



Stirling Local Development Plan: Proposed Plan

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Stirling Local Development Plan

1. Introduction

Development plans guide the future use of land and the appearance of cities, towns and rural areas. They indicate where development, including regeneration, should happen and where it should not. As Stirling is not within a City Region, the Council is not required to prepare a Strategic Development Plan, only a Local Development Plan (LDP). This Draft Proposed Plan is published as an interim document for consultation purposes, prior to publishing the Proposed Plan. Details of the timetable for the Plan are contained in the Development Plan Scheme at www.stirling.gov.uk/localdevplan.

The Draft Plan covers the whole of the Stirling LDP area. It contains a Vision Statement looking ahead 20 years to 2033. When it is formally adopted in 2013/2014, this new Plan and supporting Supplementary Guidance, will replace the existing Stirling Local Plan (1999), Local Plan Alteration (2007) the Clackmannanshire and Stirling Structure Plan (2002) (as it relates to the Stirling LDP area), and all accompanying Supplementary Planning Guidance.



Map 1: Area covered by the Local Development Plan.

The Draft Plan is the outcome of extensive research and engagement with key agencies, local communities, businesses and developers undertaken from 2009. A Main Issues Report (MIR) was published in May 2010, and sought views on which policy and development options could be included in the Draft Proposed Plan. An overview of the main influences on the content of the Draft Proposed Plan is set out in Development Plan Scheme 3, published in May 2011. Responses to the MIR are summarised in the Report on Responses to the MIR.

The Draft Plan has been subject to Strategic Environmental Assessment (SEA) and Habitat Regulations Appraisal (HRA), which will be further visited once the Proposed Plan is prepared.



2. How you can comment on the Draft Proposed Plan

Consultation on the Draft Proposed Plan is due to take place over 8 weeks from 24th October until 16th December 2011. Consultation events will take place within particular locations across the Stirling LDP area in the form of 'drop-in' sessions during the day and evening. Further details on the dates, times and venues for these sessions will be outlined on the Council webpage at www.stirling.gov.uk/localdevplan and publicised locally.

All aspects of the Draft Plan – the vision, spatial strategy, policies, glossary and schedules, and all the supporting documentation, can be commented on including all the Draft Supplementary Guidance including the Conservation Area Character Appraisals and Statements, and the LDP Background Reports.

Representations to the Draft Proposed Plan should be made in writing, on the appropriate form available to download from the above link, and also available from local libraries and local offices, and should be posted or emailed to:

Planning & Policy
Economy, Planning & Regulation
Stirling Council
Viewforth
Stirling
FK8 2ET

Email: ldp@stirling.gov.uk

An online version of the Plan is also available (weblink as above) on which representations may be made directly to the email address above.



3. The Approach to Policy

The Stirling LDP is very different from previous Development Plans for the area. There are fewer Policies, and more advice and guidance, reflecting the Council's positive attitude to development that supports the Vision and Spatial Strategy.

The Plan resides within a complex policy arena. *The National Planning Framework - 2 (2009)* and *Scottish Planning Policy (SPP)(2010)* set out the main elements of the Scottish planning context. The Scottish Government's overarching aim is to foster sustainable economic growth. Sustainable development is accepted as contributing to this. Developers are expected and encouraged to embrace sustainable development – and this LDP assumes that 'development' always means 'sustainable development'. (The criteria adopted – see *below* - are a distillation of those included in the *SPP* - and do not seek to go beyond them. In all Policy and Supplementary Guidance contexts, 'development' means 'sustainable development').

The Climate Change Act (2009) (and other recent legislation and associated regulation) provides a broader background to factors such as the design and operation of buildings, river basin management, sustainable flood management, conservation of biodiversity, renewable energy development, promotion of active travel, etc. The agencies with responsibilities in these areas have their own aims and policies, largely agreed with Government. This Plan, while including some broad statements of principle in support of those aims and policies (i.e. the Overarching Policy and parts of the Primary Policies), does not seek to duplicate them in detail. Thus, significant parts of the planning agenda that are statutory obligations, and/or where another agency is the responsible authority, are only referred to briefly in terms of Policies (but with such supporting explanation as may be needed placed in Supplementary Guidance, with the appropriate links to the definitive legislation, external policy or guidance).

The **Overarching Policy** and **Sustainable Development Criteria** are the principal link between national policy aims and the LDP objectives and policies. They are intended to be used both as a guide to the high level aspirations of the Council for developers and, along with the more detailed policies, in assessing proposals and reaching planning decisions.

The LDP policies assume that, broadly speaking, the factors affecting judgements as to whether a development or land use change is acceptable are the same whatever type of use is proposed. Criteria related to quality of design, safety of access, impact on biodiversity, etc, are not repeated to cover every circumstance. The Overarching Policy and Sustainable Development Criteria will therefore be the starting point in considering any proposal.



Overarching Policy.

