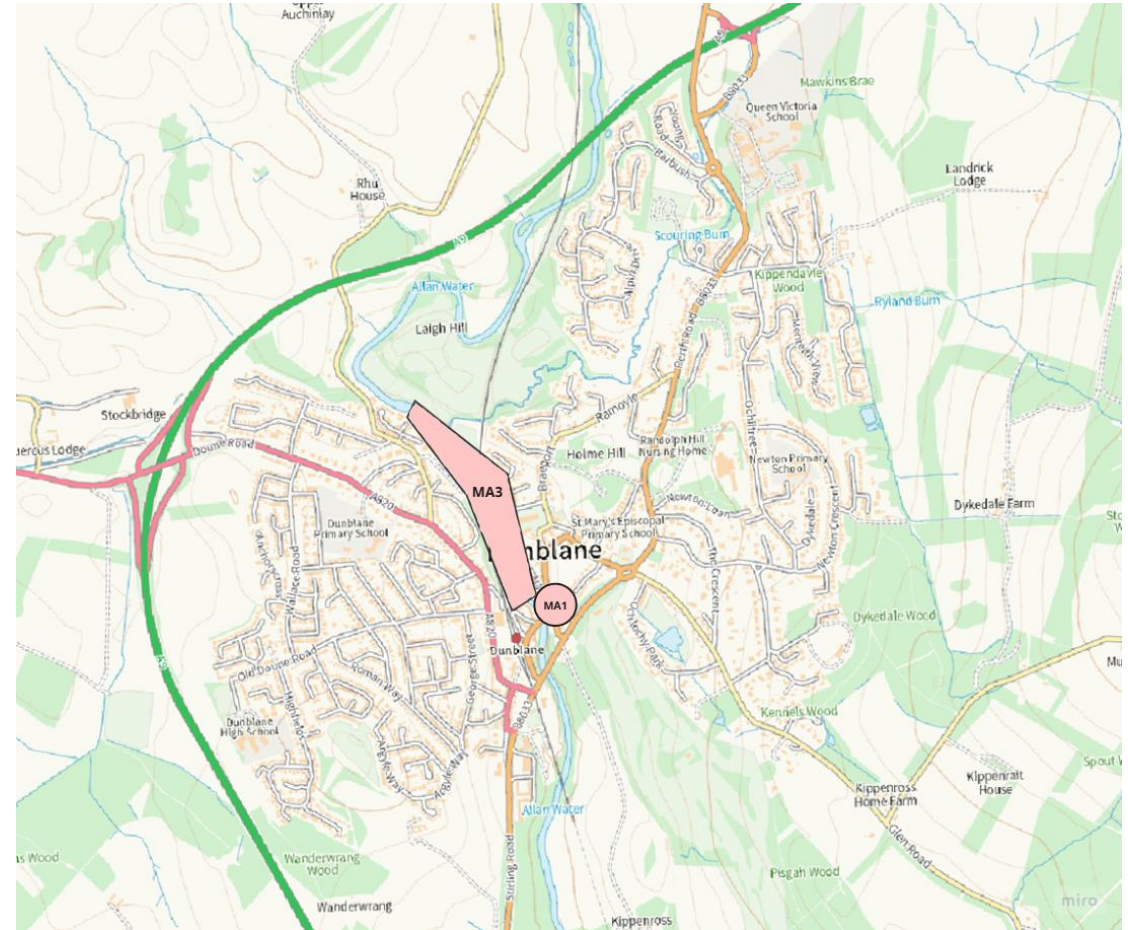
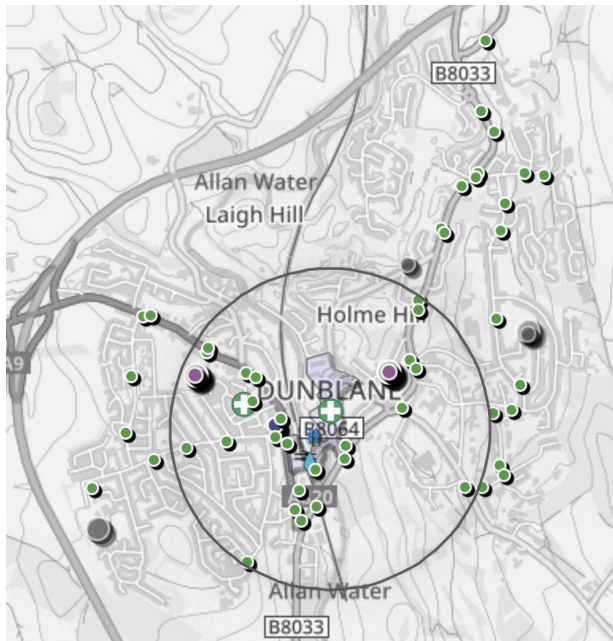
| | | | | |
|---|--|-----|---|-----------------------|
|  | Cultural Heritage | CH1 | Walking routes highlighting cultural assets | N/A |
|  | Community and Sports | CS1 | Maintain and Enhance Playparks | Play and Recreation |
| CS2 | Laigh Hills Pavillion Restoration | | | |
| CS3 | Restoration of Laigh Hills Paddling Pool | | | |
| CS4 | Review all Sports Fields | | | |
| CS5 | Third spaces for young people | | | |
| CS6 | Empty Buildings Repurposed | | | |
|  | Green Spaces, Biodiversity and Food Growing | GS1 | Community Food Growing | Natural Spaces |
| GS2 | Maintain and enhance high standards of green spaces | | | |
| GS3 | Improve access and usability of Green Belt | | | |
| GS4 | Maintain and enhance Biodiversity and Wildlife Habitats in Dunblane Community Council area | | | |
|  | Housing | H1 | Affordable Housing | Housing and Community |
| H2 | Small Scale Housing Developments only | | | |

MOVING AROUND DUNBLANE

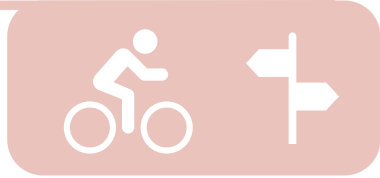


Proposals

- MA1 Signage Enhancements
- MA2 Creation of themed Maps and their Display
- MA3 Sculpture and Light Path along Allan Water



SIGNAGE ENHANCEMENTS – MA1



Vision

Connectivity in Dunblane is increased through clear and relevant signage.

Details


This LPP proposes the design and installation of better signage and directional aids in Dunblane along key routes and throughout the town.

This aims to improve the experience of pedestrians and cyclists in Dunblane, whether locals, visitors, or tourists, as well as encourage and aid exploration of new routes.

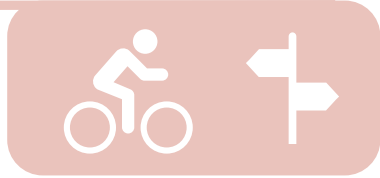
Examples could include:

- Maps in and around the train station showcasing local businesses, attractions and heritage sites
- Posters detailing access to public transport (taxi's, local buses, etc) at the train station
- Clear signage leading people through the High Street, past the Cathedral, and down into the Laigh Hills



 Status: Concept

CREATION OF THEMED MAPS AND THEIR DISPLAY – MA2



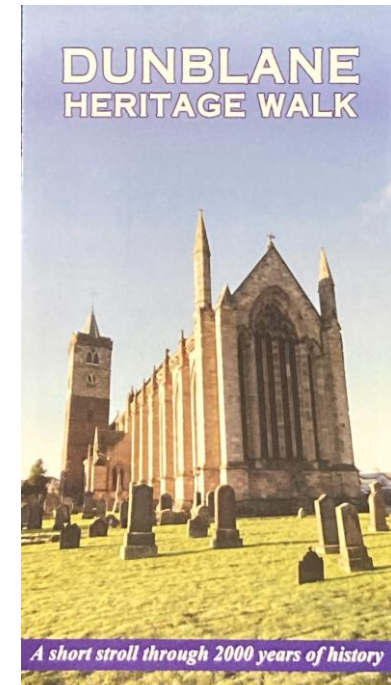
Vision

Dunblane residents and visitors can choose from maps dedicated to themes such as creativity, family adventures and retail.

Details

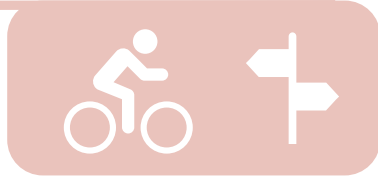
We propose to work together as a community and with Stirling Council to create printed and digital maps for scenic and safe walking and cycling routes, including distances and difficulty. These maps will build on the existing maps which are shown here.

In addition, accessible, physical (rather than printed) maps showcasing the many elements of Dunblane, such as historic sites, green trails and local shops. We believe this will help all visitors get the most out of Dunblane, and access the full extent of the town by making them aware of out-of-the-way locations and providing safe and accessible routes.



 Status: In discussion

SCULPTURE AND LIGHT PATH ALONG ALLAN WATER – MA3



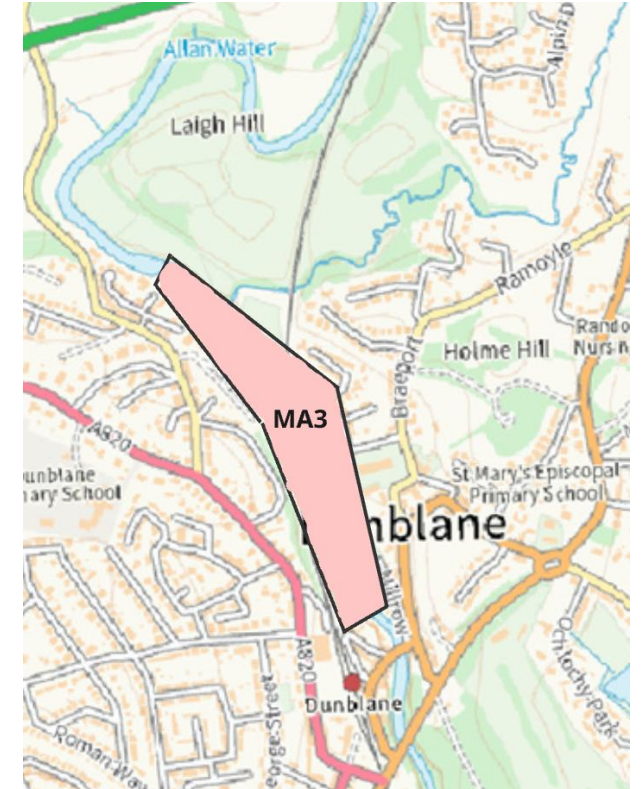
Vision

The path along the Allan Water is enhanced through improved lighting and points of interest including sculptures and several "selfie-spots".

Details

Though one of the central features of Dunblane, the river can be challenging to access on cloudy days and darker evenings in the winter months. Through strategic lighting placements, we believe we can make the river paths more accessible during these times.

Points of interest such as sculptures/art-installations and "selfie-spots" could encourage visitors to enjoy this part of Dunblane as well.



