

## **Stirling Local Development Plan – Frequently Asked Questions**

### **1. What is a Local Development Plan and what stage is it at?**

Stirling Council is preparing a new Local Development Plan which will shape the use and development of land in the area for the next 20 years. The Scottish Government requires the Council to prepare a new Plan which ultimately will replace the current Structure Plan and Local Plan. We recently consulted on a Main issues Report. The next stage is to prepare a Proposed Plan on which further public consultation will be undertaken.

### **2. Why does the Main Issues Report suggest more housing for the area?**

The Main Issues Report is required to identify the amount of land required for building new housing over the period of the Plan. 3 options are presented which reflect 3 different levels of growth – low, medium and high. These represent between 7425 and 10,150 additional dwellings of which 4,000 are already planned for. The amount of new housing is based on population forecasts (ie. births, deaths, in-migration, people living longer etc), changes in the size of households (ie. more single person households) and the need to have a 'generous' supply to meet need and demand. A proportion of affordable housing will also be required in new developments – this could mean Council or Housing Association housing for rent, shared ownership, private rented or cheaper housing to buy.

### **3. Where is the Council suggesting most development should be built?**

The Main Issues Report identified locations where the majority of new housing development could take place. These include the city centre and extensions to Stirling city at Bannockburn and Bridge of Allan/Causewayhead, the eastern villages and the new village at Durieshill. No large-scale housing developments are proposed for Dunblane and only small-scale housing is proposed for the rural villages west of Stirling. New commercial (business and retail space) is proposed for Springkerse/Milhall, Broadleys and Manor Powis.

### **4. Why is development proposed on greenfield sites and in the Green Belt - why can't more development be in the City Centre and on derelict sites?**

Previously developed sites or brownfield sites have been identified for development, but these will not be sufficient to meet the scale of development required and green field development will also be required.

### **5. Why do we need more development if the roads are already congested?**

We want to encourage developments where public transport and alternatives to the car can be real choices in getting about the Stirling area. The strategy for the Plan is based on trying to achieve this and that is why most proposed development is located around the Stirling City or within the 'City Corridor'.

**6. There is no space in local schools – how will the Plan solve this?**

New primary and secondary schools will need to be built where necessary. New development will create the need for a range of services and facilities – health centres, open space etc. The Council may seek financial contributions from developers for these where they will be worsened by new development.

**7. How will the Plan ensure there is adequate drainage infrastructure to support new development?**

Existing sewage treatment works will be assessed as to their suitability to accommodate more development. Improvements carried out by Scottish Water and/or developers might be necessary and may well affect the timing of developments coming forward.

**8. How will the Plan ensure housing built is of the right quality, tenure and size?**

Housing need and demand across the area is being carefully assessed and all sites will be expected to provide a range and choice of housing size and tenure including an element of affordable housing to rent or buy.

**9. How can the Council assess the sites fairly when some of them are in Council ownership?**

The Council as landowner has submitted sites for consideration in the same way as any other landowner/developer. These have been assessed using the same criteria as all the other options.

**10. Why are jobs and other commercial uses needed to support the growth in housing?**

New housing generates the need for more commercial uses in terms of providing new jobs to support the growth in population and providing access to other facilities such as retailing. Improving the economic growth of the Stirling area through allowing new development in the right locations is an important part of the Plan's strategy.

**11. How does the Local Development Plan relate to the Open Space Strategy, which is also undergoing community consultation?**

Consultation on open spaces has been undertaken at the same time as the Main Issues Report, where people have been asked which open spaces they value and how they use them. The results of this consultation will feed into the Plan preparation process and the Open Space Strategy will also be developed at the same time as the Plan and consulted upon in 2011.

**12. How does the Local Development Plan relate to the Local Housing Strategy (LHS)?**

The LHS will be prepared alongside the Plan. It will describe the extent and type of housing need and demand for the area. The Plan will then identify the amount of housing land required to help meet the need and demand

**13. How are the public being involved in the Plan preparation process?**

During May and June a series of Community Road Shows were held throughout the Stirling area and across the villages. Community Councils and the local press were used to publicise these events. Any comments received have been recorded and analysed and providing we have people's details they will be notified of this. You can keep up to date with the Plan process by visiting the website. [www.stirling.gov.uk/localdevplan](http://www.stirling.gov.uk/localdevplan).