



# **Urban Housing Capacity Study**

## Introduction

The aim of this study is to provide an assessment of how much additional housing can be accommodated on land within various urban areas of Stirling Council. This study will promote the Council's objective of more sustainable patterns of development, and will help to inform decisions on how much greenfield land maybe required for housing development.

To date the Scottish Executive have not published any specific planning guidance relating to urban housing capacity studies. Planning Advice Note 38: Housing Land (Revised 2003) does however make reference to urban capacity studies.

*“Planning authorities may use an urban capacity study to assess the opportunities for further housing development within settlement boundaries, particularly on previously developed land and through conversions of existing buildings. This will inform the preparation of a sustainable settlement strategy and assumptions about the expected output from windfall sites, and will assist in measuring the extent to which any brownfield targets are being met. An urban capacity study is most likely to be needed where a planning authority is pursuing a strategy of directing new housing to brownfield land. It is less likely to be practical for smaller settlements in rural areas.”*

*Contrastingly, specific guidance is available to English and Welsh local authorities from the Office of the Deputy Prime Minister, and also at a regional level. Local authorities in England and Wales are required to undertake urban capacity studies (Planning Policy Guidance 3: Housing, ODPM).*

*“Land is a finite resource. Urban land and buildings can often be significantly underused. In order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies. These should consider various options in relation to density of development,*



City of Stirling

*levels of parking provision, different residential layouts and the mix of housing types.” (PPG 3: Housing, ODPM).*

South of the Border, local planning authorities are advised to follow the principles laid down in the ODPM document *Tapping the Potential. Assessing urban housing capacity: towards better practice (2000)*.

The methodology shown on the following page is based on the advice given in *Tapping the Potential*. This document provides a useful checklist and draws on examples of good practice from England and Wales. Adjustments and refinements

are likely to be made to this methodology as we progress through the various stages of the urban capacity study. Our aim will be to make the study as transparent as possible and to involve a number of interested parties from within and out with the Council, including developers.

It must be emphasised that the role of the UCS is to assess the potential capacity within existing settlement boundaries and not to identify or allocate specific sites for development. The sites contained in the UCS represent theoretical potential as they are not allocated in the Local Plan and do not have current planning permission for housing development.

A further aim of the study is to accommodate additional dwellings within settlements without causing undue harm to the amenities of surrounding land uses and properties, and the character and historic fabric of the area.

### Methodology (Summary)

The methodology follows a systematic approach to assessing urban capacity, and can be summarised as follows:

- Identifying the Sources of Capacity
- Surveying Capacity
- Assessing Yield, and
- Discounting Measures

The detailed stages of the methodology are shown on the following page.

## Capacity Sources

### Agree Urban Areas to be Assessed

- Stirling City
- Eastern Villages
- Bridge of Allan
- Dunblane
- Rural Centres
- Rural Villages

### Sources of Capacity

- Vacant and Derelict Land Survey
- Vacant Dwellings
- Vacant Land not previously developed (white land)
- Employment Sites Register
- Review of existing Local Plan housing sites
- Review of other existing Local Plan allocations
- Schools PPP
- Regeneration Initiatives (redevelopment of existing housing)
- Conversions (commercial buildings)
- Flats above shops
- Car Parks
- Open Space
- Planning consents for housing (not developed/expired)
- Windfall (Identifying sites that may become available in the short, medium and long term)
- Discussions with Planning & Policy, Development Control, Housing, Economic Development, Richard etc.
- Previous Urban Capacity Study (2000)
- Telmos (Transport/Economic/Landuse Model of Scotland, to 2021)
- Previous planning consents for housing development

## Surveying Capacity

### Survey Methodologies

- Design Survey methodologies (comprehensive, priority area, typical urban area)
- Design and creation of survey database and survey forms for site visits

### Comprehensive Surveys

- Desk based/GIS analysis (use of existing data to quantify capacity)
- Windfall (crystal ball)
- Site visits
- Data input (database + GIS)

## Assessing Yield (Unconstrained Capacity)

### Density Multipliers

- Small sites – ok to use density multiplier
- Larger sites – take account of supporting facilities such as roads, open space i.e. gross densities
- Consider different options

### Design Led Approaches

- Explore different policy and density scenarios with regard to layout, house types, parking provision etc

### Yardsticks

- Conversion of commercial buildings
- Flats over shops (calculation using retail floorspace)
- Subdivision of existing housing
- Intensification

## Discounting Measures

### Discounting the Unconstrained Figure

- Discounting should only take place once the unconstrained capacity has been identified
- Identify what is likely to be realistically achievable
- Include Homes for Scotland in this stage of the process
- Design-led exercises are likely to be discounted less

### General Principles Applied to Discounting

- Developability (ownership, infrastructure, physical constraints)
- Market Viability
- Local Character (e.g. Conservation Areas)
- Public Participation
- Planning Standards (e.g. Parking)

## Capacity Sources

### Agree Urban Areas to be Assessed

- Stirling City *Priority?*
- Eastern Villages
- Bridge of Allan
- Dunblane
- Rural Centres
- Rural Villages

### Sources of Capacity

- Vacant and Derelict Land Survey
- Vacant Dwellings
- Flats above shops
- Intensification of existing areas (e.g. development of large gardens and backlands)
- Vacant Land not previously developed (white land)
- Employment Sites Register
- Review of existing Local Plan housing sites
- Review of other existing Local Plan allocations
- Schools PPP
- Regeneration Initiatives (redevelopment of existing housing)
- Conversions (commercial buildings)
- Car Parks
- Open Space
- Planning consents for housing (not developed/expired)
- Windfall (Identifying sites that may become available in the short, medium and long term)
- Discussions with Planning & Policy, Development Control, Housing, Economic Development, Richard etc.
- Previous Urban Capacity Study (2000)
- Telmos (Transport/Economic/Landuse Model of Scotland, to 2021)
- Previous planning consents for housing development
- Land in Stirling Council ownership

Is the likely capacity from these sources worth the assessment time?  
Are these potential figures already accounted for in the Structure Plan calculation for windfall/small sites?  
Double counting?

Arrange meetings

Local knowledge and preapplication discussions

### Surveying Capacity

### Survey Methodologies

- Design Survey methodologies (comprehensive, priority area, typical urban area)
- Design and creation of survey database and survey forms for site visits

Likely to be comprehensive, based on settlements

MS Access database linked to ArcView polygon shapefile

### Comprehensive Surveys

- Desk based/GIS analysis (use of existing data to quantify capacity)
- Windfall (crystal ball)
- Site visits
- Data input (database + GIS)

Use aerial photography, Sological Landuse map base  
Need to purchase aerial photography – quotes?

## Assessing Yield *(Unconstrained Capacity)*

### Density Multipliers

- Small sites – ok to use density multiplier
- Larger sites – take account of supporting facilities such as roads, open space i.e. gross densities
- Consider different options

PPG 3

### Design Led Approaches

- Explore different policy and density scenarios with regard to layout, house types, parking provision etc

More realistic assessment of potential. Demonstrates how various densities can be accommodated on a specific site. Site specific, more accurate and can investigate site potential more thoroughly. More time consuming. Can produce higher densities than using multipliers

### Yardsticks

- Conversion of commercial buildings
- Flats over shops (calculation using retail floorspace)
- Subdivision of existing housing *Census may show areas of low occupation levels*
- Intensification

## Discounting Measures

### Discounting the Unconstrained Figure

- Discounting should only take place once the unconstrained capacity has been identified
- Identify what is likely to be realistically achievable
- Include Homes for Scotland in this stage of the process
- Design-led exercises are likely to be discounted less

Otherwise becomes difficult to keep track of the assumptions made.

Increases reliability and produces an acceptance of the assumptions made.

### General Principles Applied to Discounting

- Developability (ownership, infrastructure, physical constraints)
- Market Viability
- Local Character (e.g. Conservation Areas)
- Public Participation
- Planning Standards (e.g. Parking)

GIS analysis – contamination, flooding, slope etc.

Design led exercise for particular sites is better if local people are to have an input. The use of maps. Models etc enable people to visualise actual outcomes rather than being presented with a density table of numbers. Likely to produce a more positive outcome.

Unconstrained capacity derived from design-led exercises on sites judged to be suitable for housing is likely to be discounted less (if at all) than estimates based on TUA techniques and density multipliers.

## Study Area

The Study Area covers settlements within the whole of Clackmannanshire Council and the south eastern part of Stirling Council. Settlements included in the Study:

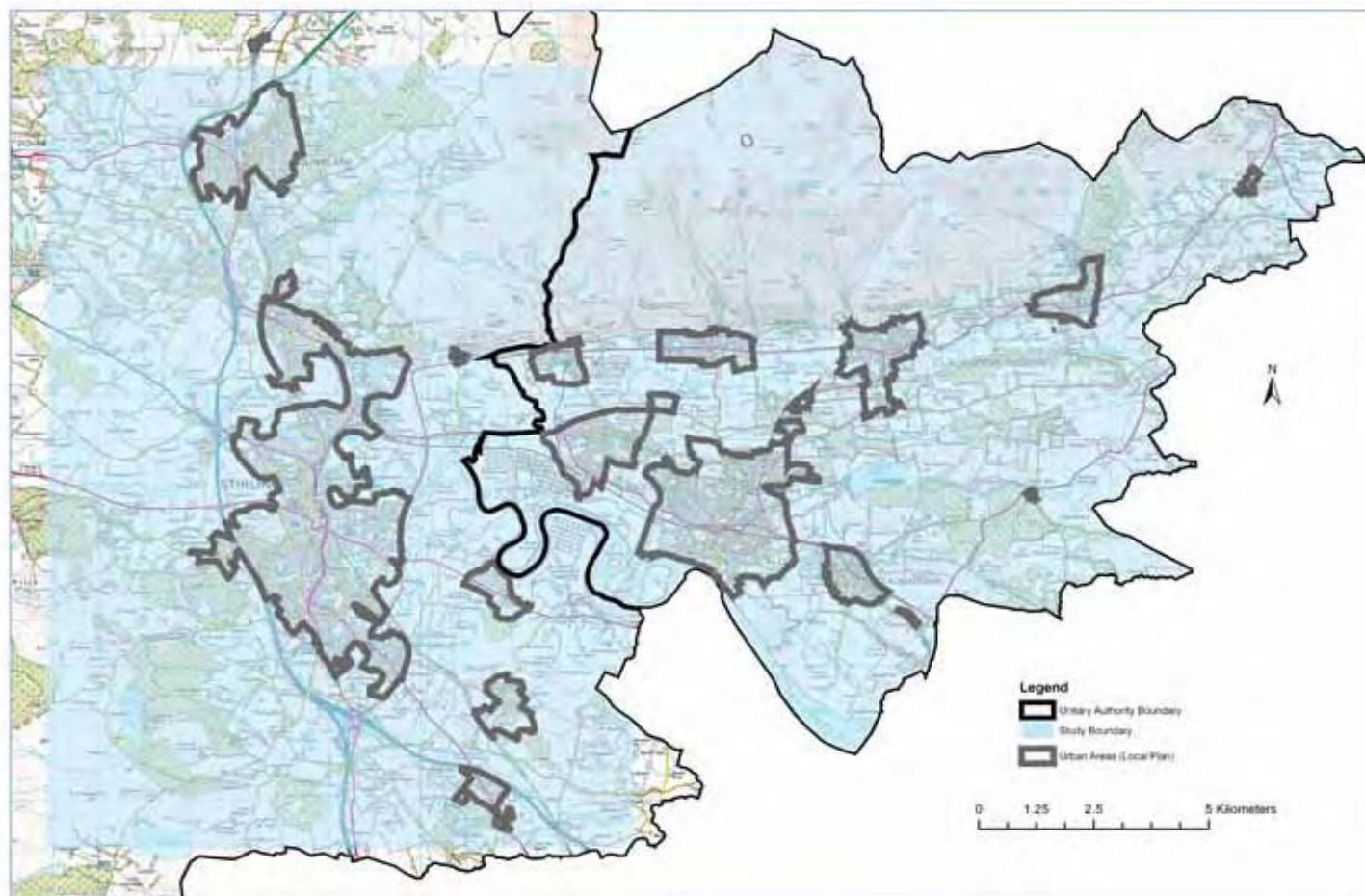
### Stirling Council

- Bridge of Allan
- Cowie
- Dunblane
- Fallin
- Plean
- Stirling City

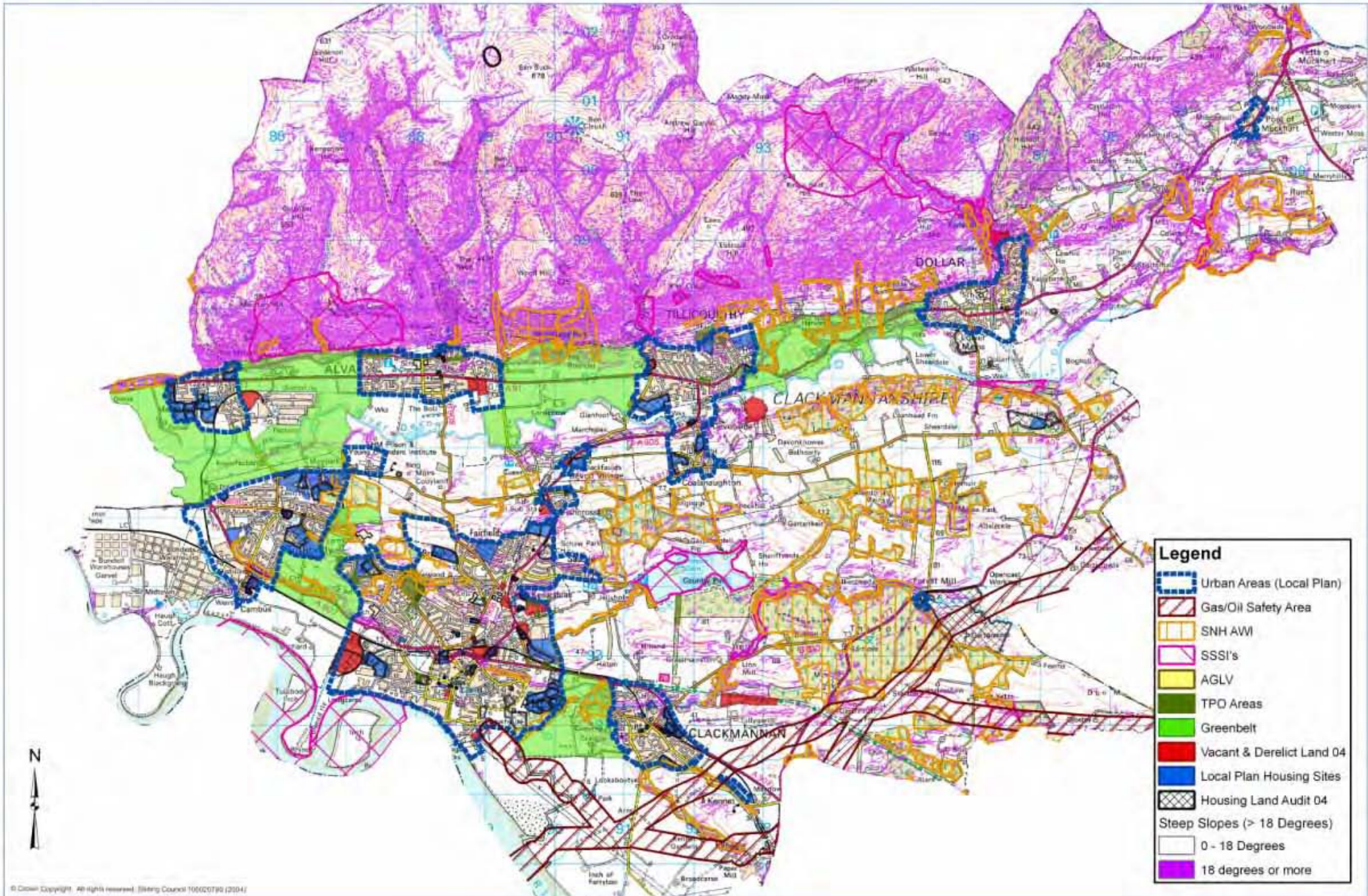
### Clackmannanshire Council

- Alloa
- Alva
- Clackmannan
- Dollar
- Menstrie
- Tullibody
- Tillicoultry
- Sauchie

The settlement boundaries are defined in the adopted Local Plan for Clackmannanshire Council and Alteration 1A of the Stirling Council Local Plan (June 2002).



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### Excluded Areas

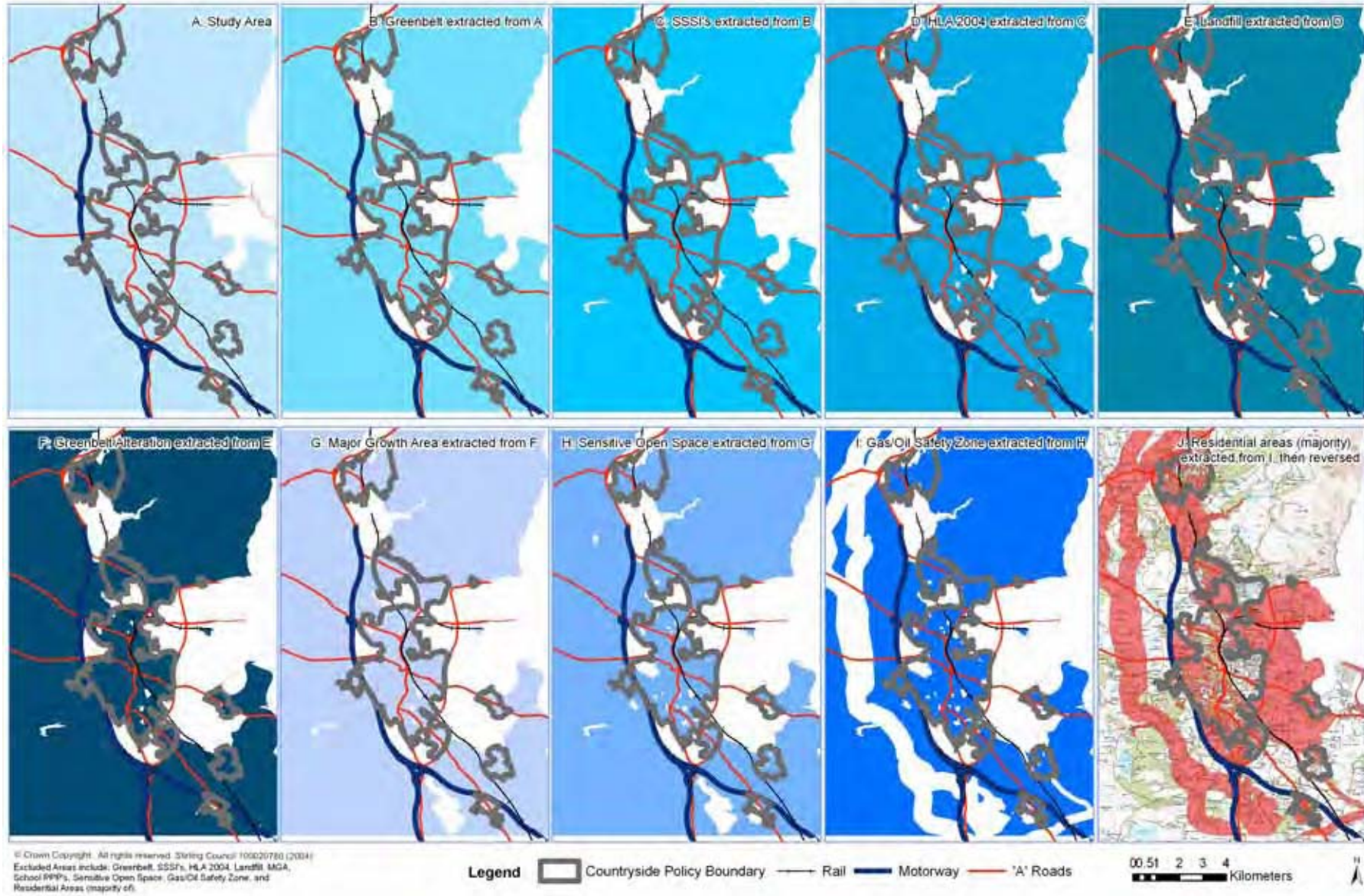
The following were excluded from consideration for potential housing sites:

#### Clackmannanshire Council

- Local Plan Housing Sites
- Housing Land Audit 2004
- Gas/Oil Safety Zones
- SNH Areas of Wildlife Interest
- SSSI's
- TPO Areas
- Greenbelt

#### Stirling Council

- Greenbelt
- SSSI's
- Housing Land Audit 2004
- Landfill
- Major Growth Area
- School PPP sites
- Sensitive Open Space
- Gas/Oil Safety Zones
- Existing Residential Areas (majority of)



## Summary of Results (constrained capacity only)



<b>Source Of Supply</b>	<b>Anticipated Yield (no of dwellings)</b>			<b>Category Sub Total</b>
	<b>1-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	
<b>Other categories</b>				
<i>other under used and potentially surplus open spaces eg hospital grounds</i>	32			32
<i>land and buildings currently in employment use</i>	946	369	114	1429
<b>Sub Totals</b>	<b>978</b>	<b>369</b>	<b>114</b>	
<b>Tapping the potential categories</b>				
<i>vacant land not previously developed</i>	27	6		33
<i>redevelopment of car parks</i>		11		11
<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	404			404
<i>intensification of existing residential areas</i>	11			11
<b>Sub Totals</b>	<b>442</b>	<b>17</b>		
<b>Grand Total:</b>	<b>1420</b>	<b>385</b>	<b>114</b>	<b>1920</b>

Note: Report excludes sites where the 'likelihood of coming forward' is considered Marginal or Unlikely.

## Summary Schedule of Sites



<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC001SC	Wallace1 Wallace Road Dunblane	vacant land not previously developed	not an allocated site	0.34	Unlikely	20	7	10-15 years	Surrounding area characterised by low density detached dwellings.
UC003SC	Bogside Backcroft Dunblane	vacant land not previously developed	not an allocated site	0.46	Likely	40	18	1-5 years	
UC004SC	Newton1 Newton Crescent Dunblane	vacant land not previously developed	not an allocated site	1.34	Unlikely	30	40	10-15 years	Valuable amenity open space.
UC005SC	Whitecross1 Perth Road Dunblane	vacant land not previously developed	not an allocated site	0.30	Likely	20	6	5-10 years	
UC007SC	Sunnylaw John Drive Bridge of Allan	vacant land not previously developed	not an allocated site	1.19	Unlikely	25	30	10-15 years	Level site but private open space.- only level open space in upper Bridge of Allan. Sub-standard road access.

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC008SC	United Closures Steuart Road Bridge of Allan	land and buildings currently in employment use	allocated site	3.80	Likely	30	114	10-15 years	Problems with flooding to the north and east of the site. Roads constraints. Planning application for outline consent in 1996 for 188 units (larger site). Application number: 96/00217/OUT. Application was not approved.
UC009SC	Cornton1 Carsaig Court Bridge of Allan	land and buildings currently in employment use	not an allocated site	1.80	Likely	30	54	1-5 years	Outline planning application for 43 dwellings pending consideration at July 2005. Application number: 04/00986/OUT. Possible contamination (former gas works).
UC010SC	Tennis Courts Beaconcroft Bridge of Allan	previously dev'd vacant, derelict land and buildings (non housing)	outline planning permission	0.28	Likely	44	12	1-5 years	
UC011SC	MOD Base Springkerse Stirling	land and buildings currently in employment use	not an allocated site	14.38	Marginal	15	216	10-15 years	Mixed use site hence the overall low density. Adjacent to Sewage Treatment Works.

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC013SC	Kwik Save Burghmuir Road Stirling	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.75	Marginal	50	38	5-10 years	
UC014SC	Viewforth St Ninians Road Stirling	land and buildings currently in employment use	not an allocated site	2.43	Likely	50	122	1-5 years	Subject to decisions on proposed link road through the site.
UC015SC	Livilands Car Park Randolph Road Stirling	redevelopment of car parks	not an allocated site	0.18	Likely	60	11	5-10 years	
UC016SC	Stirling Royal Infirmary Bellfield Road Stirling	land and buildings currently in employment use	not an allocated site	8.41	Likely	20	168	5-10 years	Approximately 50% of the site will be available for housing.
UC017SC	Torbrex 1 Polmaise Road Stirling	vacant land not previously developed	not an allocated site	0.31	Unlikely	25	8	10-15 years	Amenity open space.
UC018SC	Cultenhove 1 Cultenhove Road Stirling	vacant land not previously developed	not an allocated site	1.61	Unlikely	30	48	10-15 years	Amenity open space. Steep sloping.

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC019SC	Weaver Row Car Park Weaver Row Stirling	land and buildings currently in employment use	not an allocated site	0.60	Likely	80	48	1-5 years	Potential mixed use.
UC020SC	Ex MFI Maitland Crescent Stirling	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.70	Likely	80	56	1-5 years	
UC022SC	Bannockburn 1 Catherine Street Bannockburn	vacant land not previously developed	not an allocated site	0.84	Marginal	30	25	10-15 years	Green corridor.
UC023SC	Bannockburn 2 Firs Crescent Bannockburn	vacant land not previously developed	not an allocated site	0.28	Likely	30	8	1-5 years	
UC024SC	Bannockburn High Playing Bannockburn Road Bannockburn	under used and potentially surplus school playing fields	not an allocated site	3.92	Unlikely	30	118	10-15 years	Possible Battle of Bannockburn site. Adjoins SSSI.
UC026SC	Builder's Yard Milne Park Road Stirling	land and buildings currently in employment use	not an allocated site	0.92	Marginal	30	28	5-10 years	

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC029SC	Main Street Depot Main Street Fallin	land and buildings currently in employment use	not an allocated site	0.88	Marginal	30	26	5-10 years	
UC030SC	Coal Yard Wallace Crescent Plean	land and buildings currently in employment use	not an allocated site	0.40	Likely	30	12	1-5 years	Planning application pending consideration.
UC032SC	Bowling Green Parkside Court Plean	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.52	Likely	30	16	1-5 years	Preferred use of part of site - community facility.
UC033SC	Balfour Balfour Court Plean	vacant land not previously developed	not an allocated site	0.14	Marginal	30	4	5-10 years	
UC034SC	Gallamuir Gallamuir Drive Plean	vacant land not previously developed	not an allocated site	0.21	Marginal	30	6	5-10 years	
UC035SC	Gallamuir B Gallamuir Drive Plean	vacant land not previously developed	not an allocated site	0.24	Marginal	50	12	10-15 years	

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC036SC	Cushenquarter Cushenquarter Drive Plean	vacant land not previously developed	not an allocated site	0.31	Marginal	50	16	5-10 years	
UC037SC	Station Square Station Road Stirling	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.48	Likely	60	29	1-5 years	Detailed planning permission for erection of mixed use development including office development, retail & residential development incorporating gateway orientation centre, pedestrian square, reorganised station forecourt and realignment of Goosecroft & Station Road. Application number: 02/00365/DET. Scheme abandoned.
UC038SC	Swimming Pool Goosecroft Road Stirling	land and buildings currently in employment use	not an allocated site	0.80	Likely	80	64	1-5 years	
UC039SC	Forthside B Forthside Stirling	previously dev'd vacant, derelict land and buildings (non housing)	allocated site	0.80	Likely	80	64	1-5 years	

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC040SC	Tesco Wallace Street Stirling	land and buildings currently in employment use	not an allocated site	1.90	Likely	40	76	1-5 years	
UC042SC	Dunblane High School Old Doune Road Dunblane	land and buildings currently in employment use	full planning permission	2.15	Likely	35	75	1-5 years	
UC044SC	Stirling High School Ogilvie Road Stirling	land and buildings currently in employment use	full planning permission	6.30	Likely	31	195	1-5 years	
UC045SC	Wallace High School Barnsdale Road Stirling	land and buildings currently in employment use	full planning permission	7.00	Likely	25	175	1-5 years	
UC046SC	St Modans High School Barnsdale Road Stirling	land and buildings currently in employment use	full planning permission	3.33	Likely	28	93	1-5 years	
UC047SC	Forthside A Forthside Stirling	previously dev'd vacant, derelict land and buildings (non housing)	full planning permission	3.10	Likely	69	214	1-5 years	Detailed Planning Permission for 214 apartments. Application number: 05/00492/DET (approved 15/9/2005).