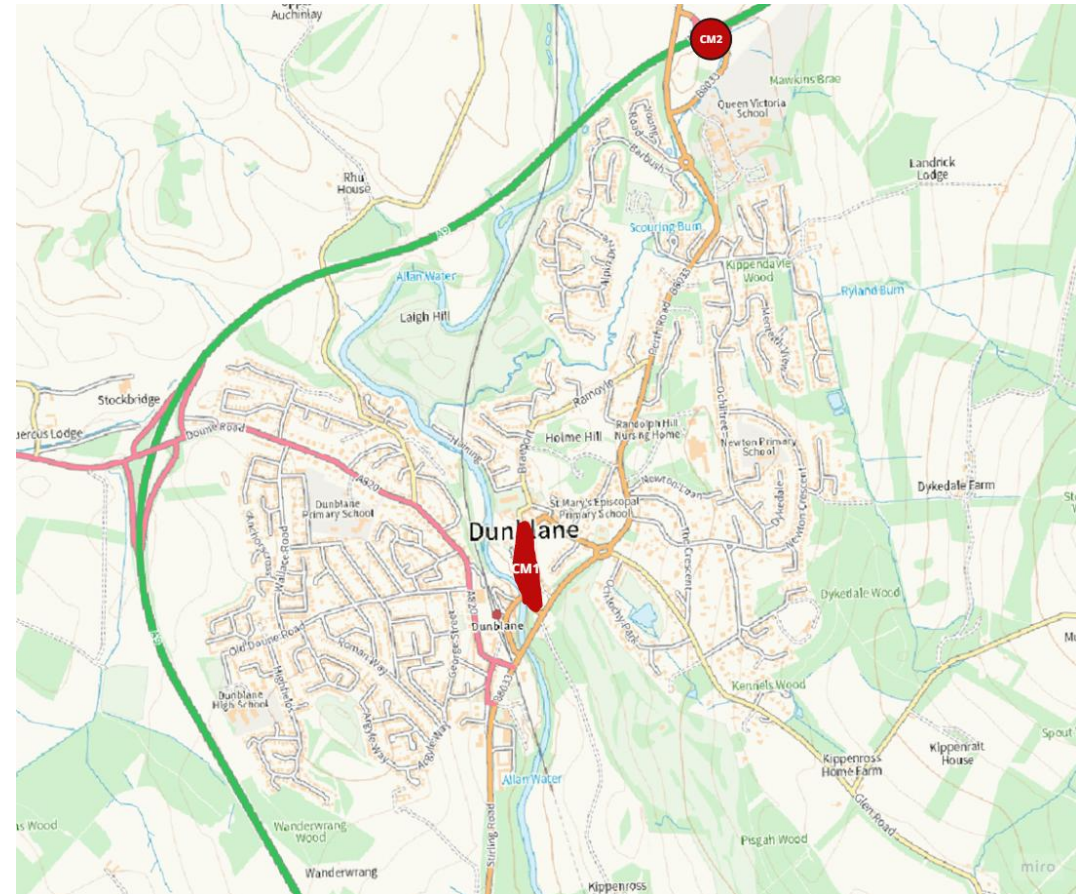
 Status: In discussion

CARE AND MAINTENANCE



Proposals

- > CM1 Cohesive Look of Shopfronts in High Street
- > CM2 Improvement to A9 Slip Roads to the North of Dunblane
- > CM3 Kinbuck Road and Bridge
- > CM4 Ashfield Road Adoption
- > CM5 Paths Upgrades



COHESIVE LOOK OF SHOPFRONTS IN HIGH STREET – CM1



Vision

Dunblane is famous for its attractive High Street with colourful and inviting shopfronts.


Details

Currently, the shopfronts in Dunblane lack a cohesive look, which detracts from the varied and excellent shops and services on offer.

We propose to support businesses to explore funding options for shopfront improvements including colour choices and signage.

Further, we suggest a collaboration with landlords and High Street traders to create posters for display in windows of temporarily vacant shops to promote Dunblane's assets. Once the shop reopens, the posters would be stored for reuse in future empty premises.



 Status: Concept

IMPROVEMENT TO A9 SLIP ROADS TO THE NORTH OF DUNBLANE – CM2



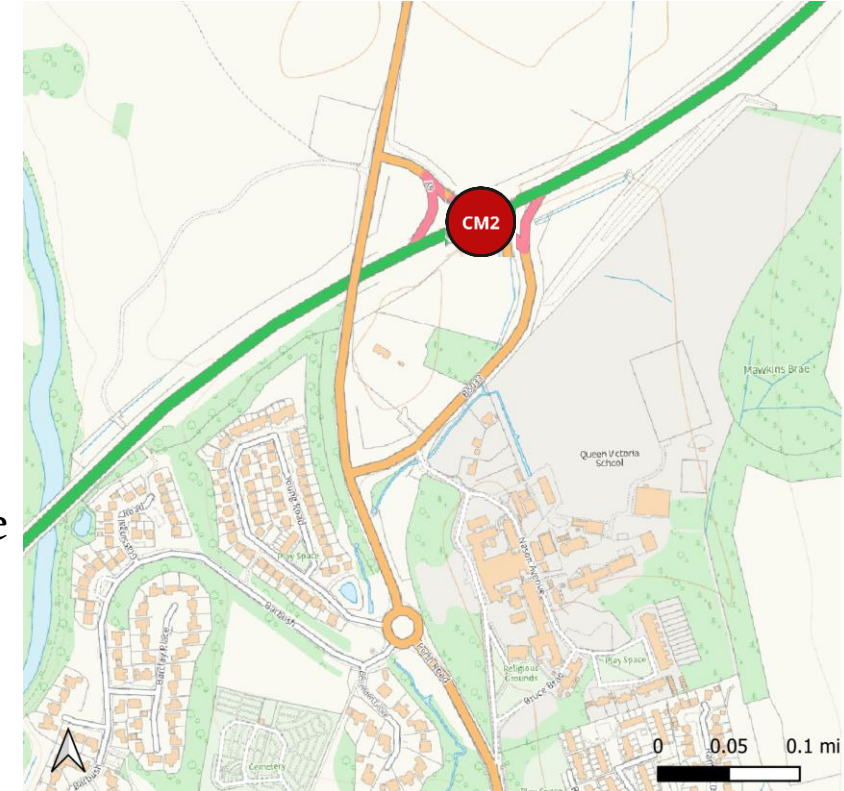
Vision


All entry and exit roads onto the A9 are safe and adhere to current road standards.

Details

The A9 slip roads to the north of Dunblane are very short, causing difficulties when entering and exiting Dunblane, and are particularly unsuitable for large vehicles. A number of severe accidents have been reported here in recent years. The community is becoming increasingly concerned due to the perceived increase in traffic entering and exiting Dunblane via this route, which is also used as a shortcut by HGVs, and as an alternative route to the A9. With the more recent addition of regular Ember buses travelling through Dunblane, the flow of regular traffic and sizeable vehicles has further increased.

Land adjacent to the slip roads should be assessed by Stirling Council for its suitability to improve the safety of this significant hazard.



 Status: Concept

KINBUCK ROAD AND BRIDGE – CM3



Vision

The road from Kinbuck to Dunblane is safe and well maintained. The Kinbuck Bridge is only accessed and used by traffic that is suitable i.e. no lorries or other large vehicles.



Details

The road from Kinbuck to Dunblane is in poor repair, with regular flooding, uneven narrow footpaths and has several sections of collapsing wall. This is a popular route for walkers, runners and cyclists and the infrastructure along the road needs to be upgraded as a matter of priority.

The bridge through Kinbuck has a tendency to be used by traffic that is unsuitable for its size, which has caused damage to the bridge. This is sometimes the result of roadworks on the A9, where drivers don't follow the official diversion route, and instead try to take a shortcut through Kinbuck.

However, the issue is also prevalent during normal operation of the A9, and needs a more permanent fix.

While there is some signage prior to leaving the A9, additional or improved signage could be provided to ensure drivers are clearly forewarned before committing to the road. If this proves to be insufficient, other options should be explored to ensure the bridge is properly protected.



 Status: In discussion

ASHFIELD ROAD ADOPTION – CM4



Vision

Ashfield's roads are adopted by Stirling Council to ensure they are maintained well and safe for use in winter.

Details

For almost 50 years, road maintenance in Ashfield has been dependant on local volunteering and financial contributions. At present, Ashfield has a shrinking pool of volunteers, and also has a markedly older age profile than Dunblane overall (57% aged 50+ compared to 47% in Dunblane). Roads are deteriorating and there is no provision for winter gritting. Walking around the village has become hazardous—especially for older residents and those with mobility or vision difficulties, who make up a significant part of the community. This also affects emergency and service vehicles, including bin lorries, delivery vans, and the mobile library.

A recent survey concluded that residents strongly support road adoption and welcome Stirling Council's consideration of this proposal. We ask for clarification on the exact extent of adoption (including roads, verges, and pavements) and whether any changes to road design or layout would be included. We note that there is historic Ombudsman support (dating back to 1986) for adoption.

 Status: In discussion

PATH UPGRADES – CM5



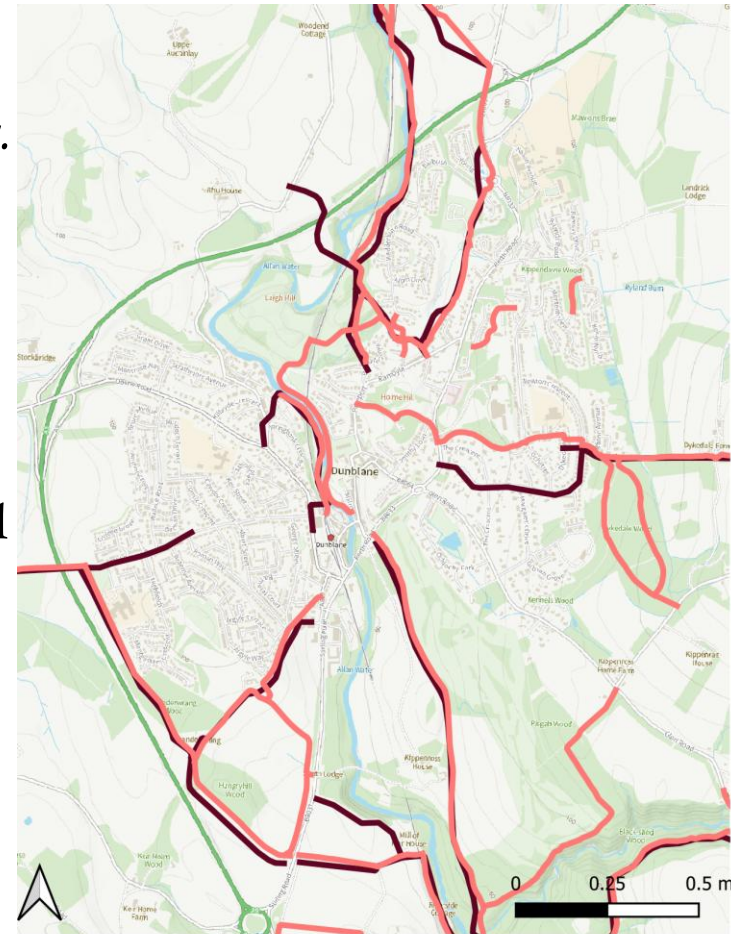
Vision

Paths are well maintained and inviting to a wide variety of users.

Details

The paths around Dunblane are a key part of our identity, with many river walks, green trails and connecting residential paths. To ensure this remains the case, we need to prioritise maintaining both accessible and safe pathways for the community. This may include: restoring damaged walkways; adding seating; and making pathways buggy and wheelchair-accessible.

Essential upgrades for paths in Dunblane are listed on the following pages.



— Core Paths
— Scotway catalogue of Rights of Way
Source: Open Data Hub by Stirling Council & OS Basemap

 Status: In Discussion

PATH UPGRADES I



| Location in Dunblane | Essential Upgrades |
|----------------------|--|
| High Street/Kirk St | <ul style="list-style-type: none">• Crossing points, e.g. tables, between High Street roundabout and the busy Greens area shops. The double kerb and narrow pavements restrict access for wheelers.• A wider pavement from the The Bank building to the Cathedral, past Leighton library pinch point, and dropped kerbs across bottom of Sinclair St near Tappit Hen. |
| Newton Park | <ul style="list-style-type: none">• North Ochiltree East from the bus stop to the path through Newton Park to school requires a 40 metres extension of the sealed path to replace muddy grass.• North Ochiltree West core path to Ledcameroch requires 60 metres link of sealed path over muddy grass.• Improve/widen path from Bogside to Ramoyle and remove barriers for cycles/disability scooters. |
| Laigh Hills/Barbush | <ul style="list-style-type: none">• Level access across the railway to replace 24/26 steep steps.• High quality link path between Laigh Hills and Barbush.• Remove 8 double barriers across the cycle paths around Barbush.• Dropped kerbs are needed at Cockburn Avenue, and the playpark/Alpin Drive spur. |