This Plan supports good quality development, in the right place, that meets the community's needs – social, economic and environmental, so as to contribute positively to the creation of vibrant, mixed and healthy communities. In order to accord with Plan Vision, Spatial Strategy, and policies, all developments, land use changes and other proposals, plus related masterplans, site briefs, strategies, etc, will require to demonstrate the following:

- a** compatibility with the spatial strategy and reinforcement of the sense of place;
- b** high standards of design, integration with neighbouring areas and the wider community, and conformity with the relevant sustainable development criteria*;
- c** appropriate measures for mitigation of and adaptation to climate change;
- d** appropriate measures for the safeguarding, conservation and enhancement of the historic and natural environment;
- e** safeguarding and appropriate management and utilisation of natural resources.

And in the southern Local Development Plan area, adherence to the principles of the National Planning Framework proposal for a Central Scotland Green Network, with relevant contributions to local and national Green Network objectives.

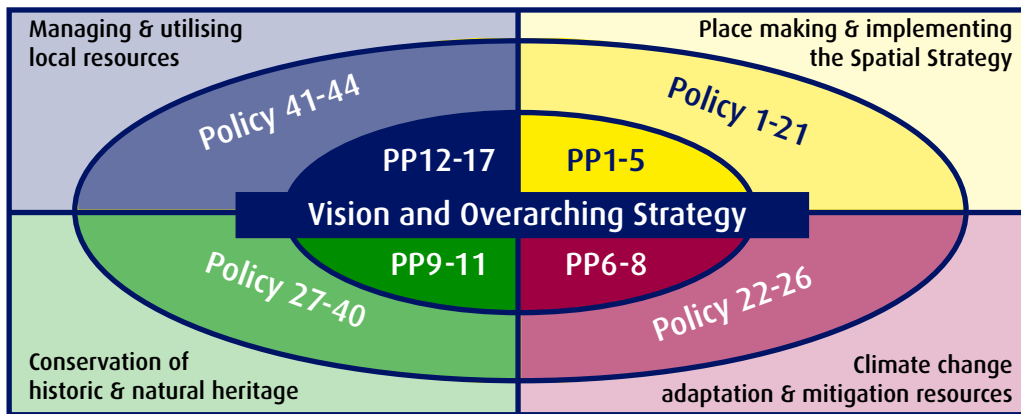
Sustainable development criteria:

1. Improve the quality of the built environment.
2. Contribute to reduction in greenhouse gas emissions, in line with or better than national targets, and encourage energy and heat efficiency, and the use of low and zero carbon power generation.
3. Reduce the need to travel and encourage active travel and other more sustainable travel and transport opportunities.
4. Support Zero Waste objectives, and minimise the life-cycle resource requirements.
5. Avoid areas at risk of flooding and erosion.
6. Protect and enhance the historic and cultural environments, and the natural environment (including biodiversity and landscape).
7. Minimise adverse impacts on water, air and soil quality.
8. Support healthy lifestyles, by improving access to amenities, promoting access to open space and other recreation opportunities and by addressing environmental problems.
9. Involve re-use and/or regeneration of previously used land and property, including derelict and contaminated land, and the re-cycling of construction materials.
10. Make efficient use of existing and new infrastructure.

The range of topics covered by **Primary Policies (PP)** has been determined by considering which of the national planning priorities are most relevant to Stirling. Some Primary Policies are backed up with more detailed **Policies (Pol)**. Again, the number of Policies indicates areas of particular concern locally, such as design quality and conservation of the historic environment. Many Primary Policies and Policies are further supported by **Supplementary Guidance (SG)**. This Guidance is either Statutory – and therefore an integral part of the LDP – or Non-Statutory advice and guidance¹. The sequence of Primary Policies reflects themes that have evolved from the *key objectives* discussed in the *Main Issues Report*.

Place-making & implementing the Spatial Strategy: The quality and amenity of the places around us must be conserved and enhanced. Their influence on our ability to reduce social inequalities and lead healthy lives must be improved. **Primary Policies 1 – 5** look to building design, urban design, enhanced green infrastructure (the Green Network), etc., to improve places through raising the quality of new development, and through the Spatial Strategy to set appropriate scales of development and steer development to the right locations in terms of the environment and efficient use and management of infrastructure.

Climate change adaptation and mitigation: The resilience of places in the face of climate change must improve, with new development discouraged in places where climate-related hazards are present or predicted, such as flood plains. New development must be more efficient in its use of resources and enable reductions in traffic generation. ‘Carbon stores’ need to be protected. **Primary Policies 6 – 8** support energy-efficient, low-emission development, re-use of vacant and derelict land, reduction and recycling of waste, encourage provision for active travel and public transport, and require sustainable drainage and sustainable flood management.



Conservation of historic and natural heritage: Much of the local economy, and the quality of life and the health of residents is underpinned by the wealth of heritage features in the area and the quality of surrounding landscapes. **Primary Policies 9 – 11** will enable protection, conservation and enhancement of biodiversity, landscapes and the historic environment.

Managing and utilising local resources: The local economy is also dependent to a significant degree on natural resources. **Primary Policies 12 – 17** deal with forestry and related industries, renewable energy generation, mineral extraction, water supply and the protection of the water environment, protection of soils, local food production, and tourism and recreation.

1. Supplementary Guidance referred to directly in policy wording (as opposed to in parentheses or footnotes) is regarded as statutory. In some cases the Supplementary Guidance will be a mix of Statutory and Non-Statutory material. This will be clearly distinguished and is summarised in Chapter 8.