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC048SC	Kildean Auction Market Kildean Stirling	land and buildings currently in employment use	not an allocated site	11.79	Likely	17	200	5-10 years	
UC049SC	Chalmers Church Henderson Street Bridge of Allan	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.27	Likely	30	8	1-5 years	
UC050SC	Sword Hotel Hillfoots Road Stirling	previously dev'd vacant, derelict land and buildings (non housing)	not an allocated site	0.46	Likely	12	6	1-5 years	
UC051SC	MOD Land Middlemuir Road Stirling	other under used and potentially surplus open spaces eg hospital grounds	not an allocated site	0.74	Likely	43	32	1-5 years	
UC052SC	2 Randolph Terrace  Stirling	intensification of existing residential areas	full planning permission	0.12	Likely	65	8	1-5 years	Detailed Consent. Planning Application number: 05/00906/DET.
UC053SC	13 Union Street  Bridge of Allan	intensification of existing residential areas	full planning permission	0.03	Likely	120	4	1-5 years	Detailed consent for 4 flatted dwellings. Planning Application number 05/00021/DET. Approved 25/7/05.

<b>Site Ref</b>	<b>Site Address</b>	<b>Category</b>	<b>Status</b>	<b>Site Area</b>	<b>Likelihood</b>	<b>Anticipated: density yield</b>		<b>Timescale</b>	<b>Comment</b>
UC054SC	Polmaise Home Farm St Ninians Road Cambusbarron	land and buildings currently in employment use	not an allocated site	0.99	Likely	32	32	1-5 years	



## Constrained / Unconstrained Sites

<b>Likelihood</b>	<b>Category</b>	<b>SiteRef</b>	<b>Site Area</b>	<b>Anticipated Yield</b>
Likely	<i>intensification of existing residential areas</i>	UC052SC	0.1	8
Likely	<i>intensification of existing residential areas</i>	UC053SC	0.0	4
		<b>Sub Total</b>	<b>0.2</b>	<b>Sub Total 11</b>
Likely	<i>land and buildings currently in employment use</i>	UC008SC	3.8	114
Likely	<i>land and buildings currently in employment use</i>	UC009SC	1.8	54
Likely	<i>land and buildings currently in employment use</i>	UC014SC	2.4	122
Likely	<i>land and buildings currently in employment use</i>	UC016SC	8.4	168
Likely	<i>land and buildings currently in employment use</i>	UC019SC	0.6	48
Likely	<i>land and buildings currently in employment use</i>	UC030SC	0.4	12
Likely	<i>land and buildings currently in employment use</i>	UC038SC	0.8	64

<b>Likelihood</b>	<b>Category</b>	<b>SiteRef</b>	<b>Site Area</b>	<b>Anticipated Yield</b>
Likely	<i>land and buildings currently in employment use</i>	UC040SC	1.9	76
Likely	<i>land and buildings currently in employment use</i>	UC042SC	2.2	75
Likely	<i>land and buildings currently in employment use</i>	UC044SC	6.3	195
Likely	<i>land and buildings currently in employment use</i>	UC045SC	7.0	175
Likely	<i>land and buildings currently in employment use</i>	UC046SC	3.3	93
Likely	<i>land and buildings currently in employment use</i>	UC048SC	11.8	200
Likely	<i>land and buildings currently in employment use</i>	UC054SC	1.0	32
		<b>Sub Total</b>	<b>51.7</b>	<b>Sub Total 1429</b>
Likely	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC051SC	0.7	32
		<b>Sub Total</b>	<b>0.7</b>	<b>Sub Total 32</b>
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC010SC	0.3	12
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC020SC	0.7	56

<b>Likelihood</b>	<b>Category</b>	<b>SiteRef</b>	<b>Site Area</b>	<b>Anticipated Yield</b>
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC032SC	0.5	16
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC037SC	0.5	29
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC039SC	0.8	64
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC047SC	3.1	214
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC049SC	0.3	8
Likely	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC050SC	0.5	6
		<b>Sub Total</b>	<b>6.6</b>	<b>Sub Total 404</b>
Likely	<i>redevelopment of car parks</i>	UC015SC	0.2	11
		<b>Sub Total</b>	<b>0.2</b>	<b>Sub Total 11</b>
Likely	<i>vacant land not previously developed</i>	UC003SC	0.5	18
Likely	<i>vacant land not previously developed</i>	UC005SC	0.3	6
Likely	<i>vacant land not previously developed</i>	UC023SC	0.3	8
		<b>Sub Total</b>	<b>1.0</b>	<b>Sub Total 33</b>

<b>Likelihood</b>	<b>Category</b>	<b>SiteRef</b>	<b>Site Area</b>		<b>Anticipated Yield</b>	
			<b>TOTAL</b>	<b>60.4</b>	<b>TOTAL</b>	<b>1920</b>
<b>Marginal</b>	<i>land and buildings currently in employment use</i>	UC011SC		14.4		216
<b>Marginal</b>	<i>land and buildings currently in employment use</i>	UC026SC		0.9		28
<b>Marginal</b>	<i>land and buildings currently in employment use</i>	UC029SC		0.9		26
			<b>Sub Total</b>	16.2	<b>Sub Total</b>	270
<b>Marginal</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC013SC		0.8		38
			<b>Sub Total</b>	0.8	<b>Sub Total</b>	38
<b>Marginal</b>	<i>vacant land not previously developed</i>	UC022SC		0.8		25
<b>Marginal</b>	<i>vacant land not previously developed</i>	UC033SC		0.1		4
<b>Marginal</b>	<i>vacant land not previously developed</i>	UC034SC		0.2		6
<b>Marginal</b>	<i>vacant land not previously developed</i>	UC035SC		0.2		12
<b>Marginal</b>	<i>vacant land not previously developed</i>	UC036SC		0.3		16
			<b>Sub Total</b>	1.7	<b>Sub Total</b>	63
			<b>TOTAL</b>	18.7	<b>TOTAL</b>	370

<b>Likelihood</b>	<b>Category</b>	<b>SiteRef</b>	<b>Site Area</b>	<b>Anticipated Yield</b>
Unlikely	<i>under used and potentially surplus school playing fields</i>	UC024SC	3.9	118
		<b>Sub Total</b>	<b>3.9</b>	<b>Sub Total 118</b>
Unlikely	<i>vacant land not previously developed</i>	UC001SC	0.3	7
Unlikely	<i>vacant land not previously developed</i>	UC004SC	1.3	40
Unlikely	<i>vacant land not previously developed</i>	UC007SC	1.2	30
Unlikely	<i>vacant land not previously developed</i>	UC017SC	0.3	8
Unlikely	<i>vacant land not previously developed</i>	UC018SC	1.6	48
		<b>Sub Total</b>	<b>4.8</b>	<b>Sub Total 133</b>
		<b>TOTAL</b>	<b>8.7</b>	<b>TOTAL 250</b>
<hr/>				
		<b>Grand Total</b>	<b>87.8</b>	<b>Grand Total 2540</b>



## Timescale and Anticipated Yield

### Constrained Sites only

<i>Timescale</i>	<i>SiteRef</i>	<i>Anticipated Yield</i>
10-15 years	UC008SC	114
Summary for 'Timescale' = 10-15 years (1 detail record)		
	<b>Total</b>	<b>114</b>
1-5 years	UC003SC	18
1-5 years	UC009SC	54
1-5 years	UC010SC	12
1-5 years	UC014SC	122
1-5 years	UC019SC	48
1-5 years	UC020SC	56
1-5 years	UC023SC	8
1-5 years	UC030SC	12
1-5 years	UC032SC	16
1-5 years	UC037SC	29
1-5 years	UC038SC	64
1-5 years	UC039SC	64
1-5 years	UC040SC	76
1-5 years	UC042SC	75
1-5 years	UC044SC	195
1-5 years	UC045SC	175
1-5 years	UC046SC	93
1-5 years	UC047SC	214

<i>Timescale</i>	<i>SiteRef</i>	<i>Anticipated Yield</i>
1-5 years	UC049SC	8
1-5 years	UC050SC	6
1-5 years	UC051SC	32
1-5 years	UC052SC	8
1-5 years	UC053SC	4
1-5 years	UC054SC	32
<i>Summary for 'Timescale' = 1-5 years (24 detail records)</i>		
	<b>Total</b>	1420
5-10 years	UC005SC	6
5-10 years	UC015SC	11
5-10 years	UC016SC	168
5-10 years	UC048SC	200
<i>Summary for 'Timescale' = 5-10 years (4 detail records)</i>		
	<b>Total</b>	385
	<b>Grand Total</b>	1920



## Source of Supply and Anticipated Yield

### Constrained sites only

<b>Source of Supply</b>	<b>Category</b>	<b>SiteRef</b>	<b>Anticipated Yield</b>
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC008SC	114
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC009SC	54
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC014SC	122
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC016SC	168
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC019SC	48
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC030SC	12
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC038SC	64
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC040SC	76
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC042SC	75
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC044SC	195
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC045SC	175
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC046SC	93
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC048SC	200
<b>Other categories</b>	<i>land and buildings currently in employment use</i>	UC054SC	32

<b>Source of Supply</b>	<b>Category</b>	<b>SiteRef</b>	<b>Anticipated Yield</b>	
			<b>Sub total</b>	1429
<b>Other categories</b>	<i>other under used and potentially surplus open spaces eg hospital grounds</i>	UC051SC		32
			<b>Sub total</b>	32
			<b>Total</b>	1460
<b>Tapping the potential categories</b>	<i>intensification of existing residential areas</i>	UC052SC		8
<b>Tapping the potential categories</b>	<i>intensification of existing residential areas</i>	UC053SC		4
			<b>Sub total</b>	11
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC010SC		12
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC020SC		56
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC032SC		16
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC037SC		29
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC039SC		64
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC047SC		214
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC049SC		8
<b>Tapping the potential categories</b>	<i>previously dev'd vacant, derelict land and buildings (non housing)</i>	UC050SC		6
			<b>Sub total</b>	404