PATH UPGRADES II



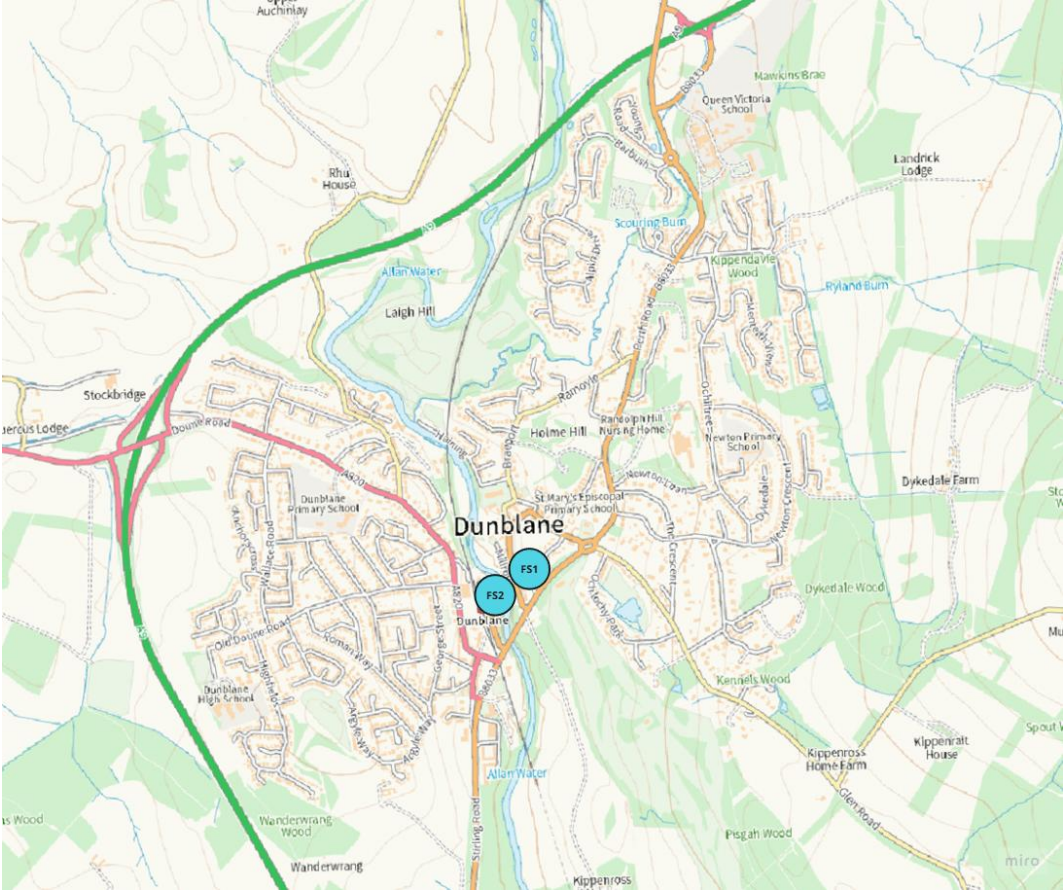
| Location in Dunblane | Suggestions for Improvements |
|---|---|
| Dunblane Centre Roundabout | <ul style="list-style-type: none">• An improved crossing at Dunblane Centre roundabout for pedestrians and cyclists.• A dropped kerb at the link path from Dunblane Centre to M&S. |
| Baxter's Loan and DHS | <ul style="list-style-type: none">• Add new and improved development access paths to Baxter's Loan/Wanderwrang/Argyle, since existing paths were recently interrupted by new housing, including a link with B8033 and the forthcoming off road cycle path to Bridge of Allan.• A link path from Culdee Grove to Anchorscross.• Working with DHS, DHS Parent Council and Stirling Council to develop 'School Street' restrictions to reduce traffic and make it safer for pupils for DPS and DHS to walk and cross Old Doune Road.• Remove barriers along Maurice Wynd link path to DHS which are non-compliant and filter pupils into traffic. |
| Kinbuck | <ul style="list-style-type: none">• Upgrade path from Kinbuck between Craigton and Kinbuck and at the Craigton underpass to remove obstacles such as waterlogged areas. As alternative, develop a new route via the fields along the road to accommodate cyclists and runners as well as pedestrians. |
| Darn Walk to Bridge of Allan heritage route | <ul style="list-style-type: none">• This old main route is now primarily a leisure route, but in poor condition - drainage and resurfacing would make it accessible to more people. |

FACILITIES AND SERVICES



Proposals

- FS1 Bike repair and battery charging station
- FS2 Improvement of Dunblane Train Station



BIKE REPAIR AND BATTERY CHARGING STATION – FS1



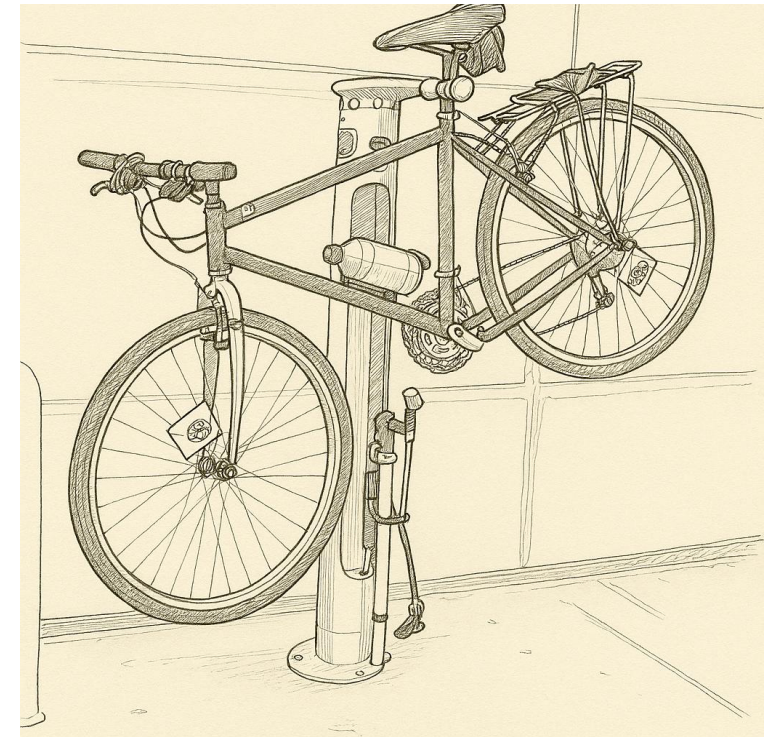
Vision


Dunblane welcomes local cyclists and visitors alike by providing a bike repair and battery charging station.

Details

Cycling has become increasingly popular in recent years, both for active travel and leisure. Locally, the Dunblane Bike Club has also increased in popularity and, combined with the National Cycle Route 765 leading many visiting cyclists through Dunblane, indicates the need to support local and travelling cyclists.

We propose working with the Dunblane Bike Club to erect a bike repair and battery charging station. We believe this will support local enthusiasts, perhaps encouraging young people to get into cycling earlier and more safely, while also supporting the visiting cyclists, providing an opportunity to increase footfall through the town centre.



 Status: Concept

IMPROVEMENT OF DUNBLANE TRAIN STATION – FS2



Vision

Dunblane Train Station becomes a welcoming and attractive location that local residents are proud of, and greets visitors arriving in Dunblane by train.


Details

Dunblane is a key connection for travellers heading to the Highlands, joining together all major cities. Being at both the beginning and end of the busy train route to Edinburgh, and on the route to Glasgow, many locals and tourists pass through our station. Providing a welcoming experience to encourage people to stop in Dunblane, and get the right first impression, is of high importance.

We believe the train station is the ideal setting to showcase local shops, giving a flavour of the rest of Dunblane. We also propose providing an improved waiting area, potentially including public toilet facilities and a small café for last minute coffees and snacks.

In addition, given its central location and first-impression impact on visitors, we want to continue pushing for visual restoration of the train station footbridge. While only installed relatively recently, the stairs and other sections have already significantly rusted, resulting in a poor look for a main part of the town.



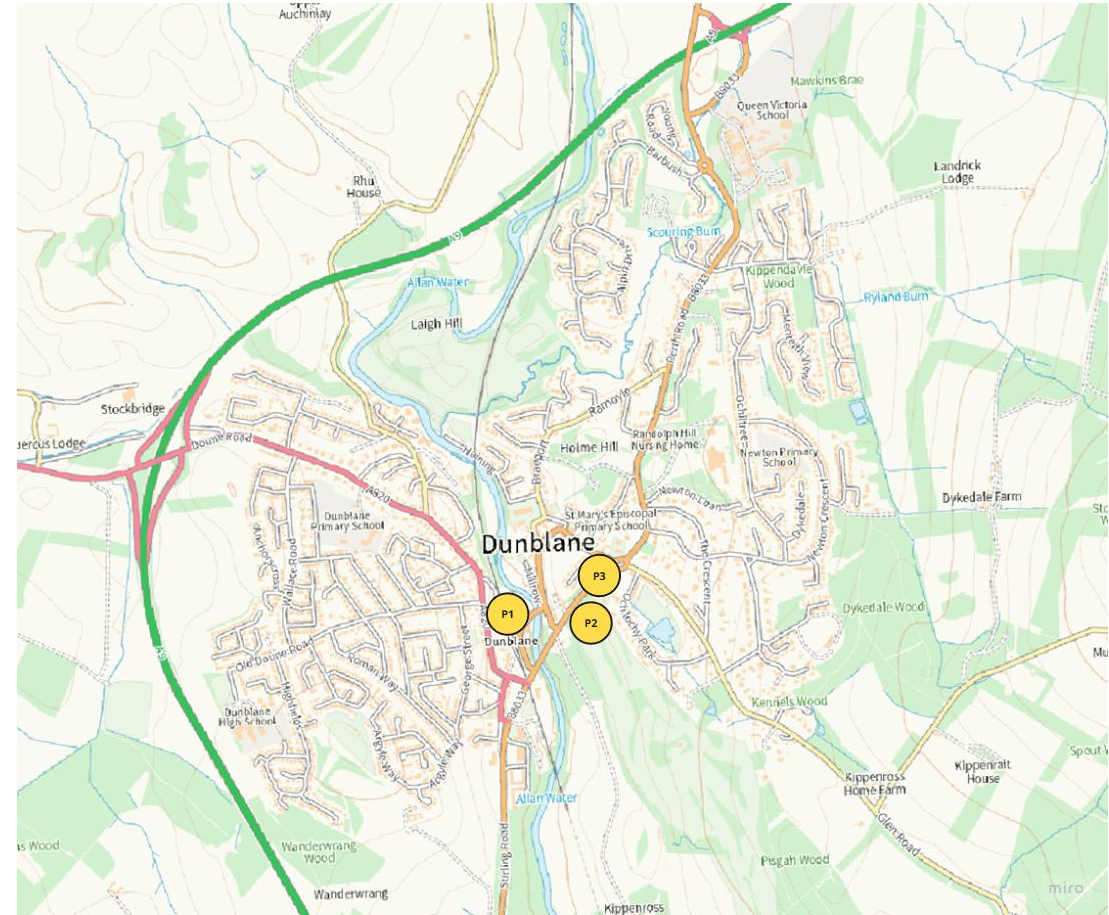
 Status: Concept

PARKING



Proposals

- > P1 Springfield Terrace/Tesco's Carpark upgrade
- > P2 Improved Commuter Parking
- > P3 Parking for Buses from visitor tours



SPRINGFIELD TERRACE/TESCOS CARPARK UPGRADE – P1



Vision

The Springfield Terrace/ Tesco's Carpark is an accessible and safe area for both Dunblane residents and visitors.

Details


The joint Tesco's and train station carpark presents a number of challenging issues for shoppers, commuters and locals travelling to and from town. The regular usage combined with tight space results in many cars and pedestrians in close proximity, often with little space to work in, and difficulty seeing those around them.

The issues identified include, but are not limited to:

- A lack of joined-up, wheelchair accessible pathways (which knocks on to trolley navigation)
- A lack of path access all the way to the railway bridge stairs (requiring people to step out onto the road consistently)
- Narrow pathways for pedestrians, compounded by drivers reversing out of spaces over said pathways with little vision

Feedback from the survey indicates access through the carpark can be particularly challenging and dangerous for pedestrians. We propose a review of the existing space, with a view of improving safety and accessibility for pedestrians, buggies, and wheelchair users, while ensuring the retention of parking spaces.



 Status: Concept

IMPROVED COMMUTER PARKING – P2



Vision

Dunblane provides convenient and secure commuter parking to support the use of public transportation such as trains and buses.