4. An Integrated Plan – How to use it

Development proposals are assessed against the Development Plan (and other material considerations). Therefore, notwithstanding this underlying policy structure, the LDP must be considered and used as an integrated planning tool. The Council is as much concerned with maintaining and building on the character and quality of Stirling and the other places in the area as it is with meeting targets for new housing or business space. Design and place-making are emphasised, and the vision of a **Green Network**, also contributing to biodiversity conservation, active travel networks and climate change mitigation and adaptation, is embraced. Individual topic-specific policies and land allocations do not set out the whole picture for the various types of development. The Overarching Policy and the Spatial Strategy are intended to be as much part of the consideration leading to development decisions as the detailed Policies and Supplementary Guidance. The fact that a particular policy or proposal does not mention, say, flood avoidance, historic heritage or waste management, does not mean that such issues are not relevant. All aspects need to be fully considered.





5. Local Development Plan Vision

Stirling Council's vision, in its 'Strategic Plan', has references to various planning and development objectives. The Council supports Community Planning and has active partnerships progressing a whole range of aspirations in pursuit of this vision and the Single Outcome Agreement. For land use planning purposes: "Vision statements should provide a realistic expression of what the plan area could be like in 20 years time and a useful springboard for the spatial strategy of the plan" (Circular 1/09).

The Local Development Plan **Vision** for the Stirling area in 2033 is that it will have maintained its high quality rural and urban environments, enhanced by well designed and integrated new developments, by the evolving 'Green Network', and by the protection of the superb landscape setting. The interdependence of the City, the countryside and the attractive small towns and villages will have increased and links to neighbouring areas improved. **Stirling** will still be a fine small 'walkable' city, well connected and drawing benefits from its relative proximity to the conurbations and other towns of Central Scotland and Tayside. While cherishing its magnificent historic heritage it will be a modern, vibrant and healthy city, a place where people choose to live, work and spend their leisure time. It will become a place that attracts more businesses and supports successful and expanding ones, so that more people are able to work close to and within their homes, and in the City Centre. It will be a 'learning city', known for its University, sharing in the Forth Valley College network, with an increased number of related businesses. There will be more opportunities to access local affordable housing, and previous pockets of deprivation in urban and rural locations will have been alleviated, and levels of social polarisation reduced.

In the **countryside** there will be –

- More houses, appropriate located and generally in small groups.
- More woodland (especially where it creates recreational opportunities or links important fragmented habitats).
- More recreational activity and facilities closer to the city.
- Some different land uses – perhaps different crops such as biomass crops, and different aims of land management, such as reducing flood risk, and maintaining biodiversity
- More free-standing business, tourism, etc premises
- More renewable energy generation (wind, hydro and other sources) at appropriate scales – and grid enhancements to support it.



In the villages and smaller towns -

- Small to medium sized infill or peripheral housing developments – including provisions for more affordable housing, and housing for older people.
- In a few locations, close to the City, more substantial new housing, new or expanded primary schools and regenerated village centres.
- More local business, retail, tourism, etc premises.
- Some local renewable power generation – wind turbines, communal biomass boilers, etc
- Local waste management and recycling sites.
- Allotments, community orchards and other local food production enterprises.

At Durieshill –

- The new village well advanced, with substantial levels of housing accommodation, and commensurate secondary and primary educational and community facilities, transport and business developments, all within a planned landscape fitting into the wider Green Network.

In the City (substantially within the City Corridor) -

- New housing areas (including within adjusted Green Belts) – with layouts that accommodate new primary schools, bus, walking and cycle routes, sustainable drainage features, waste recycling facilities, etc, all integrated with green space in a developing Green Network.
- More affordable and particular needs housing, especially housing for older people and other demographic changes.
- A vibrant, much improved City Centre with increased retail and office space – in quality buildings.
- More business and retail space generally, of varying types and well-connected with housing areas which complements the Network of Centres.
- Improvements to existing housing and industrial areas with quality green space.
- A thriving University and College, perhaps now with a ‘satellite’ campus.
- More Park & Ride sites, pedestrianised streets and cycle tracks, and more opportunities for walking.
- Some local/district renewable power generation – domestic wind turbines, solar panels, communal biomass boilers, etc .
- Local/district waste management and recycling sites.
- Local food production – more allotments, community orchards, etc.
- Developments and Green Network enhancements enabling the river corridor² to contribute much more to the quality of life in the City.

All new and recent development will be compatible with the low-carbon and zero waste life-styles prevailing, and require to cope with any changed climate regime.

² All references to ‘green’ networks and corridors include the ‘blue’ network of watercourses and riparian areas; but note that references to the ‘river corridor’ through Stirling are not limited to the flood plain and may include neighbouring areas, including development sites.



6. The Spatial Strategy

Stirling's good quality of life and high quality environment within easy reach of Scotland's major cities, means that people want to live here. Population numbers are increasing both through indigenous household formation and net in-migration. The Council supports population growth as a driver for economic growth.