<b>Source of Supply</b>	<b>Category</b>	<b>SiteRef</b>	<b>Anticipated Yield</b>
<b>Tapping the potential categories</b>	<i>redevelopment of car parks</i>	UC015SC	11
			<b>Sub total</b> 11
<b>Tapping the potential categories</b>	<i>vacant land not previously developed</i>	UC003SC	18
<b>Tapping the potential categories</b>	<i>vacant land not previously developed</i>	UC005SC	6
<b>Tapping the potential categories</b>	<i>vacant land not previously developed</i>	UC023SC	8
			<b>Sub total</b> 33
			<b>Total</b> 459
			<b>Grand Total</b> 1920



## Status and Anticipated Yield

### *Constrained sites only*

<b>Status</b>	<b>SiteRef</b>	<b>Anticipated yield</b>
<i>allocated site</i>	UC008SC	114
<i>allocated site</i>	UC039SC	64
<i>Summary for 'Status' = allocated site (2 detail records)</i>		
		<b>Total</b> 178
<i>full planning permission</i>	UC042SC	75
<i>full planning permission</i>	UC044SC	195
<i>full planning permission</i>	UC045SC	175
<i>full planning permission</i>	UC046SC	93
<i>full planning permission</i>	UC047SC	214
<i>full planning permission</i>	UC052SC	8
<i>full planning permission</i>	UC053SC	4
<i>Summary for 'Status' = full planning permission (7 detail records)</i>		
		<b>Total</b> 764
<i>not an allocated site</i>	UC003SC	18
<i>not an allocated site</i>	UC005SC	6
<i>not an allocated site</i>	UC009SC	54
<i>not an allocated site</i>	UC014SC	122
<i>not an allocated site</i>	UC015SC	11
<i>not an allocated site</i>	UC016SC	168
<i>not an allocated site</i>	UC019SC	48

<b>Status</b>	<b>SiteRef</b>	<b>Anticipated yield</b>
<i>not an allocated site</i>	UC020SC	56
<i>not an allocated site</i>	UC023SC	8
<i>not an allocated site</i>	UC030SC	12
<i>not an allocated site</i>	UC032SC	16
<i>not an allocated site</i>	UC037SC	29
<i>not an allocated site</i>	UC038SC	64
<i>not an allocated site</i>	UC040SC	76
<i>not an allocated site</i>	UC048SC	200
<i>not an allocated site</i>	UC049SC	8
<i>not an allocated site</i>	UC050SC	6
<i>not an allocated site</i>	UC051SC	32
<i>not an allocated site</i>	UC054SC	32
<i>Summary for 'Status' = not an allocated site (19 detail records)</i>		
		<b>Total</b>
		965
<i>outline planning permission</i>	UC010SC	12
<i>Summary for 'Status' = outline planning permission (1 detail record)</i>		
		<b>Total</b>
		12
		<b>Grand Total</b>
		1920

## Schedule of Sites

**Site Reference:** UC001SC

**Site Name:** Wallace1

**Street:** Wallace Road

**Town:** Dunblane

**XCoord:** 277308

**YCoord:** 701248



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Unlikely

**Site Area (ha):** 0.34

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 20

**Anticipated yield (calculated):** 7

**Timescale:** 10-15 years

### Comments

Surrounding area characterised by low density detached dwellings.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC003SC

**Site Name:** Bogside

**Street:** Backcroft

**Town:** Dunblane

**XCoord:** 278445

**YCoord:** 701665



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.46

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 40

**Anticipated yield (calculated):** 18

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC004SC

**Site Name:** Newton1

**Street:** Newton Crescent

**Town:** Dunblane

**XCoord:** 278993

**YCoord:** 701776



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Unlikely

**Site Area (ha):** 1.34

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 40

**Timescale:** 10-15 years

### Comments

Valuable amenity open space.



## Schedule of Sites

**Site Reference:** UC005SC

**Site Name:** Whitecross1

**Street:** Perth Road

**Town:** Dunblane

**XCoord:** 278897

**YCoord:** 702340



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.30

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 20

**Anticipated yield (calculated):** 6

**Timescale:** 5-10 years

### Comments



## Schedule of Sites

**Site Reference:** UC007SC

**Site Name:** Sunnylaw

**Street:** John Drive

**Town:** Bridge of Allan

**XCoord:** 278900

**YCoord:** 697961



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Unlikely

**Site Area (ha):** 1.19

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 25

**Anticipated yield (calculated):** 30

**Timescale:** 10-15 years

### Comments

Level site but private open space.- only level open space in upper Bridge of Allan.  
Sub-standard road access.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC008SC

**Site Name:** United Closures

**Street:** Steuart Road

**Town:** Bridge of Allan

**XCoord:** 278837

**YCoord:** 697189



### Urban Capacity Study 2005

**Status:** allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 3.80

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

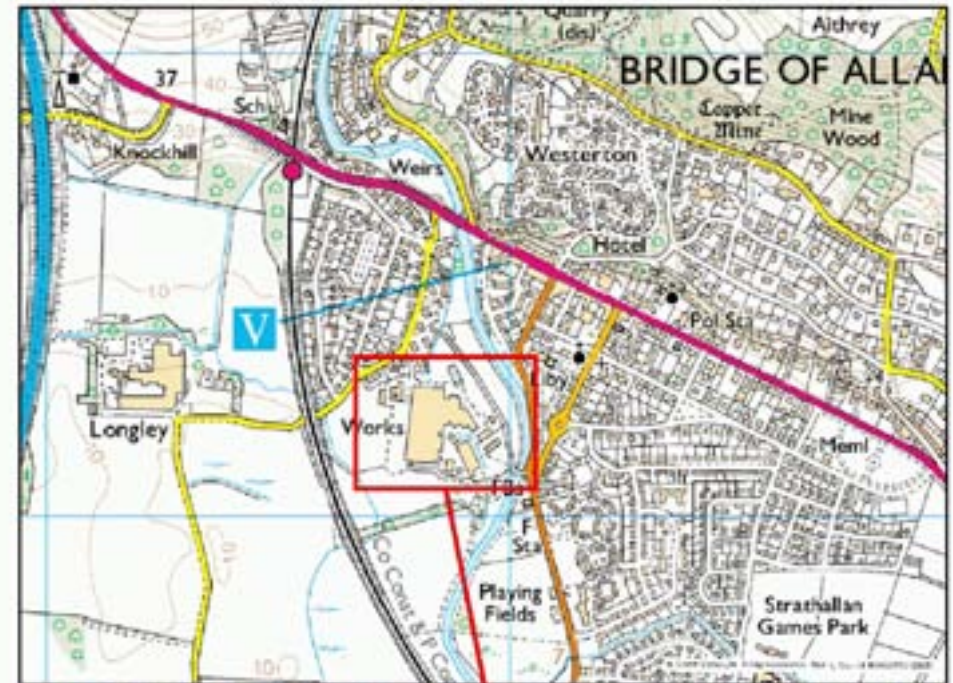
**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 114

**Timescale:** 10-15 years

### Comments

Problems with flooding to the north and east of the site. Roads constraints. Planning application for outline consent in 1996 for 188 units (larger site). Application number: 96/00217/OUT. Application was not approved.



## Schedule of Sites

**Site Reference:** UC009SC

**Site Name:** Cornton1

**Street:** Carsaig Court

**Town:** Bridge of Allan

**XCoord:** 279217

**YCoord:** 696211



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 1.80

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 54

**Timescale:** 1-5 years

### Comments

Outline planning application for 43 dwellings pending consideration at July 2005. Application number: 04/00986/OUT. Possible contamination (former gas works).



Maps not to scale

## Schedule of Sites

**Site Reference:** UC010SC

**Site Name:** Tennis Courts

**Street:** Beaconcroft

**Town:** Bridge of Allan

**XCoord:** 280214

**YCoord:** 697189



### Urban Capacity Study 2005

**Status:** outline planning permission

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.28

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 44

**Anticipated yield (calculated):** 12

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC011SC

**Site Name:** MOD Base

**Street:** Springkerse

**Town:** Stirling

**XCoord:** 280512

**YCoord:** 693325



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 14.38

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 15

**Anticipated yield (calculated):** 216

**Timescale:** 10-15 years

### Comments

Mixed use site hence the overall low density. Adjacent to Sewage Treatment Works.



## Schedule of Sites

**Site Reference:** UC013SC

**Site Name:** Kwik Save

**Street:** Burghmuir Road

**Town:** Stirling

**XCoord:** 279973

**YCoord:** 692842



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.75

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 50

**Anticipated yield (calculated):** 38

**Timescale:** 5-10 years

### Comments



## Schedule of Sites

**Site Reference:** UC014SC

**Site Name:** Viewforth

**Street:** St Ninians Road

**Town:** Stirling

**XCoord:** 279631

**YCoord:** 692800



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 2.43

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 50

**Anticipated yield (calculated):** 122

**Timescale:** 1-5 years

### Comments

Subject to decisions on proposed link road through the site.



## Schedule of Sites

**Site Reference:** UC015SC  
**Site Name:** Livilands Car Park  
**Street:** Randolph Road  
**Town:** Stirling  
**XCoord:** 279608  
**YCoord:** 692275



### Urban Capacity Study 2005

**Status:** not an allocated site  
**Category:** redevelopment of car parks  
**Likelihood of coming forward:** Likely  
**Site Area (ha):** 0.18

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 60

**Anticipated yield (calculated):** 11

**Timescale:** 5-10 years

### Comments



## Schedule of Sites

**Site Reference:** UC016SC

**Site Name:** Stirling Royal Infirmary

**Street:** Bellfield Road

**Town:** Stirling

**XCoord:** 279750

**YCoord:** 692096



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 8.41

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 20

**Anticipated yield (calculated):** 168

**Timescale:** 5-10 years

### Comments

Approximately 50% of the site will be available for housing.