Details

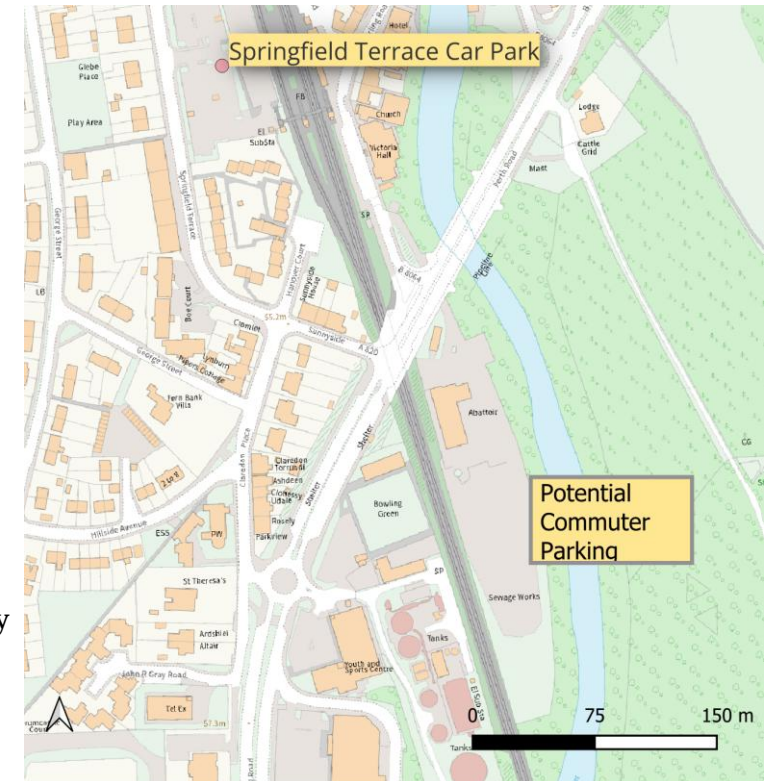
Parking is often an area of contention in Dunblane, with workers, commuters, shoppers, tourists and other locals all vying for quality parking spaces. There are a couple of ways this may be tackled:


1) Additional parking

The site of the former abattoir in Dunblane could provide extensive additional parking for commuters and visitors alike. Within a couple of minutes walking distance from the train station and town, it will be suitable for most car users. Spaces for Disabled Parking could remain in Springfield Terrace Car Park. If successful, and further parking is required, there may be an option to add a multi-storey parking unit at a later date.

2) Encourage redistribution of existing parking

A suitable place for commuter parking (but limited in space) is in the lower section of Springfield Terrace Car Park. However, due to high cost, many commuters are likely to find alternative parking that is often more suitable for accessing the town centre. We propose investigating options for making this car park more attractive to commuters, such as schemes covering parking costs for train ticket holders. By making this space most ideal for commuters due to its proximity to the train station, and keeping existing and additional parking charge free, we could free up other parking for locals, visitors and tourists. Marked parking bays along Perth Road could also improve parking in Dunblane in the short-term.



 Status: Concept

PARKING FOR BUSES FROM VISITOR TOURS – P3



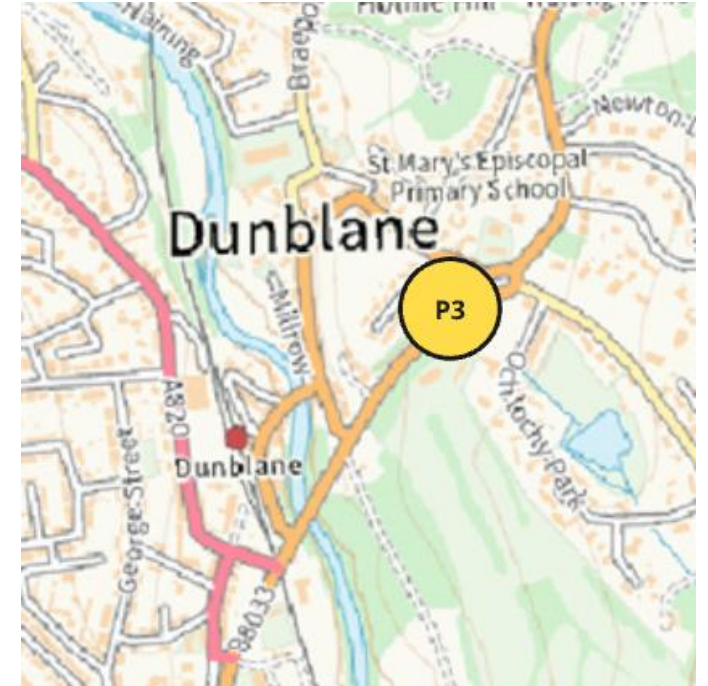
Vision


Buses from visitor tours have sufficient and designated spaces for parking, encouraging easy and consistent access for tourists.

Details

Dunblane has many assets that make it an interesting destination for tourists. However, one of the core methods of visiting local tourist destinations (tour buses) have little-to-no appropriate parking in Dunblane.

For Dunblane to properly accommodate visitor tour buses, parking spaces for buses need to be created. Given the importance of parking for other uses (commuting, shopping, etc), any endeavour to find space for tour buses should be tied to the success of providing additional car parking, such as through options laid out in our previous proposals. This will ensure that an increase in tourist access in the town does not come at the expense of locals and other visitors.



 Status: Concept

CULTURAL HERITAGE



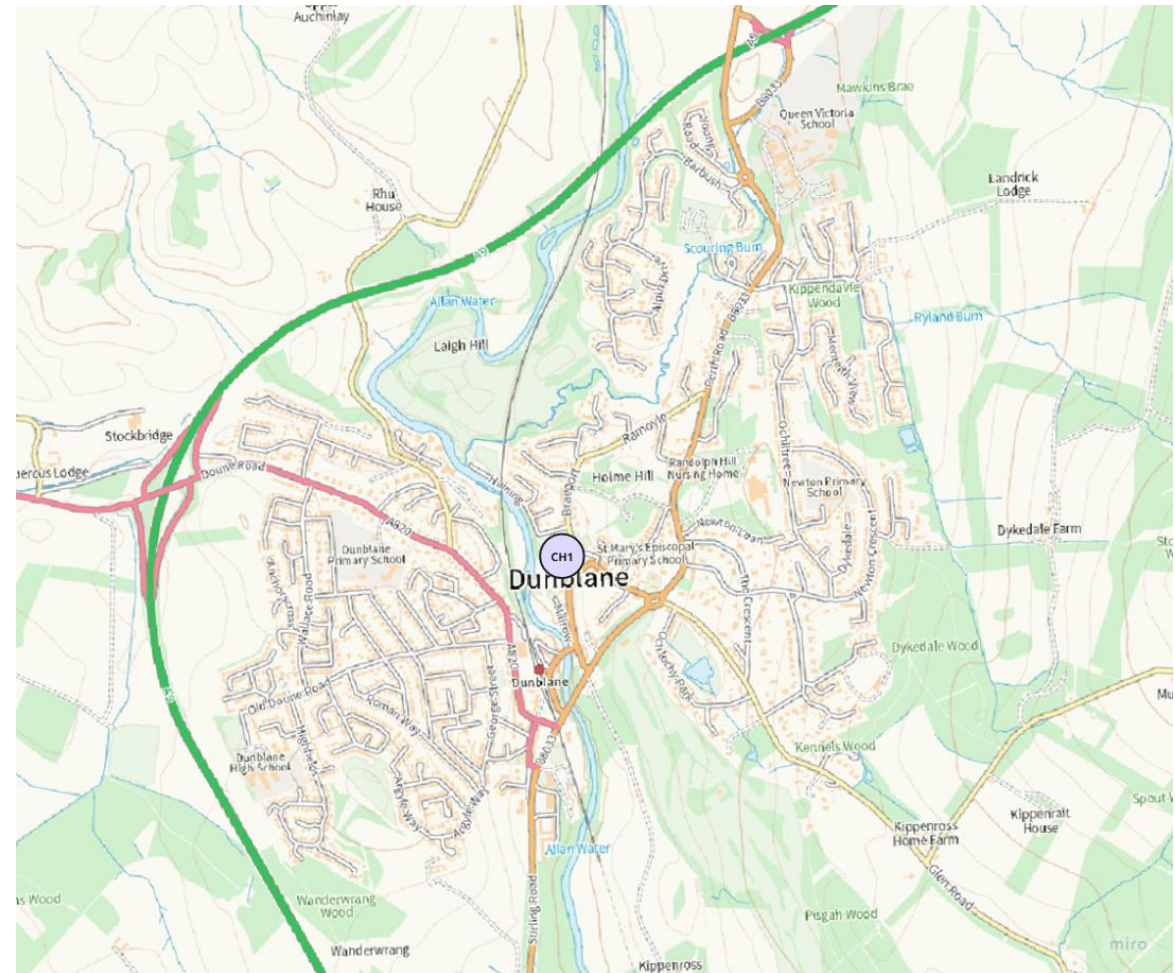
Proposals



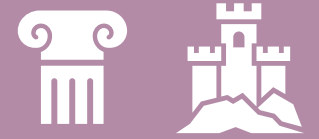
CH1 Walking routes highlighting cultural assets



Dunblane Tartan



WALKING ROUTES HIGHLIGHTING CULTURAL ASSETS – CH1



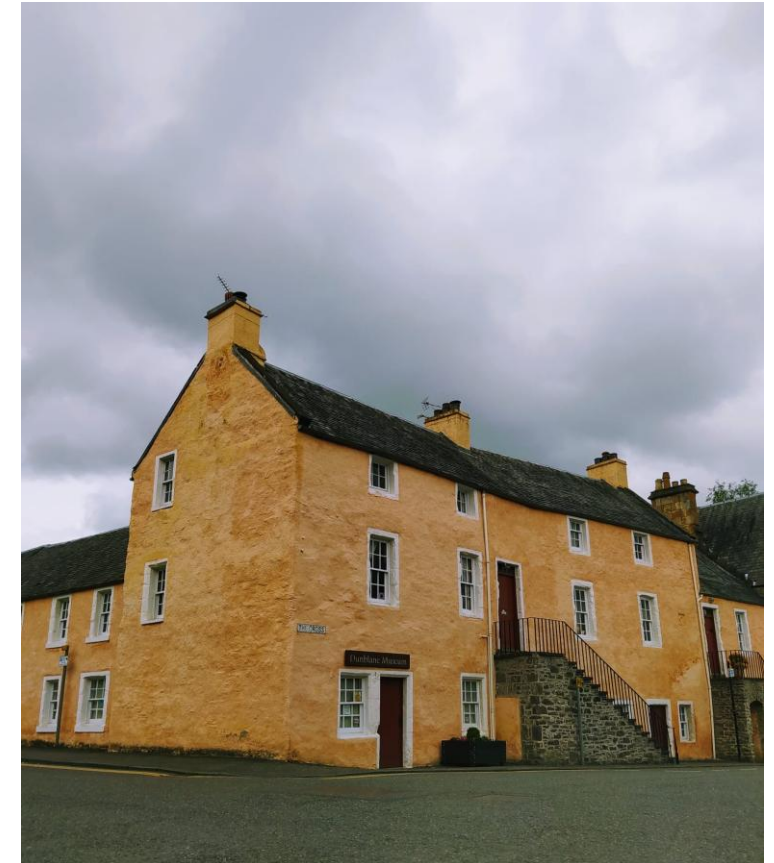
Vision


Walking routes highlighting cultural assets in Dunblane are enhanced through digital content.

Details

In addition to the existing Heritage Walk map, the designing and development of a mapped trail of historic locations including digital elements could be undertaken to increase interest and connection in Dunblane. The experience of following the trail would be enhanced with scannable QR codes for stories, photos, and videos, especially around the Cathedral and town centre.

Further improvements could include additional signage and information boards acknowledging existing heritage sites (Sherrifmuir Battlesite, Roman Camp/Fort in Hillside Meadow, etc).