Achieving economic growth means change, and some change requires development – this LDP seeks to address the spatial implications of economic, social and environmental change, in particular, opportunities for development. These spatial implications are further discussed in the Spatial Strategy Background Report. The Plan helps manage this change by choosing the most appropriate scale, mix and location of new development and through a range of different policy responses.

The Spatial Strategy contains the Plan Proposals – what the Council considers to be the appropriate types and scales (and phasing) of significant development in the various settlements and the rural areas. It focuses on the specific main proposals for the period up to year 10 from adoption and also provides a broad indication of the scale and location of growth up to year 20. The Policies and Supplementary Guidance indicate how the Council wishes those developments to be implemented, and equally, how it will assess and determine development proposals that are not specifically dealt with in the Strategy, including the great majority of planning applications which are for relatively small scale and householder developments.

In all contexts, 'Spatial Strategy' includes the 'Settlement Statements + Maps' at Appendix C.

The 'geography' of the LDP vision and consideration of the spatial implications has been translated into a spatial strategy that seeks to deliver and respond to the issues raised. The strategy is considered to be the best option for supporting a mix and scale of development and change in the most appropriate locations that will also maintain and enhance the best of the places that we have and the green context within which they sit.

The existing pattern of urbanisation and development, plus the planned developments already committed through the current Development Plan and planning permissions, overlain by the pattern of strategic infrastructure and environmental considerations, provides the context for future change.

The Spatial Strategy table (Table 1), the Key Diagrams and Settlement Hierarchy set the context for how the area will develop over the next 20 years (for major developments such as business, retail and housing). Physically, the options are limited. The new settlement at Durieshill, planned since 2004, is still a commitment but slow progress towards implementation does not encourage similar large-scale projects. The consolidation and expansion of existing settlements, though likely to raise local concerns with existing communities, is aligned with sustainable development principles and offers opportunities for enhancement and regeneration of those areas.