## Schedule of Sites

**Site Reference:** UC017SC

**Site Name:** Torbrex 1

**Street:** Polmaise Road

**Town:** Stirling

**XCoord:** 278471

**YCoord:** 692153



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Unlikely

**Site Area (ha):** 0.31

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 25

**Anticipated yield (calculated):** 8

**Timescale:** 10-15 years

### Comments

Amenity open space.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC018SC

**Site Name:** Cultenhove 1

**Street:** Cultenhove Road

**Town:** Stirling

**XCoord:** 279161

**YCoord:** 691659



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Unlikely

**Site Area (ha):** 1.61

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 48

**Timescale:** 10-15 years

### Comments

Amenity open space. Steep sloping.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC019SC

**Site Name:** Weaver Row Car Park

**Street:** Weaver Row

**Town:** Stirling

**XCoord:** 279392

**YCoord:** 691770



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.60

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 80

**Anticipated yield (calculated):** 48

**Timescale:** 1-5 years

### Comments

Potential mixed use.



## Schedule of Sites

**Site Reference:** UC020SC

**Site Name:** Ex MFI

**Street:** Maitland Crescent

**Town:** Stirling

**XCoord:** 279655

**YCoord:** 691229



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.70

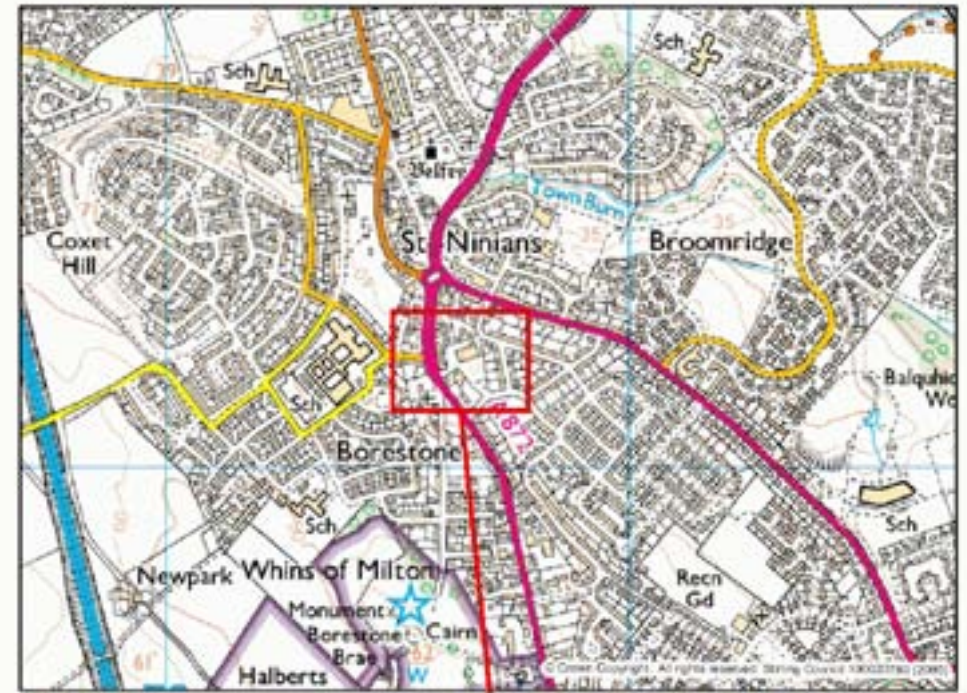
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 80

**Anticipated yield (calculated):** 56

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC022SC

**Site Name:** Bannockburn 1

**Street:** Catherine Street

**Town:** Bannockburn

**XCoord:** 280404

**YCoord:** 690481



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.84

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 25

**Timescale:** 10-15 years

### Comments

Green corridor.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC023SC

**Site Name:** Bannockburn 2

**Street:** Firs Crescent

**Town:** Bannockburn

**XCoord:** 280895

**YCoord:** 690686



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.28

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 8

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC024SC

**Site Name:** Bannockburn High Playing Fields



**Street:** Bannockburn Road

### Urban Capacity Study 2005

**Town:** Bannockburn

**XCoord:** 280474

**YCoord:** 691154

**Status:** not an allocated site

**Category:** under used and potentially surplus school playing fields

**Likelihood of coming forward:** Unlikely

**Site Area (ha):** 3.92

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 118

**Timescale:** 10-15 years

### Comments

Possible Battle of Bannockburn site. Adjoins SSSI.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC026SC

**Site Name:** Builder's Yard

**Street:** Milne Park Road

**Town:** Stirling

**XCoord:** 281101

**YCoord:** 689888



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.92

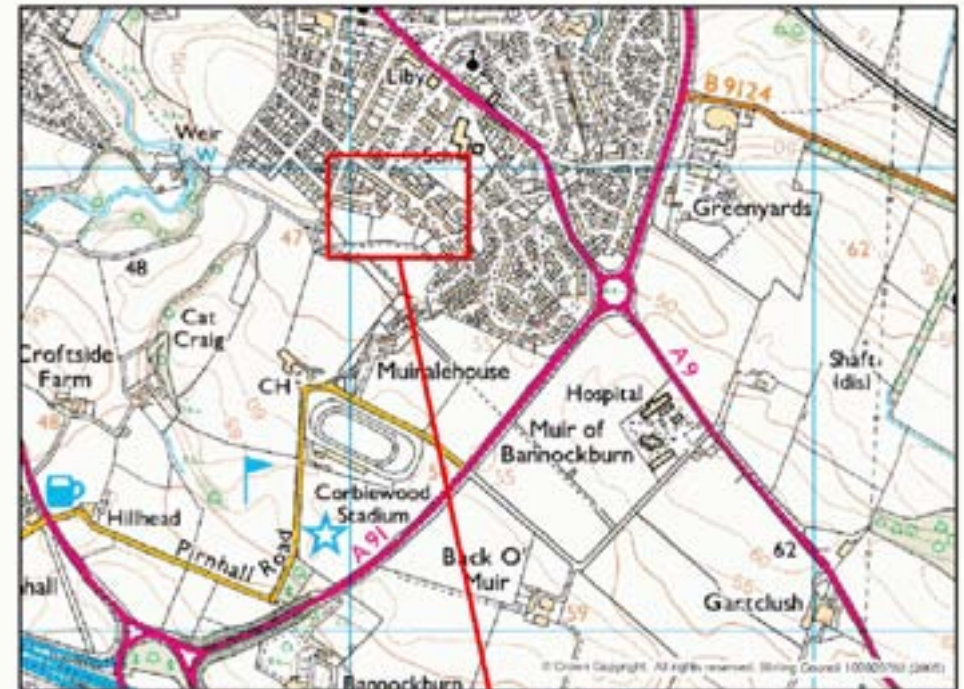
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 28

**Timescale:** 5-10 years

### Comments



## Schedule of Sites

**Site Reference:** UC029SC

**Site Name:** Main Street Depot

**Street:** Main Street

**Town:** Fallin

**XCoord:** 284330

**YCoord:** 691259



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.88

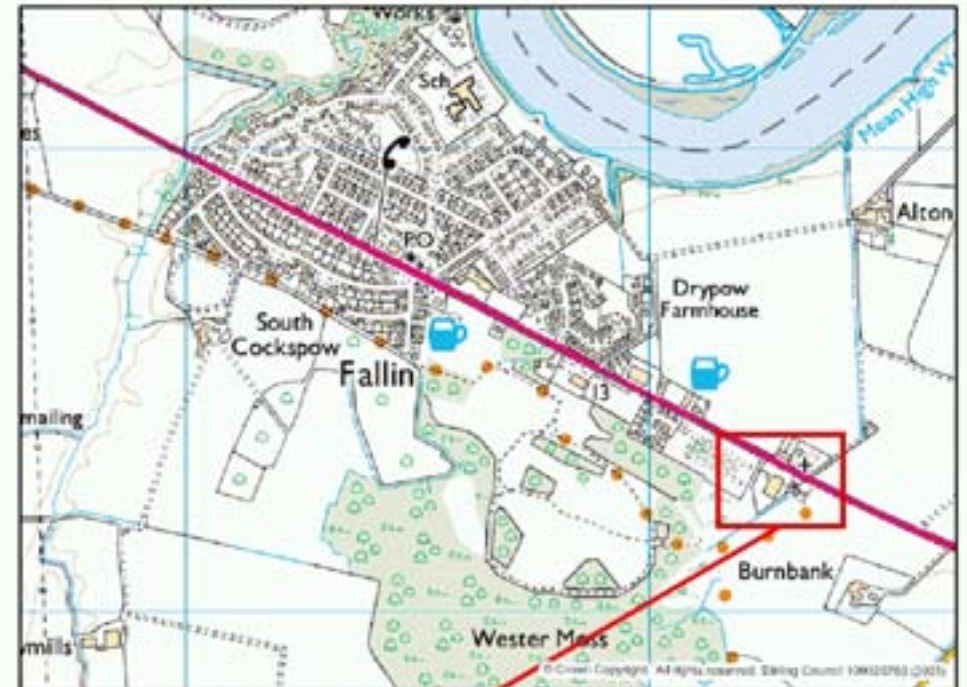
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 26

**Timescale:** 5-10 years

### Comments



## Schedule of Sites

**Site Reference:** UC030SC

**Site Name:** Coal Yard

**Street:** Wallace Crescent

**Town:** Plean

**XCoord:** 283452

**YCoord:** 687509



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.40

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 12

**Timescale:** 1-5 years

### Comments

Planning application pending consideration.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC032SC

**Site Name:** Bowling Green

**Street:** Parkside Court

**Town:** Plean

**XCoord:** 283120

**YCoord:** 687374



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.52

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 16

**Timescale:** 1-5 years

### Comments

Preferred use of part of site - community facility.