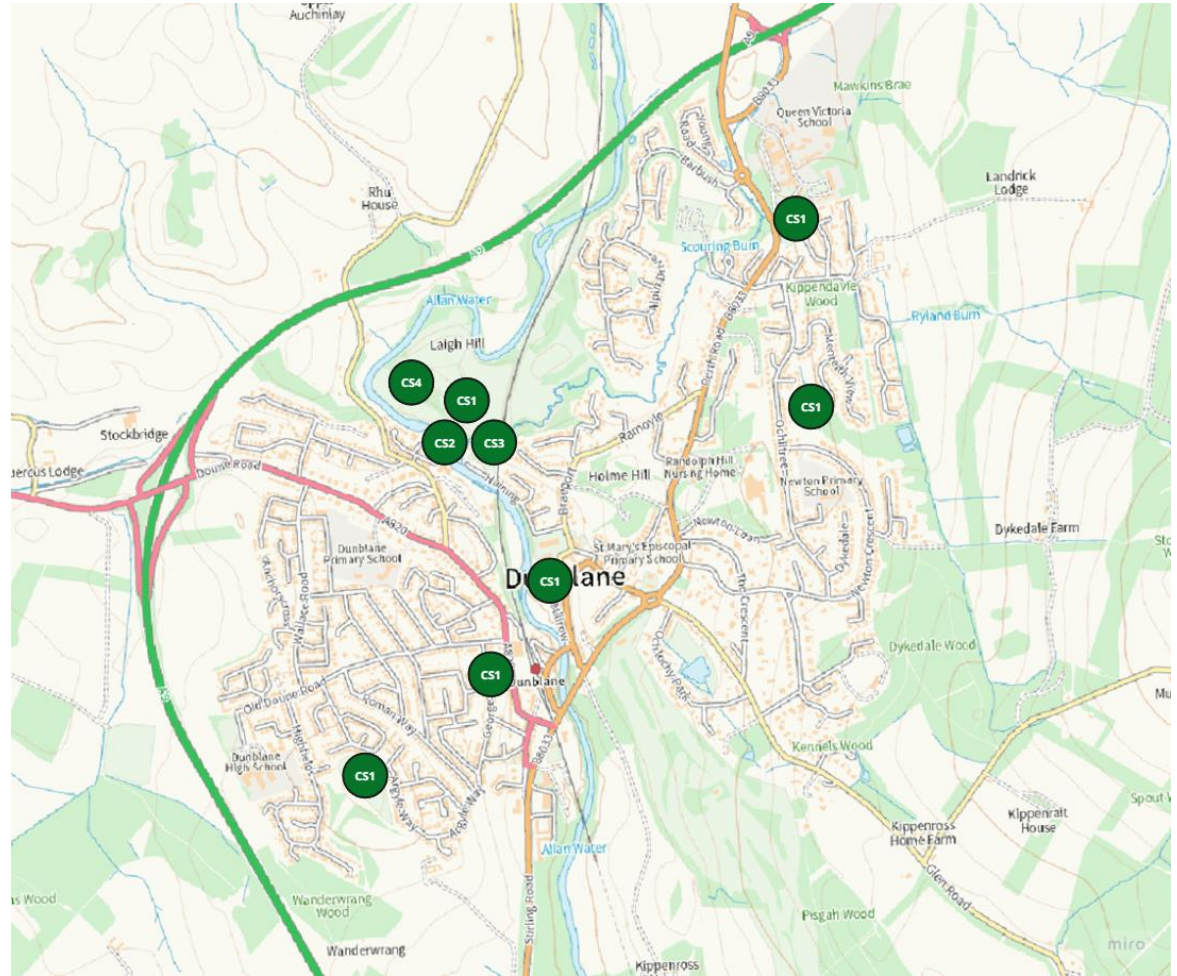
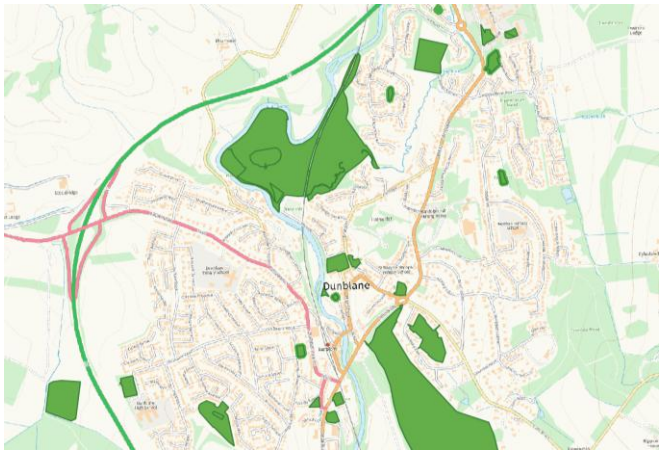
 Status: Concept

COMMUNITY AND SPORTS



Proposals

- > CS1 Maintain and Enhance Playparks
- > CS2 Laigh Hills Pavillion Restoration
- > CS3 Restoration of Laigh Hills Paddling Pool
- > CS4 Review all Sports Fields
- > CS5 Third spaces for young people
- > CS6 Empty Buildings Repurposed



MAINTAIN AND ENHANCE PLAYPARKS – CS1



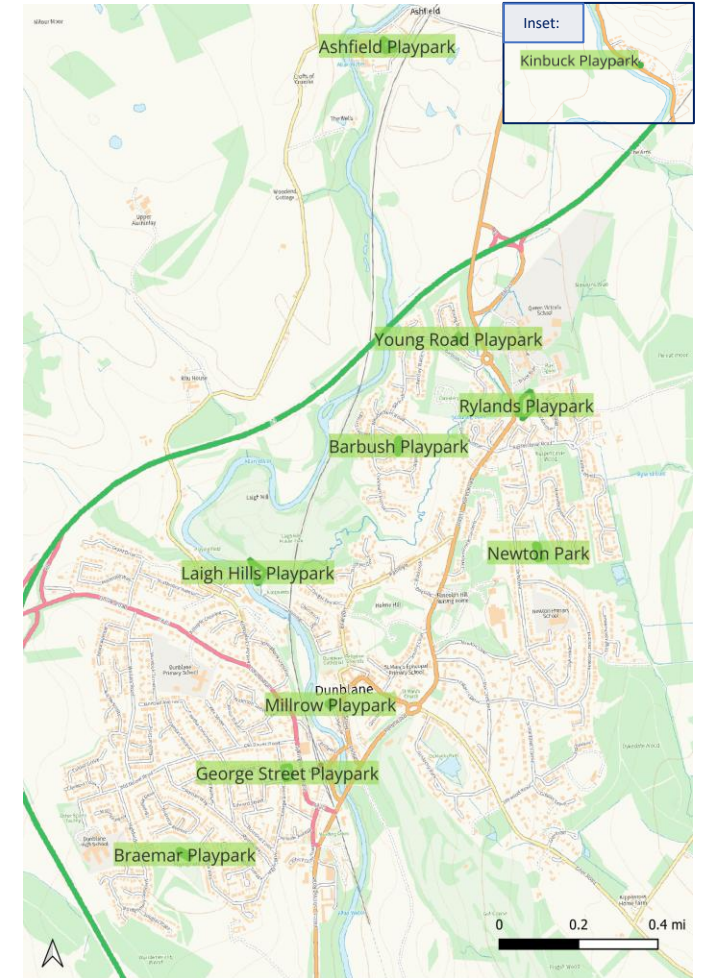
Vision

All playgrounds in Dunblane are well maintained with exciting play opportunities and meeting spots for children, parents and carers.

Details

Several of the playparks in Dunblane have undergone much-needed maintenance in recent years, such as Millrow, George Street, and most recently Braemar Park. However, results from Stirling Council's Play Parks Survey and local feedback indicate more work is required in Dunblane and surrounding villages e.g., the playpark in Kinbuck is in urgent need of repair/upgrades and would be a valuable centrepiece for the community if restored.

We propose to work with local children and their families, and with Stirling Council, to assess each of the parks in Dunblane and identify areas for improvement. Our goal will be to ensure outdoor play is encouraged, inclusive and enjoyable, with fair access for all areas of the town and surrounding villages. The review will also give us an opportunity to investigate areas and the potential for increasing biodiversity in and around these spaces.



 Status: In discussion

LAIGH HILLS PAVILION RESTORATION – CS2



Vision

The existing pavilion in the Laigh Hills is restored, becoming a highlight, and providing toilet facilities, a café and a meeting space.

Details

The Sports Pavilion in the Laigh Hills, while remaining empty for a number of years, provides a great opportunity for core facilities to be provided directly beside our core park. Recent investigation has confirmed the space is largely functional, with relatively little work needed to bring it into working order.

We propose a restoration project for the Sports Pavilion to provide these key services, split into two phases:

- Phase 1 will be the refurbishment of the existing Sports Pavilion to provide toilets, wheelchair accessible facilities and changing rooms.
- Phase 2 will be a new build Pavilion, adjacent to the Sports Pavilion, with kitchen facilities to provide drinks/food. This phase will also include a wheelchair accessible plinth to provide level access for both Pavilions.



 Status: In discussion

RESTORATION OF LAIGH HILLS PADDLING POOL – CS3



Vision

The Victorian Bathing Pool located in the Laigh Hills is a place to appreciate nature and socialize with friends.

Details


We propose the following:

Phase 1 The Paddling Pool will have a refurbishment to clear overgrown vegetation from the surrounding concrete infrastructure to provide a tranquil seating area surrounded and sheltered by mature trees.

Phase 2 A timber bridge, spanning the present outlet of the pool would be desirable over the scouring burn in order to gain access to both sides of the pool and a linked path to the wider Laigh Hills Park

Phase 3 A survey of the base of the pool to determine the substrate and the viability of deepening part of the pool. This ensuring that known important fish breeding sites are maintained. This phase could also investigate the restoration of boards governing the depth of the pool with regard to the constraints mentioned.



 Status: Concept

REVIEW ALL SPORTS FIELDS – CS4



Vision

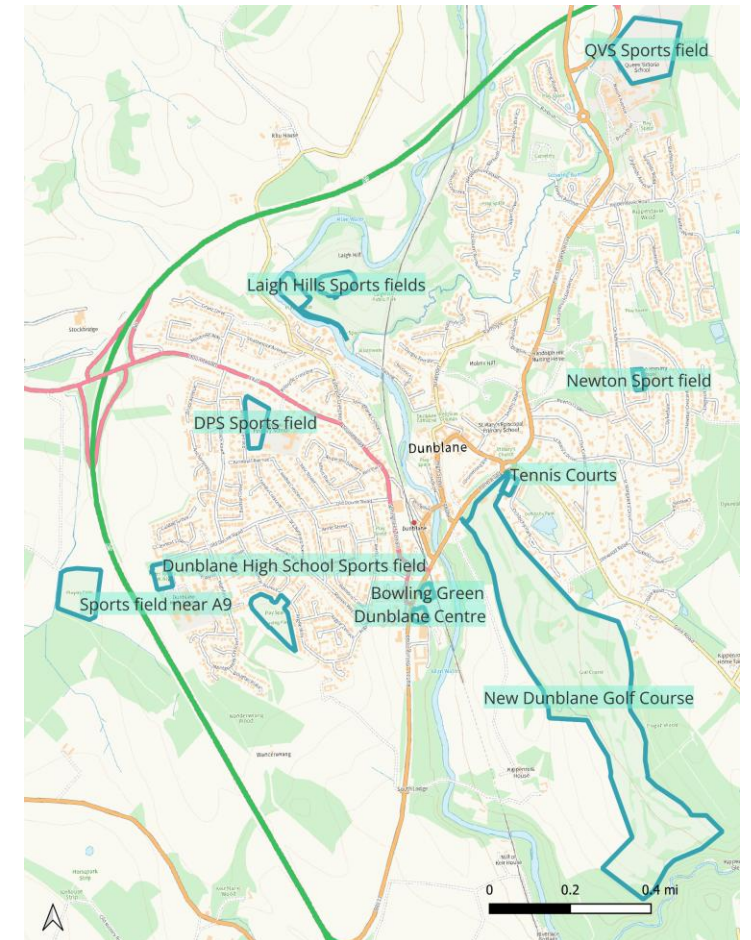
Sports clubs in Dunblane have adequate access to sports grounds that meet their size requirements.


Details

Dunblane is a hub for successful sports clubs over a number of areas, including Tennis, Football and Cricket. However, the sports facilities we have are not always adequate to support their needs, sometimes requiring to travel out of town to play or train.

We propose organising a review and evaluation of all existing sports facilities, with the aim of identifying much needed repairs and upgrades.

To support this process, we also propose and will support the forming of a joint consortium between Dunblane’s sports clubs, to establish a “Dunblane Sports Hub” or similar. Securing funding sources will be a key part of a facility review, which will be made easier with cross-group support. The Hub would then be responsible for coordinating usage and ensuring proper maintenance of these facilities.



 Status: Concept

THIRD SPACES FOR YOUNG PEOPLE – CS5



Vision

Spaces other than school and home provide opportunities for young people to study, socialise and create art and music together.

Details


Dunblane as a community has a higher percentage of young people compared to most other places in Scotland. Therefore, it is imperative we identify and provide appropriate third spaces for our local young people to socialise and relax.

These may be a review of existing spaces, such as the Dunblane Centre covering elements such as:

- Ensuring young people (and their parents) feel safe about access to these facilities
- Collaborating with these existing spaces to support engagement with young people, and ensuring there are sufficient spaces and activities of interest

There may also be opportunities to identify further suitable spaces for young people to access.

This initiative will be undertaken in conversation with young people themselves as well as those supporting them including parents, carers, schools, Dunblane Centre etc.

 Status: Concept

EMPTY BUILDINGS REPURPOSED – CS6



Vision

Unused buildings, including shops along the High Street, are filled with businesses or community services important to the town.




Details

Community feedback has raised concerns about the number of empty buildings in Dunblane, particularly in the High Street. Some empty shops simply take time to change hands and reopen but several have been vacant for a long time. Filled with businesses that people want to frequent, repurposed empty shops would increase footfall in the High Street and the viability of existing shops, cafes and restaurants.