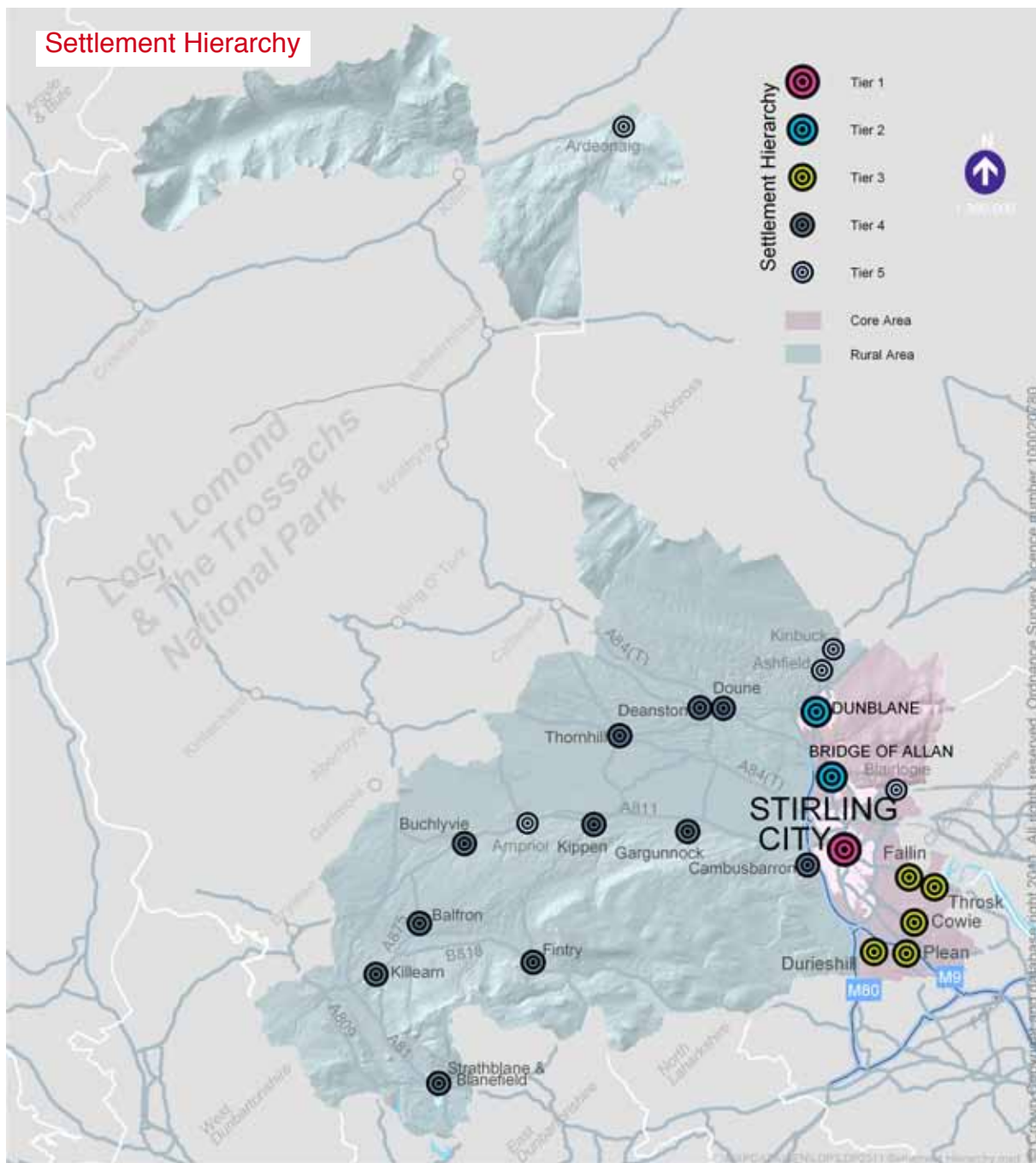


Table 1: Spatial Strategy

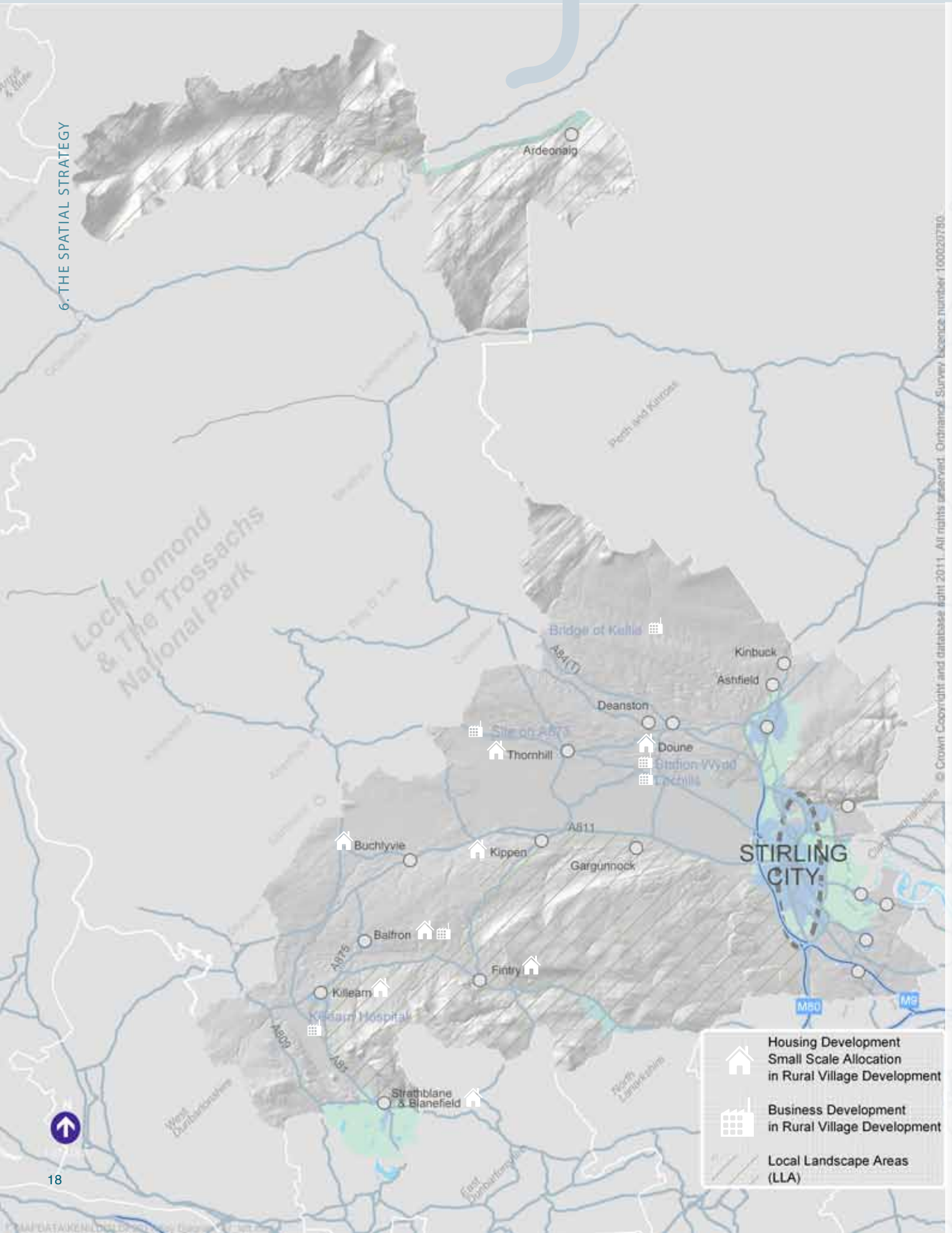
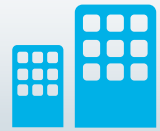
Strategic Areas and Settlement Hierarchy Tier	Development Approach	Description of Approach	Issues
Stirling Core Area: Stirling City (1) Bridge of Allan, Dunblane (2) Eastern Villages, Durieshill (3)	Urban Consolidation	<p>Uses up vacant and brownfield land and property. Concentrates higher density, mixed-use development within the City Corridor which is consistent with the scale of the City and its role in terms of the Settlement Hierarchy.</p> <p>Identifies development opportunities within Stirling City Centre for a mix of uses including visitor and tourist accommodation, new retail development, offices and housing, recognising its strategic role in the Network of Centres and in serving a wide catchment area.</p>	<p>This approach reduces the need to travel, and the demands on servicing and infrastructure.</p> <p>Strengthens the existing urban structure and its legibility, extending into and improving the diversity and accessibility of existing neighbourhoods.</p> <p>Higher density development requires to be carefully balanced with the protection of the historic core of the City.</p> <p>Mixed-use facilitates enabling development/ cross funding and opportunities to enhance and utilise the river corridor.</p> <p>By reducing expenditure leakage, it supports the city centre as a vibrant shopping destination.</p>
	Strategic Development	<p>Controlled Greenfield expansion of Stirling City within the City Corridor primarily to meet housing, retailing and strategic business space needs.</p> <p>Development here is consistent with the size of the City and its role in the settlement hierarchy.</p> <p>New village (Durieshill) in the catchment of Stirling City, required to meet the longer term growth of the area.</p>	<p>Servicing and infrastructure requirements are more manageable within the City Corridor.