Maps not to scale

## Schedule of Sites

**Site Reference:** UC033SC

**Site Name:** Balfour

**Street:** Balfour Court

**Town:** Plean

**XCoord:** 283545

**YCoord:** 687199



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.14

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 4

**Timescale:** 5-10 years

### Comments



Maps not to scale

## Schedule of Sites

**Site Reference:** UC034SC

**Site Name:** Gallamuir

**Street:** Gallamuir Drive

**Town:** Plean

**XCoord:** 283808

**YCoord:** 687321



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.21

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 6

**Timescale:** 5-10 years

### Comments



Maps not to scale

## Schedule of Sites

**Site Reference:** UC035SC

**Site Name:** Gallamuir B

**Street:** Gallamuir Drive

**Town:** Plean

**XCoord:** 283760

**YCoord:** 687217



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.24

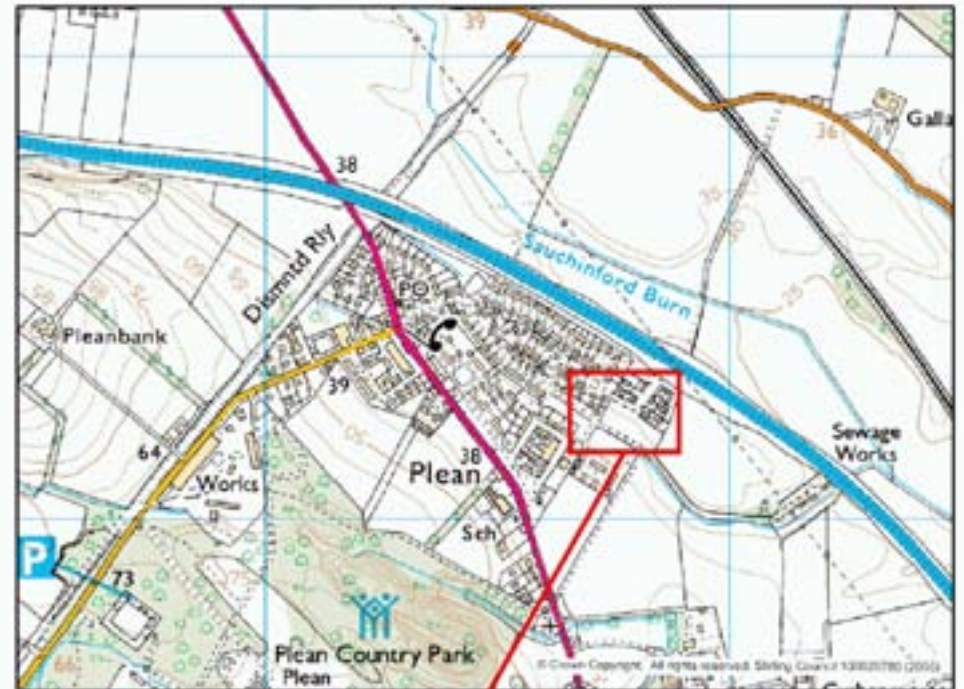
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 50

**Anticipated yield (calculated):** 12

**Timescale:** 10-15 years

### Comments



Maps not to scale

## Schedule of Sites

**Site Reference:** UC036SC

**Site Name:** Cushenquarter

**Street:** Cushenquarter Drive

**Town:** Plean

**XCoord:** 283742

**YCoord:** 687154



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** vacant land not previously developed

**Likelihood of coming forward:** Marginal

**Site Area (ha):** 0.31

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 50

**Anticipated yield (calculated):** 16

**Timescale:** 5-10 years

### Comments



Maps not to scale

## Schedule of Sites

**Site Reference:** UC037SC

**Site Name:** Station Square

**Street:** Station Road

**Town:** Stirling

**XCoord:** 279687

**YCoord:** 693606



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.48

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

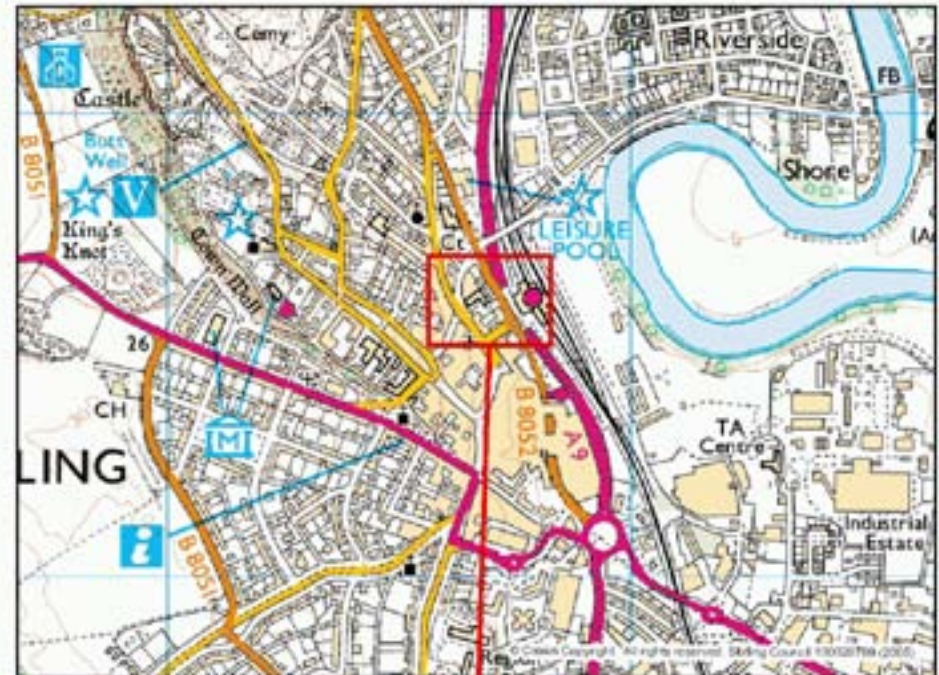
**Anticipated density (number per hectare):** 60

**Anticipated yield (calculated):** 29

**Timescale:** 1-5 years

### Comments

Detailed planning permission for erection of mixed use development including office development, retail & residential development incorporating gateway orientation centre, pedestrian square, reorganised station forecourt and realignment of Goosecroft & Station Road. Application number: 02/00365/DET. Clackmannanshire and Stirling Structure Plan Alteration 3



## Schedule of Sites

**Site Reference:** UC038SC

**Site Name:** Swimming Pool

**Street:** Goosecroft Road

**Town:** Stirling

**XCoord:** 279651

**YCoord:** 693844



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.80

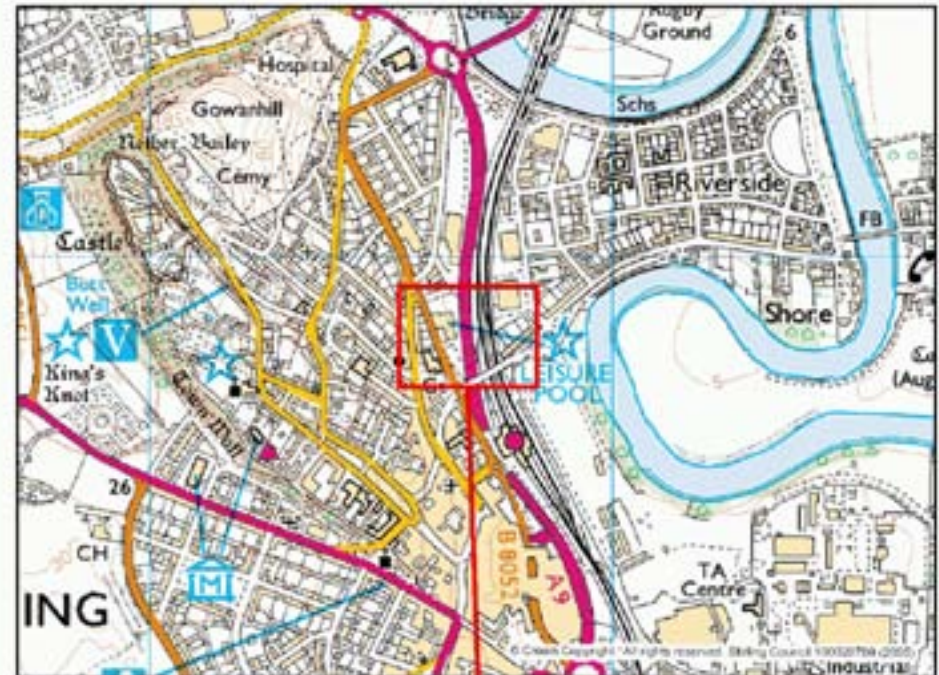
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 80

**Anticipated yield (calculated):** 64

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC039SC

**Site Name:** Forthside B

**Street:** Forthside

**Town:** Stirling

**XCoord:** 280124

**YCoord:** 693434



### Urban Capacity Study 2005

**Status:** allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.80

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 80

**Anticipated yield (calculated):** 64

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC040SC

**Site Name:** Tesco

**Street:** Wallace Street

**Town:** Stirling

**XCoord:** 279661

**YCoord:** 694126



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 1.90

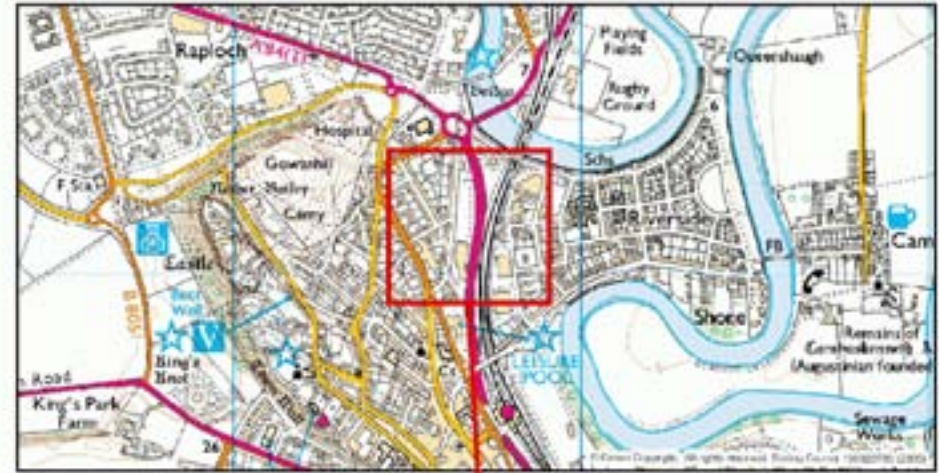
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 40