Bringing empty buildings back into use is not an easy task - owners have many reasons for leaving them empty. We would need to set up a task group that

- Identifies ownership
- Seeks the support of Stirling Council (and other agencies) and the use of their various powers
- Develops a dialogue with owners, perhaps assisting them in sourcing funds for repairs and upgrading

Dunblane has a small number of properties on the 'buildings at risk' register. [Your Search Results | Buildings at Risk Register](#)

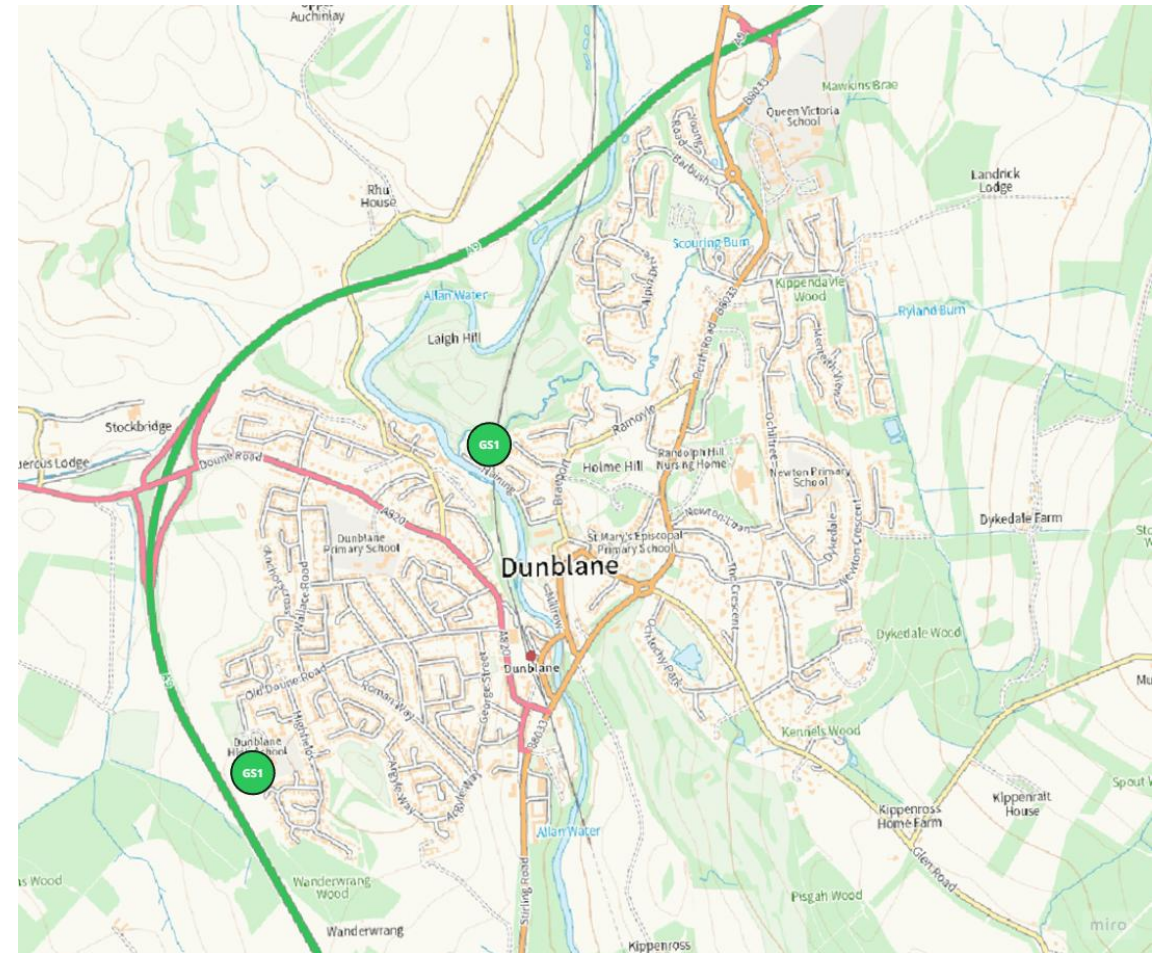
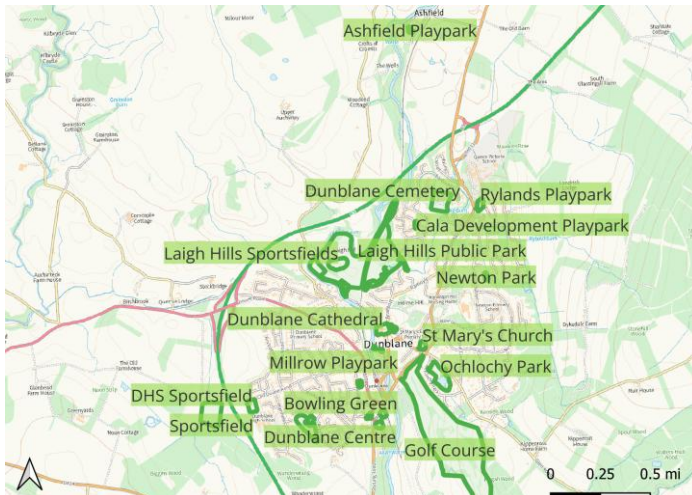
 Status: Concept

GREEN SPACES, BIODIVERSITY AND FOOD GROWING



Proposals

- GS1 Community Food Growing
- GS2 Maintain and enhance high standards of green spaces
- GS3 Improve access and usability of Green Belt
- GS4 Maintain and Enhance Biodiversity and Wildlife Habitats in Dunblane Community Council area



COMMUNITY FOOD GROWING – GS1



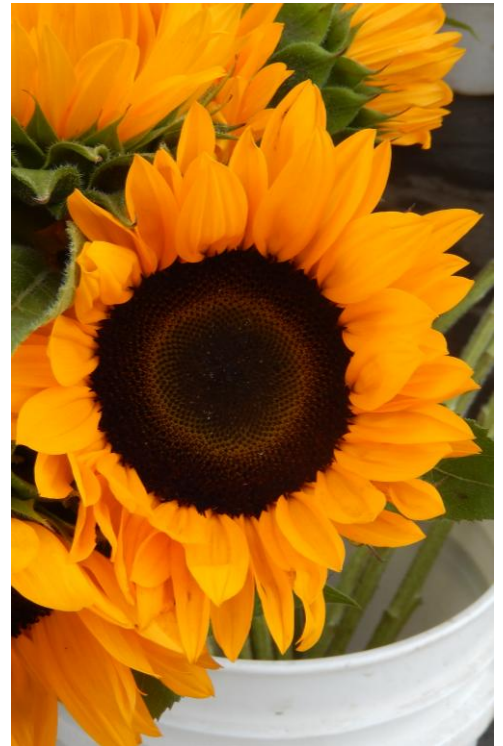
Vision

Everyone in Dunblane, who would like to grow their own food, has access to growing space, resources and is invited to be part of the food growing community.

Details

Food growing in Dunblane takes place in allotments, community and school gardens, community orchards and private gardens. Through sharing knowledge, seeds and gardening tools as part of a community food growing network, costs could become more manageable and food growing more accessible. An established initiative to support interested members of the community are the starter plots in the Allotment. Dunblane's active food growing community would benefit from meeting spaces e.g. at the Allotments.

We propose to work with Stirling Council to determine the need for additional growing spaces, and to identify suitable spaces in-keeping with the Community Empowerment (Scotland) Act 2015, as well as working together to implement the requirements of the National Good Food Nation Plan 2025.



 Status: In discussion

MAINTAIN AND ENHANCE HIGH STANDARDS OF GREEN SPACES – GS2



Vision

All Parks and shared Greenspaces in Dunblane maintain their high standard and are accessible and safe for all to enjoy.

Details

Alongside the maintenance carried out by Stirling Council staff, community efforts like "Dunblane in Bloom" and regular litter-picking gatherings play an important role in caring for the parks and green spaces.

There is also a strong interest in restoring the historic graveyard around Dunblane Cathedral, recognizing their significance for local events such as celebrations and funerals, as well as their importance in attracting visitors to the area.



 Status: In discussion

IMPROVE ACCESS AND USABILITY OF GREEN BELT – GS3



Vision

Dunblane's Green Belt is rich in wildlife and provides a shared space for walkers, runners, cyclists, horse riders, and anyone else who wants to enjoy the beautiful countryside.

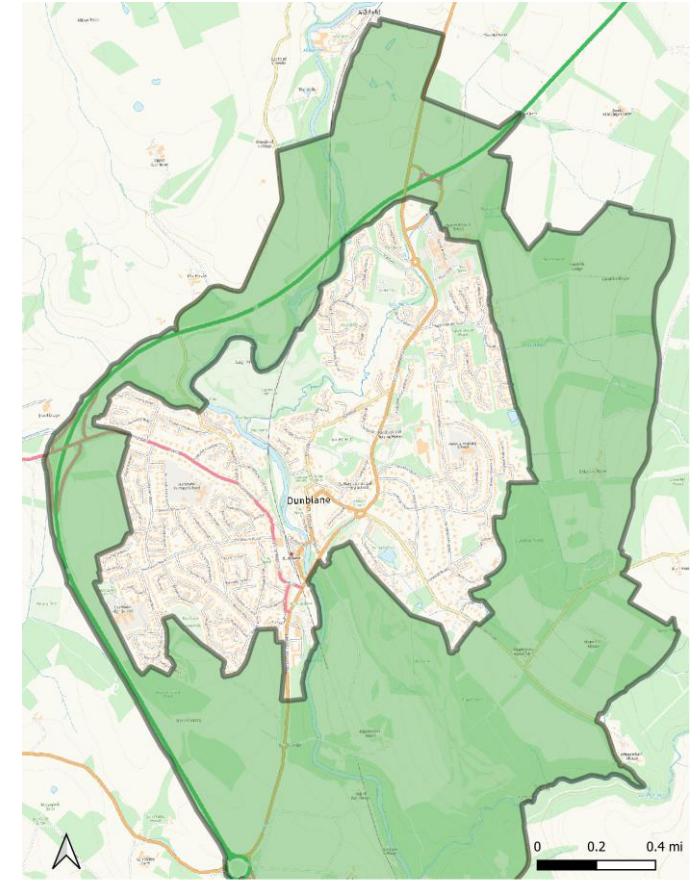
Details


Green Belts are rural areas outside cities and towns marked to prevent uncontrolled urban sprawl, but they do not have to be green spaces.

The Green Belt review undertaken by Stirling Council in 2024 found Dunblane's Green Belt to be of high to medium high importance for most measured parameters. This is further supported with feedback from the community for this LPP, where preservation of the Green Belt was seen as very important. This is in keeping with the current LDP (Policy 1.5, 2018).

There is strong opposition from the community to both the reallocation of Green Belt to any other status, and to any housing development within the existing Green Belt. The community group “The Dunblane Western Green Belt Group” was formed in 2025 following discussions on land use of this part of the Green Belt. They are working with the community in this area to explore specific projects such as paths improvements, nature restoration, educational signages etc through feasibility studies, suggested collaborations with landowners, development of projects and their execution with concurrent evaluations.

In addition to preserving the existing Green Belt, we propose investigating the potential for improved accessibility, and continuing to build support for local wildlife and biodiversity initiatives e.g., the Stirling and Clackmannanshire Forestry & Woodland Strategy Supplementary Guidance 2019 identified several areas in the Green Belt preferred or with potential for woodland expansion. This will endeavour to ensure the value of our Green Belt remains high, and that we retain it to be enjoyed for many generations to come.



 Status: Concept

Source: Scottish Green Belt Boundaries data & OS Basemap

MAINTAIN AND ENHANCE BIODIVERSITY AND WILDLIFE HABITATS IN DUNBLANE COMMUNITY COUNCIL AREA – GS4



Vision

Dunblane features numerous spaces which support a wide range of habitats and species, and which are enhanced to support biodiversity and improve lives within our community.