</p> <p>Provides opportunities to strengthen city edges (reinforced by Green Belt) and form strategic gateways to the south and north, enhancing the sense of place and arrival into the City.</p> <p>New settlement reduces development pressure on other more sensitive Green Belt. All servicing and infrastructure requirements will require to be provided.</p>
	Regeneration	<p>Redevelop existing regeneration areas as well as new development to assist the regeneration of the Eastern Villages.</p> <p>Supports improved connectivity of these areas for public transport, walking and cycling.</p> <p>Development to include new housing of mixed tenure / type, new green infrastructure and local business / commercial space.</p>	<p>Introduces more varied tenure mix, particular needs housing and affordable housing opportunities to assist areas of deprivation and retain a more balanced population.</p> <p>Provides opportunities for environment improvements in existing communities and local employment opportunities.</p>
Stirling Rural Villages Area (4)(5)	Rural villages and rural development	<p>Controlled small-scale expansion of the villages consistent with their limited size and role in the settlement hierarchy, to include new affordable and market housing and local business space.</p> <p>Identification and protection of village centres as part of a Network of Centres, to help support their viability.</p> <p>More dispersed development approach in the countryside outwith the villages.</p>	<p>Concentrate development within settlements, where services and facilities are more readily accessible.</p> <p>Help sustain local services through increased diversity in the population. Provide for some of the housing need and demand and local employment opportunities within the area.</p> <p>Provide a choice of development locations and self-build opportunities in the countryside.</p>