**Anticipated yield (calculated):** 76

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC042SC

**Site Name:** Dunblane High School

**Street:** Old Doune Road

**Town:** Dunblane

**XCoord:** 277204

**YCoord:** 700793



### Urban Capacity Study 2005

**Status:** full planning permission

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 2.15

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 35

**Anticipated yield (calculated):** 75

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC044SC  
**Site Name:** Stirling High School  
**Street:** Ogilvie Road  
**Town:** Stirling  
**XCoord:** 279057  
**YCoord:** 692201



### Urban Capacity Study 2005

**Status:** full planning permission  
**Category:** land and buildings currently in employment use  
**Likelihood of coming forward:** Likely  
**Site Area (ha):** 6.30

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 31

**Anticipated yield (calculated):** 195

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC045SC

**Site Name:** Wallace High School

**Street:** Barnsdale Road

**Town:** Stirling

**XCoord:** 279967

**YCoord:** 695315



### Urban Capacity Study 2005

**Status:** full planning permission

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 7.00

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 25

**Anticipated yield (calculated):** 175

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC046SC

**Site Name:** St Modans High School

**Street:** Barnsdale Road

**Town:** Stirling

**XCoord:** 279346

**YCoord:** 691213



### Urban Capacity Study 2005

**Status:** full planning permission

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 3.33

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 28

**Anticipated yield (calculated):** 93

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC047SC

**Site Name:** Forthside A

**Street:** Forthside

**Town:** Stirling

**XCoord:** 279894

**YCoord:** 693715



### Urban Capacity Study 2005

**Status:** full planning permission

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 3.10

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

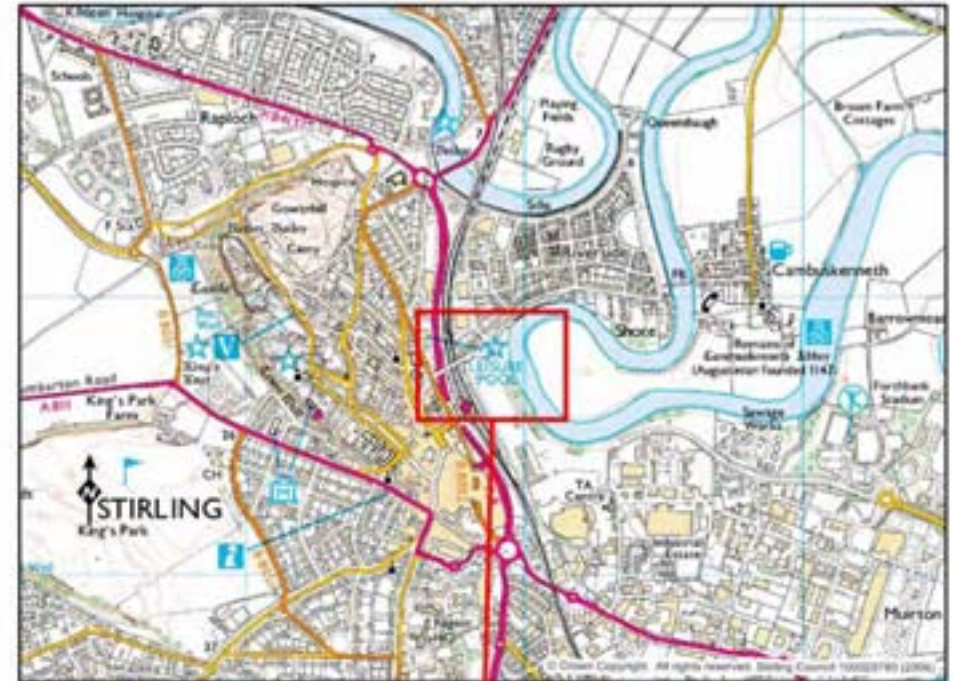
**Anticipated density (number per hectare):** 69

**Anticipated yield (calculated):** 214

**Timescale:** 1-5 years

### Comments

Detailed Planning Permission for 214 apartments. Application number: 05/00492/DET (approved 15/9/2005).



## Schedule of Sites

**Site Reference:** UC048SC

**Site Name:** Kildean Auction Market

**Street:** Kildean

**Town:** Stirling

**XCoord:** 278268

**YCoord:** 695552



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 11.79

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 17

**Anticipated yield (calculated):** 200

**Timescale:** 5-10 years

### Comments



## Schedule of Sites

**Site Reference:** UC049SC

**Site Name:** Chalmers Church

**Street:** Henderson Street

**Town:** Bridge of Allan

**XCoord:** 279334

**YCoord:** 697469



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.27

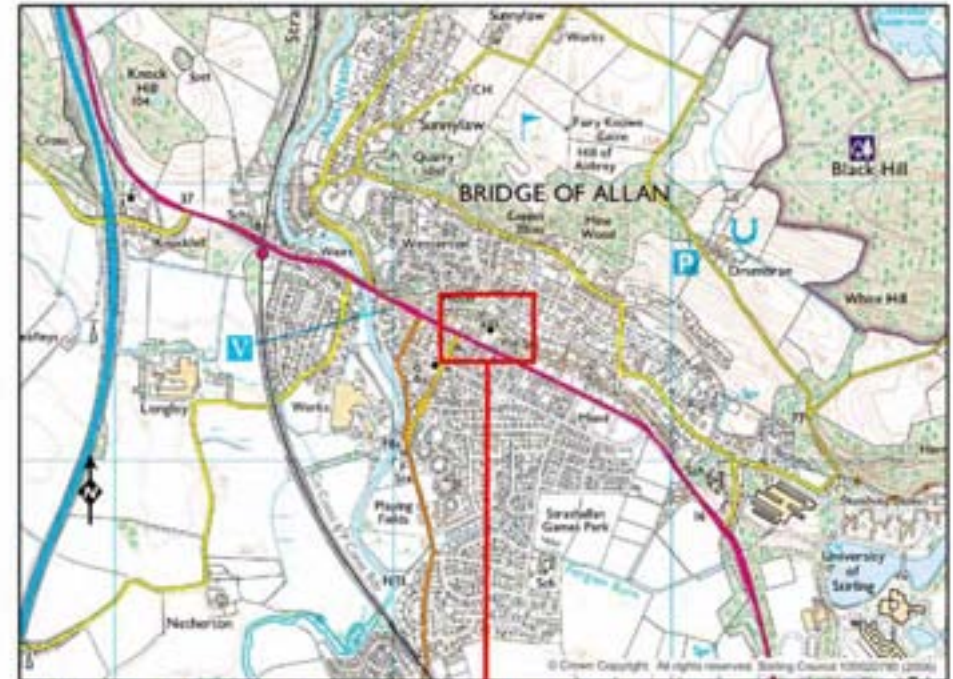
The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 30

**Anticipated yield (calculated):** 8

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC050SC

**Site Name:** Sword Hotel

**Street:** Hillfoots Road

**Town:** Stirling

**XCoord:** 280807

**YCoord:** 695815



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** previously dev'd vacant, derelict land and buildings (non housing)

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.46

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 12

**Anticipated yield (calculated):** 6

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC051SC

**Site Name:** MOD Land

**Street:** Middlemuir Road

**Town:** Stirling

**XCoord:** 280584

**YCoord:** 693011



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** other under used and potentially surplus open spaces eg hospital grounds

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.74

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 43

**Anticipated yield (calculated):** 32

**Timescale:** 1-5 years

### Comments



## Schedule of Sites

**Site Reference:** UC052SC

**Site Name:** 2 Randolph Terrace

**Street:**

**Town:** Stirling

**XCoord:** 279386

**YCoord:** 691991



### Urban Capacity Study 2005

**Status:** full planning permission

**Category:** intensification of existing residential areas

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.12

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 65

**Anticipated yield (calculated):** 8

**Timescale:** 1-5 years

### Comments

Detailed Consent. Planning Application number: 05/00906/DET.



## Schedule of Sites

**Site Reference:** UC053SC

**Site Name:** 13 Union Street

**Street:**

**Town:** Bridge of Allan

**XCoord:** 279096

**YCoord:** 697447



### Urban Capacity Study 2005

**Status:** full planning permission

**Category:** intensification of existing residential areas

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.03

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 120

**Anticipated yield (calculated):** 4

**Timescale:** 1-5 years

### Comments

Detailed consent for 4 flatted dwellings. Planning Application number 05/00021/DET. Approved 25/7/05.



## Schedule of Sites

**Site Reference:** UC054SC

**Site Name:** Polmaise Home Farm

**Street:** St Ninians Road

**Town:** Cambusbarron

**XCoord:** 278249

**YCoord:** 692160



### Urban Capacity Study 2005

**Status:** not an allocated site

**Category:** land and buildings currently in employment use

**Likelihood of coming forward:** Likely

**Site Area (ha):** 0.99

The following boxes relate to sites included in the constrained potential (ie likely and marginal sites)

**Anticipated density (number per hectare):** 32

**Anticipated yield (calculated):** 32

**Timescale:** 1-5 years

### Comments