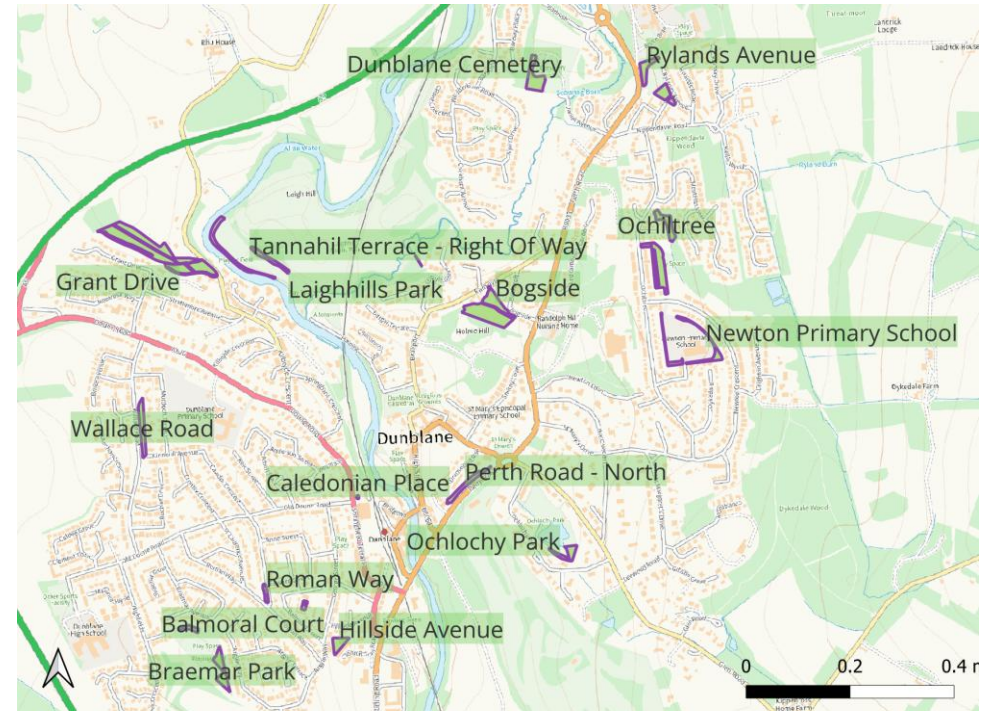
Details

Biodiversity is basically the variety of life, is all around us, and is essential to our lives. But many habitats and species are currently declining across the country for a variety of reasons.

Dunblane is fortunate in having a wide range of local greenspaces, woodlands, wetlands (see next page) and gardens which already support biodiversity, but much more could be done to improve these and enhance wildlife across the town. The community engagement exercise indicated interest and support for tackling this.

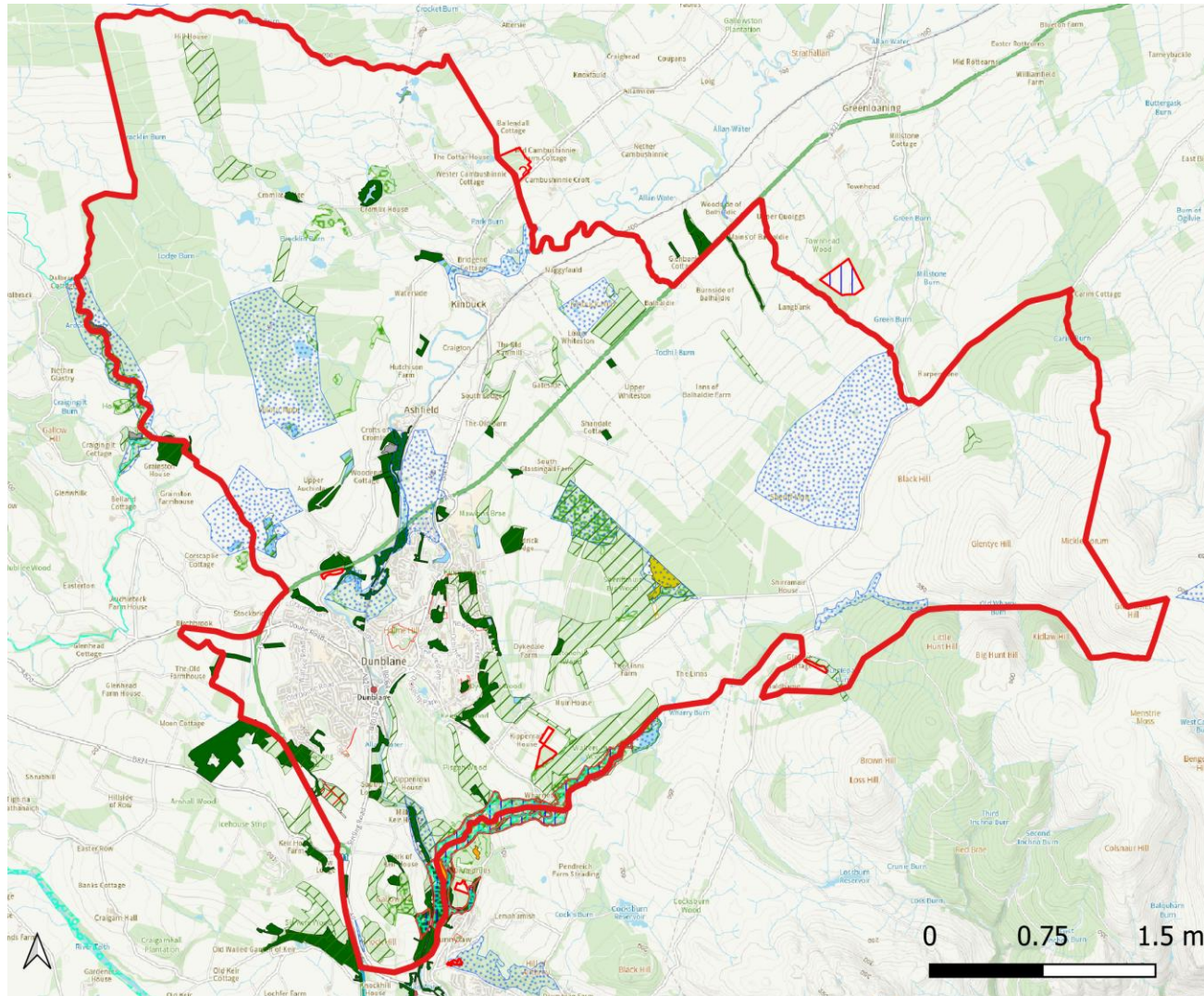
To support this endeavour, and to tie into Stirling Council's Alive with Nature Plan, we propose to develop a local biodiversity action plan, including wildlife corridors and greenspaces; areas such as Holmehill, the Laigh Hills, Anchorscross, Baxter's Loan, the Allan Water and other sites, including school grounds and gardens. We will explore a collaboration with Stirling Council and other key organisations to maintain designated areas; share local learnings about biodiversity enhancements and encourage participation from the local community.

An example of what can be done is shown on this map of Pollinator Strategy areas already developed across the town.



 Status: In discussion

DCC AREA & ITS NATURAL ENVIRONMENT



-  DCC_Boundary_2025
-  Special_Areas_of_Conservation
-  Sites_of_Special_Scientific_Interest
-  Geological_Conservation_Review_sites
-  SH_Local_Nature_Conservation_Sites
-  Ancient_Woodland_Inventory_(Scotland)
- 
-  Acid grassland
-  Bracken
-  Built up areas and gardens
-  Dwarf shrub heath
-  Hawthorn scrub
-  Lowland mixed deciduous woodland
-  Neutral grassland
-  Non native
-  Unidentifiable type
-  Upland birchwood
-  Upland mixed ashwood
-  Upland oakwood
-  Wet woodland
-  SH_Tree_Preservation_Orders_-_Polygons

Source Basemap: OS 2025

HOUSING



Proposals

- > H1 Affordable Housing
- > H2 Small Scale Housing Developments only



AFFORDABLE HOUSING – H1



Vision


Affordable housing opportunities are available to first-time buyers and people on low income.

Details

Through our community engagement, we have identified the need and support for the development of affordable housing and social rented housing in the centres of Dunblane and some surrounding villages. Appropriate housing is needed for first-time buyers (including young people) and older people (often looking to down-size) as well as housing accessible and adapted for those with special housing needs. These types of housing are important to ensure healthy movement of households within the area, preventing local people from having to move away.

We will support Stirling Council and local housing associations

- in the provision of small developments including social rented housing and accessible and adapted housing
- in ensuring that social rented housing and lower cost private houses, suitable for the above demographics, are included in all new private developments

 Status: Concept

SMALL SCALE HOUSING DEVELOPMENTS ONLY – H2



Vision

Any new housing will be incorporated by consolidating the town centre to maintain community cohesion and preserve the Green Belt.




Details

Dunblane has expanded considerably over the decades and has contributed significantly to Stirling Council meeting its housing targets.

Stirling Council's existing LDP (Spatial Strategy 5.1, 2018) promoted urban consolidation of Dunblane. It set out that infrastructure (water, electricity, local health services, public transport) has to be reviewed as part of any developments that increase demand. Dunblane's infrastructure is currently near or at capacity, and would therefore expect such reviews.

National Planning Framework 4 (2023) emphasises the consolidation of settlements and the protection of Green Belt.

In our view, Dunblane is suitable only for small scale housing developments close to the town centre. There is strong opposition in the community to any housing development on the edge of town, in the Green Belt or out with existing villages.

 Status: Concept

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 policies guide decision making on existing structures in settlements and can positively impact new developments. Policies relevant for our LPP proposals are listed below. The LDP 2018 is mentioned under each proposal as required.

| Topic | Proposal | NPF4 Policies | Topic | Proposal | NPF4 Policies | Topic | Proposal | NPF4 Policies |
|------------------------|---|-------------------------------|----------------------|---|--------------------------|---|---|------------------------------------|
| Moving around Dunblane | Signage Enhancements | 13, 14, 15, 18, 21 | Parking | Springfield Terrace/Tescos Carpark upgrade | 14, 23, 27 | Green Spaces, Biodiversity and Food Growing | Community Food Growing | 1, 2, 4, 6, 9, 14, 15, 21, 23, 31 |
| | Creation of themed Maps and their Display | 2, 7, 15, 21, 27, 30 | | Improved Commuter Parking | 2, 13, 15, 23, 28, 30 | | Maintain and enhance high standards of green spaces | 3, 4, 6, 7, 14, 15, 21, 23, 30 |
| | Sculpture and Light Path along Allan Water | 14, 15, 20, 27, 30 | | Parking for Buses from visitor tours | 7, 18, 27, 30, 31 | | Improve access and usability of Green Belt | 3, 4, 6, 8, 13, 14, 18, 21, 23, 30 |
| Care and Maintenance | Cohesive Look of Shopfronts in High Street | 27, 28, 30, 31 | Cultural Heritage | Walking routes highlighting cultural assets | 7, 14, 15, 21, 30, 31 | Housing | Affordable Housing | 9, 14, 15, 16, 18, 27 |
| | Improvement to A9 Slip Roads to the North of Dunblane | 23, 30 | Community and Sports | Maintain and Enhance Playparks | 3, 14, 21, 23, 27, 30 | | Small scale Housing Developments only | 8, 9, 13, 14, 15, 18, 27 |
| | Path Upgrades | 8, 15, 18, 21, 23, 30 | | Laigh Hills Pavillion Restoration | 4, 9, 14, 21, 23, 30, 31 | | | |
| Facilities & Services | Bike repair and battery charging station | 2, 13, 21, 27, 28, 30 | | Restauration of Laigh Hills Paddling Pool | 4, 7, 14, 21, 30, 31 | | | |
| | Improvement of Dunblane Train Station | 7, 14, 14, 15, 18, 27, 30, 31 | | Review all Sport Fields | 14, 21, 23, 30, 31 | | | |
| | | | | Third spaces for young people | 9, 15, 21, 27, 31 | | | |
| | | | | Empty Buildings repurposed | 9, 14, 15, 23, 27, 31 | | | |

CONCLUSION



MOVING FORWARD – HOW TO GET INVOLVED

Moving Forward

The Community Council views this Local Place Plan as a starting point, not an endpoint. Our hope is that it inspires continued engagement between the Dunblane Community Council, community groups, and the wider community.

Next Steps

We will be developing a Community Action Plan alongside the proposals in this LPP, creating further opportunities for community involvement and collaboration. We're also actively working to facilitate connections between existing community groups to support various projects and ideas across Dunblane.

Get Involved

The best way to participate depends on your interests. We encourage joining relevant community groups that align with what you'd like to contribute to. While we're working toward establishing a more centralised coordination space, the Community Council and Dunblane Development Trust currently help connect people and groups with shared goals.

Stay Connected

cc@dunblane.info - www.dunblane.info - Facebook: Dunblane Community Council

CONCLUSION – STIRLING COUNCIL CORPORATE OWNERSHIP

While the proposals will be assessed for inclusion in the next Local Development Plan, some may also require action or ownership by Stirling Council departments other than Stirling Planning Authority.

We consider all proposals important parts of an integrated Local Place Plan for enhancing the wellbeing of our community. We would therefore ask the Planning Authority to share those proposals at corporate level which also require action from other Stirling Council departments, and collaborate in their delivery.