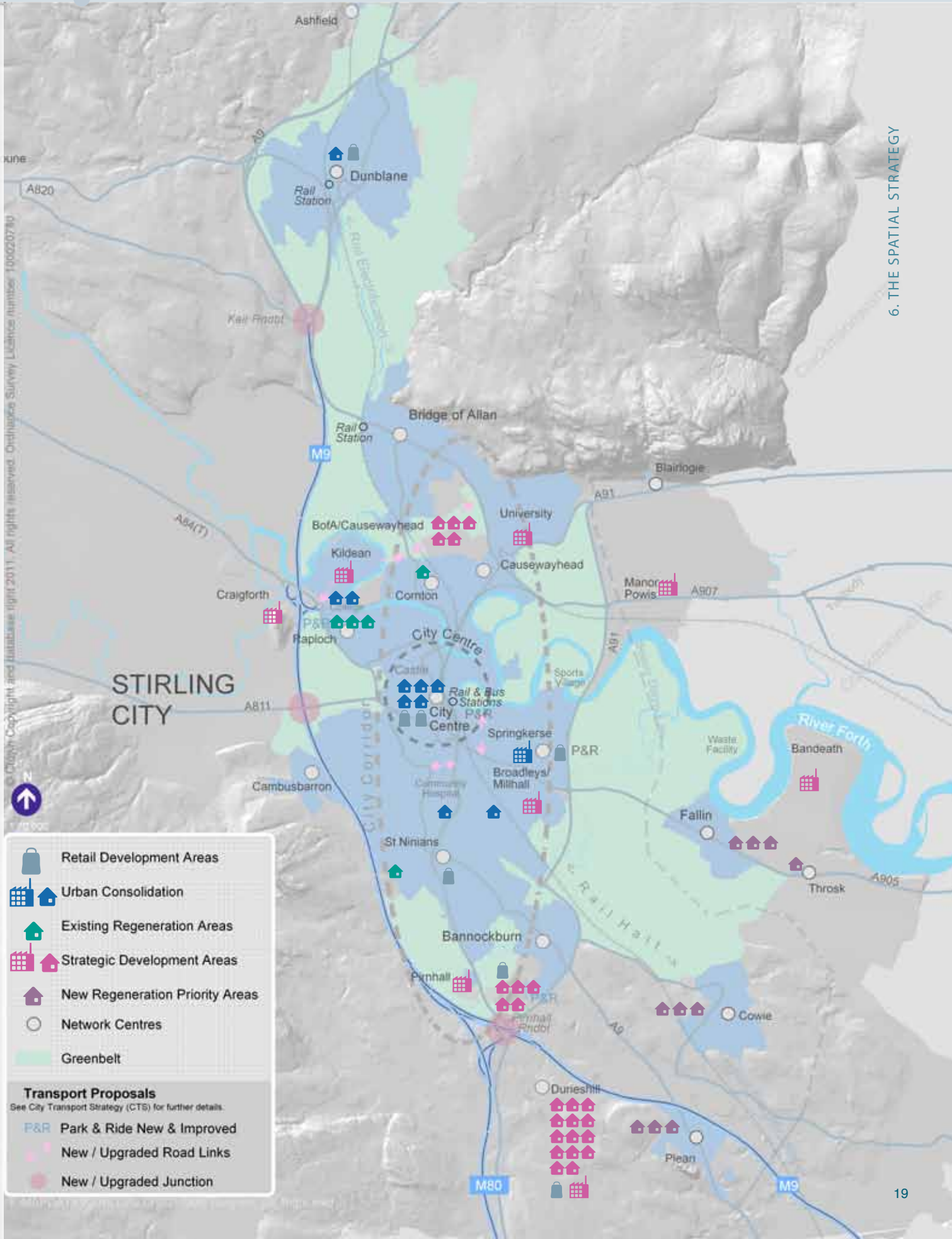
Settlement Hierarchy



Key Diagram - LDP Area



Key Diagram - Core Area





Housing Land Requirement.

The provision of land for housing and the timely release of that land to enable building of homes is a key component of the Plan. The broader objective of the Plan in relation to housing is the creation of sustainable mixed communities, including the provision of quality dwellings in the right places. It is vital that these considerations underpin the whole process of planning for housing even at the earliest stages of setting the land requirement.

The Plan puts forward a development strategy, which is based on delivering a higher level of household growth. The evidence for this is presented in the Housing Need and Demand Assessment and within the Local Housing Strategy (this is further discussed in the Housing Land Requirement Background Report).

The housing supply targets have been defined within the Local Housing Strategy as an annual requirement. These supply targets are used to determine the housing land requirement for the LDP and to ensure suitable land is allocated to meet this requirement. Details of the approach are contained within the Housing Land Background Report.

Table 2: Housing Land Requirement (year 10): Housing Units.

	Market	Affordable	Total
Housing Supply Target: 2010/2023	4,264	1,144	5,408
Minus completions from existing housing land supply 2010/23 ³	2,600	627	3,227
Minus allowance for small sites 2010/23	520	0	520
Sub-total	1,144	517	1,661
Plus 15% flexibility	172	78	249
Additional Housing Land Allocation Required to 2023	1,316	595	1,910



3. Stirling Council Housing Land Audit (Revisited 2010).

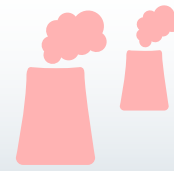


Table 3: Housing Land Supply 2010-2033: Housing Units .

		Existing Supply ⁴ 2010/23	Additional housing land allocation 2013/23	Total land supply effective or capable of becoming effective	Existing supply 2023/33	Additional housing land supply 2023/33	Scale of future land supply
				Phase 1 2010-2023			Phase 2 2023-2033
Stirling Core	Urban Consolidation	1,537	336	1,873	320	300	620
	Regeneration	473	664	1,137	1,067	630	1,697
	Strategic Development	750	800	1,550	1,750	800	2,550
Stirling Rural	Rural Villages & Housing in the Countryside	467	194	667	0	100	100
	Sub-Total	3,227	1,994	5,221	3,137	1,830	4,967
	Small Sites			520			400
	Total	3,227	1,994	5,741	3,137	1,830	5,367

Employment Land Requirement.

New business space has a large role to play in the future shape of Stirling, as the availability of a good range of employment opportunities adds to the attractiveness of the area as a place to live and work. The Stirling Community Planning Partnership’s Economic Strategy (2009-2013) indicates that the objective is to increase the range and number of jobs available locally, particularly high value jobs, to reduce the need to travel outside the area and to take full advantage of its location and assets.

The employment land requirement for the Plan is based on the rate of jobs growth per annum to meet the Council’s aspirations for economic growth, translated into a business space requirement and then a land requirement (the assessment is set out in the Stirling Business Space Strategy 2010).

Table 4: Employment Land Requirement (hectares), 2010-2023.

Business Space Strategy Target: 2010/2023	81 ha
minus completions from existing supply 2010/2023	61 ha
Additional land required to 2023	20 ha

4. Stirling Council Housing Land Audit (Revisited 2010).



Table 5: Employment Land Requirement 2010-2033 Phasing (hectares of land)⁵.

		Existing Supply 2010/23	Additional employment land allocation 2013/23	Total land supply effective or capable of becoming effective	Scale of future land supply
				Phase 1 2010-2023	Phase 2 2023-2033
Stirling Core	Urban Consolidation	14.0	0	14.6	0
	Regeneration	2.6	0	2.6	0
	Strategic Development	38.3	19.1	57.5	122.1*
Stirling Rural	Rural Villages & Housing in the Countryside	6.4	0.6	7.0	1.0
Total		61.3 ha	19.7 ha	81.7 ha	123.1 ha

* Includes additional land at Bandeath North and West safeguarded for strategic employment purposes in the longer term.