APPENDIX



APPENDIX A - VALIDATION CHECKLIST

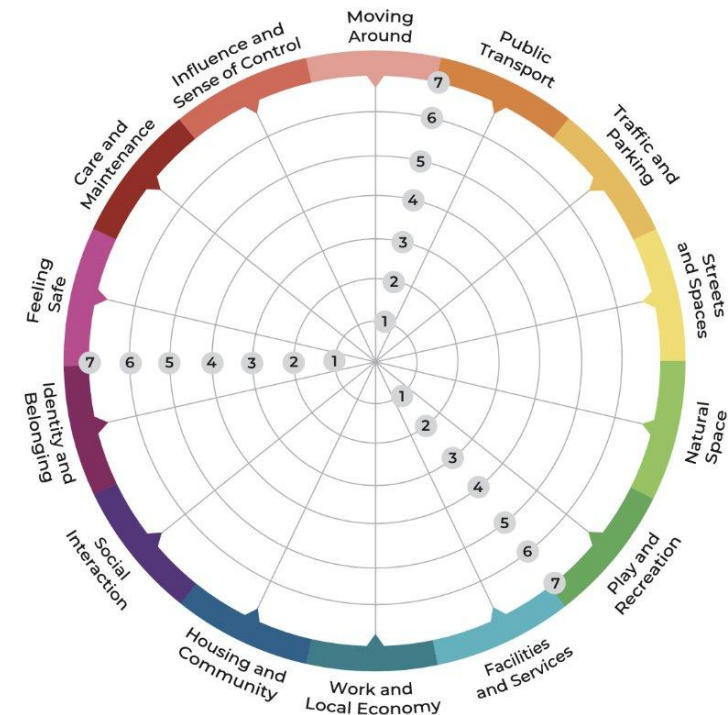
| Statutory Requirement for Local Place Plan | Requirement compliance check (Yes/No) | Identify the page or paragraph where each requirement is met within the Local Place Plan |
|---|---------------------------------------|--|
| 1. Identify the community body who prepared the LPP, and a statement showing compliance with the definition of a Community Body. (This definition can be seen in Text Box 1 of the Planning Circular LPP, Page 3). | Yes | Page 4 |
| 2. Contain a map that shows the land to which the Local Place Plan relates | Yes | Page 13 |
| 3. Contain a statement of the Community Body's proposals as to the development and use of land or identifies land or buildings that the community body considers to be of particular significance to the local area within the Local Place Plan area. | Yes | Page 36 - 77 |
| 4. Check that where a proposal relates to a specific area of land or building that the Local Place Plan contains a map or maps to identify the location of the land or building. | Yes | Page 36 - 77 |
| 5. Contact details (including email address) to contact the community body | Yes | Page 4 |
| 6. A copy of the written constitution of the Community Controlled body | Yes | Submitted with final plan to Stirling council |
| 7. A list of the councillors and community councils consulted, and when, that border the area to which the Local Place Plan relates | Yes | Page 86 |
| 8. A copy of the Proposed Local Place Plan | Yes | This was attached to the emails as per Page 85 and available online. |
| 9. A copy of the pre-submission information notice evidencing compliance with the required contents | Yes | Page 85 |
| 10. A statement explaining how the proposals in the Local Place Plan align with or differ from the relevant policies and development proposals and why it considers that the Local Development Plan should be amended considering this. | Yes | Page 78 |
| 11. A statement explaining how the LPP has regard to the Local Development Plan, National Planning Framework, and any applicable Locality Plans. | Yes | Page 78 |
| 12. A brief description of the engagement and consultation activity or activities | Yes | Page 26-29 and 32 |
| 13. An estimation of the number of people/organisations involved in Local Place Plan preparation (that would be in a survey or workshop) | Yes | Page 29 and 32 |
| 14. Evidence of the level of community support for the Local Place Plan and how the community body reached that view | Yes | Page 30-33 |
| 15. Clear reasons for any amendment to a policy or site allocation – if applicable. | Yes | Page 36 - 77 |

APPENDIX B - OUR PLACE STANDARD TOOL

The Scottish Government has introduced the Place Standard Tool to facilitate discussions within communities about their spaces, ideas, and future plans. It is available at

[Our Place website - gov.scot](https://www.gov.scot/our-place)

In preparing this Local Place Plan document, we consistently used similar colours to align with the Standard Tool. This was to support the creation of the upcoming Dunblane Community Action Plan.



Place Standard compass diagram above (see page 5 for more details).

APPENDIX C1: INFORMATION NOTICE LETTER

I am contacting you formally on behalf of Dunblane Community Council to seek your comments on our Proposed Local Place Plan.

Please confirm the receipt of this email!

As part of the process of developing the Local Place Plan for our Community Council area we have carried out extensive community engagement. We have now prepared this Proposed Local Place Plan. It will be published online for public consultation at www.dunblane.info from Friday, 26th September 2025 to Friday, 24th October 2025. Please do share the link around your local networks in the local area and encourage people to take a look and respond.

We are legally required to send each adjacent Community Council the following information, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021:

1. Proposed Local Place Plan

Please see the attached plan, which can also be downloaded from www.dunblane.info

2. Brief description of the content and purpose of the Proposed Local Place Plan

The Plan covers the Dunblane Community Council area. In order to inform LDP2, our Plan outlines visions and proposals that seek to enable developments in and for our community that amplify sustainability of our local economy, population, cultural and natural heritage while improving accessibility and resilience of our facilities, amenities and public spaces.

3. Comments can be made by emailing cc@dunblane.info

4. The deadline for comments is Friday 24th October 2025.

If you would like any further information or clarification, please let me know. The above information comprises the 'information notice' to which the Regulations refer. We are sending similar information notices to local elected members in our Community Council Area and our adjoining Community Councils as required by the Regulations.

Please let me know if you have any queries.

APPENDIX C2 - RECORDS OF WHEN AND TO WHOM THE INFORMATION NOTICE WAS SENT

Elected Members of Stirling Council, representing our Ward:

- **Councillor Alasdair Tollemache**

Subject: Information Notice - Dunblane LPP
 Date: 2025-09-25 14:53
 From: cc@dunblane.info
 To: Alasdair Tollemache <tollemachea@stirling.gov.uk>

- **Councillor David Wilson**

Subject: Information Notice - Dunblane LPP
 Date: 2025-09-25 15:00
 From: cc@dunblane.info
 To: wilsondav@stirling.gov.uk

- **Councillor Robin Kleinman**

Subject: Information Notice - Dunblane LPP
 Date: 2025-09-25 14:55
 From: cc@dunblane.info
 To: kleinmanr@stirling.gov.uk

- **Councillor Thomas Heald**

Subject: Information Notice - Dunblane LPP
 Date: 2025-09-25 14:57
 From: cc@dunblane.info
 To: healdt@stirling.gov.uk

Neighbouring Community Councils for

| | | |
|-------------------------------|---|------------------|
| Blackford | enquiries@blackfordcommunitycouncil.or... | 2025-09-25 14:39 |
| | • Information Notice - Dunblane LPP | |
| Braco & Greenloaning | bracocommunitycouncil@gmail.com | 2025-09-25 14:38 |
| | • Information Notice - Dunblane LPP | |
| Kilmadock, Doune and Deanston | communitycouncil@kilmadock.org | 2025-09-25 14:37 |
| | • Information Notice - Dunblane LPP | |
| | info@alvacommunitycouncil.org.uk | 2025-09-25 14:46 |
| Alva | • Information Notice - Dunblane LPP | |
| | menstriecommunity@gmail.com | 2025-09-25 14:44 |
| Menstrie | • Information Notice - Dunblane LPP | |
| Bridge of Allan | contact@ccbridgeofallan.org.uk | 2025-09-25 14:43 |
| | • Information Notice - Dunblane LPP | |
| Logie | LogieCC@gmail.com | 2025-09-25 14:42 |
| | • Information Notice - Dunblane LPP | |

APPENDIX D – LIST OF FIGURES

- Slide 1, 2, 3, 10, 44, 61, 71, 75, 79, 82: Photos kindly provided by Amanda Cunningham-Gray
- Slide 5, 8, 45, 53, 70: Stock photo provided Microsoft
- Slide 7: <https://www.gov.scot/publications/local-development-planning-guidance/>
- Slide 11: National Library Scotland, Scotland 1842-82 <https://github.com/osmlab/editor-layer-index/blob/gh-pages/imagery.geojson> QGIS
- Slide 13: https://data.spatialhub.scot/dataset/community_council_boundaries-is; Basemaps OS 2025; map generated in QGIS by LPP team of DCC
- Slide 14: https://data.spatialhub.scot/dataset/community_council_boundaries-is; Basemaps OS 2025 & Google Satellite; maps generated in QGIS by LPP team of DCC
- Slide 15, 16, 17, 18: Scottish Census 2022 data <https://www.scotlandscensus.gov.uk/search-the-census#/>
- Slide 19: <https://www.stirling.gov.uk/housing/housing-documents-a-z/the-need-and-demand-for-housing/>, <https://www.scotlandscensus.gov.uk/search-the-census#/>, <https://planning.stirling.gov.uk/pages/local-living-tool>
- Slide 22: Collation of several maps with sources provided with each map on other slides, Basemap Google Satellite; map generated by LPP team of DCC
- Slide 26: Photo provided by DCC
- Slide 28, 31, 32, 46: Figure and photos kindly provided by Imagine If. Space CIC
- Slide 40, 41, 42, 43, 45, 47, 53, 55, 56, 60, 62, 69: Basemap Google 2025; maps generated by LPP team of DCC
- Slide 42, 53: Drawing provided by DCC
- Slide 43: Leaflet covers of "Green Walks in Dunblane", "Green Travel Map Dunblane Area", "Dunblane Heritage Walk"
- Slide 48: Photo kindly provided by Sam Birch
- Slide 50: <https://data.stirling.gov.uk/datasets/stirling-council::rights-of-way-scotway-catalogue-of-rights-of-way/> ; map generated by LPP team of DCC
- Slide 51, 53: Photos kindly provided by Bridget Clark
- Slide 57, 58: <https://data.stirling.gov.uk/datasets/parking-control-zones-open-data/about>, Basemaps OS 2025; maps generated by LPP team of DCC
- Slide 60: <https://www.tartanregister.gov.uk/tartanLargeImage?ref=1023>
- Slide 62, 63, 64, 65, 66, 69: <https://data-stirling-council.hub.arcgis.com/datasets/stirling-council::open-greenspace-sites-ordnance-survey-planning-open-data>, Basemaps OS 2025; maps generated by LPP team of DCC
- Slide 72: <https://www.data.gov.uk/dataset/4da3591e-3b96-49ad-9c53-43448838d939/green-belts-scotland>, Basemap OS 2025; map generated by LPP team of DCC
- Slide 73: <https://data-stirling-council.hub.arcgis.com/datasets/stirling-council::pollinator-strategy-area-maintenance-land-services-open-data/explore>; Basemap OS 2025; map generated by LPP team of DCC
- Slide 74: Datasets listed on map; Basemap OS 2025; map generated by DCC
- Slide 84: Our Place tool - <https://www.gov.scot/publications/our-place-website/>

APPENDIX E – SURVEY QUESTIONS

➤ **Please tell us about yourself**

- I live in Dunblane
- I live and work in Dunblane
- I work but don't live in Dunblane
- I go to school in Dunblane but do not live in Dunblane
- Other, please tell us where []

➤ **Please tick the things you value about Dunblane, choose as many as you like:**

Local Schools/ Location of Dunblane/ Community Spirit/ Rural and quiet/ Environment and Green Spaces/ Heritage and History/ Tourism/ Housing/ Development/ Transport Links/ Public Transport/ Local facilities and Services/ Other (please tell us what) []

➤ **Please tell us up to 5 things that you would improve in Dunblane.**

(It is important that you do your best to answer this question even if you only give one improvement. Please do not give up at this point in the survey. If you have nothing to say then please just put in 'none' into the 1st box and complete the survey.) []

➤ **Please let us know what you would like Dunblane to be like in 10 years time.**

(It would be good to have your thoughts but this question is optional, you do not have to answer.)[]

➤ **We know the Cost of Living Crisis and other issues have had an impact on many people and we would like to understand more about how this is affecting you/your household.**

Please use the slider below: (This question is optional.)

➤ **We would like to ensure we have a broad range of views.**

Please tell us your age. (Choose the last option if you prefer not to tell us.)

Please give us your post code. (If you do not want to give us this please leave blank.)

➤ **Finally, do you want to tell us anything else? []**