Retail Floorspace Requirements.

In meeting the demand for modern retail space, the role and function of existing retail centres requires to be established to ensure that they perform an appropriate role in terms of the Spatial Strategy. A Network of Centres has been identified (within which there is a hierarchy), in order to define their role and function of centres and to ensure appropriate scales and types of new retail and commercial leisure development are directed to appropriate centres consistent with their position in the hierarchy. Further information on the Network of Centres can be found in SG09.

Recent Council studies into the capacity for further retail floorspace have identified, in both qualitative and quantitative terms, the need for further retail floorspace in the Stirling LDP area. Further retail space requirements are identified within the Plan consistent with the hierarchy of Network of Centres.

Table 6: Stirling convenience retail floorspace supply (sq.m net), 2010 - 2020.

	Target	Existing Supply 2010/20	New Supply 2010/20	Total floorspace: Phase 1 2010-2020
Convenience Retail	9,100 sq.m	5,165* sq.m	4,000 sq.m	9,165 sq.m

* STEP/Vico, Burghmuir and Former MFI Site (St.Ninians) - with planning permission for superstore developments.

⁵ Employment Land Audit 2010.



Table 7: Stirling comparison retail floorspace supply (sq.m net), 2010 - 2025.

	Target	Existing Supply 2010/25	New Supply 2010/25	Total floorspace: Phase 1 2010-2025
Personal Retail (City Centre)	10,000 sq.m	2,400* sq.m	7,600 sq.m	10,000 sq.m
Household Bulky Goods (Commercial Centre)	4,330 sq.m	2,230** sq.m	2,100 sq.m	4,330 sq.m
Total Comparison	14,330 sq.m	4,630 sq.m	9,700 sq.m	14,330 sq.m

* STEP/Vico (as part of superstore) and Burghmuir - sites with planning permission for personal goods retailing.

** Springkerse planning consent for household bulky goods retailing.



7. The Primary Policies and Policies

Place-making & Implementing the Spatial Strategy (Primary Policies 1–5 and Policies 1-21).

The *MIR*, following from the 'City Visioning' exercise, referred to the assets represented by the quality and quantity of historic and natural heritage features and the individual character of the City, towns and villages of the area. This Plan prioritises the importance of design, urban design and 'place-making' in order to ensure that the quite substantial and widespread developments envisaged for the coming decades will maintain and improve the character and assets of the area. This follows from the greater emphasis on good design in Government Planning Policy – *Designing Places* and *Designing Streets* - reflecting an acceptance that nationally the standard and quality of new development has not always reached these goals. While not losing sight of the housing and other land use targets arising from the assessments of need and demand, the concept of place-making through better design is prioritised through PP1 and provided with criteria and process through Pol.1 and Pol.2. Green infrastructure (Pol.3) is a large part of the character of the area and the Plan supports both the national priority project (Central Scotland Green Network) and existing Green Belts (Pol.4) in order to safeguard and enhance green networks (between settlements) and green corridors (within settlements – and especially in the City)⁶.



Requirements for the major land uses – housing, employment and retail – have been assessed and an appropriate land supply identified. This is related to a Spatial Strategy (PP2) that prioritises consolidation within existing built-up areas, particularly the 'City corridor', regeneration of communities, and strategic greenfield expansion in locations that make best use of existing infrastructure and minimise adverse environmental impacts. The *Housing Need & Demand Assessment* demonstrates very high housing need totals, with high proportions of affordable and special needs provision indicated. The Plan aims for realistic contributions towards meeting those needs and includes a generous land supply for that purpose (Pol.5) but the judgement is that meeting the total need is beyond the capacity of housing suppliers, supporting infrastructure, and the environment. Pals.6 and 7 take a similar pragmatic approach to affordable and particular needs delivery. Provision of infrastructure will be a restraining factor on rates of development, which are therefore phased where necessary - with provision for that phasing to be kept under review (PP2; Pol.5). In the interests of sustainability, increasing job opportunities locally, and co-location of employment and other uses are encouraged (Pols.9 and 12). Assessed need for employment land is met in full by new allocations and by safeguarding existing employment land (Pols. 8 and 9).

6. All references to 'green' networks and corridors include the 'blue' network of watercourses and riparian areas; but note that references to the 'river corridor' through Stirling are not limited to the flood plain and may include neighbouring areas, including development sites.



Retailing and commercial leisure uses are an important component of the local economy and have close links to the tourism product of Stirling. It is therefore important to ensure that new development takes place in the right locations and does not impact on the vitality and viability of the City and other centres. In line with Scottish Government guidance, the Strategy includes the identification of a Network of Centres (Pol.10), to which new retail and commercial leisure developments will be directed.

Non-strategic developments, for which there are no specific Plan allocations, make up the vast bulk of planning proposals. PP3 indicates that (within the Overarching Policy framework and Sustainable Development Criteria) well-designed and located developments for whatever purpose will generally be supported (Other regulatory regimes will help to ensure that ‘bad neighbour’ or otherwise undesirable uses will not be approved in inappropriate locations). Pol.12 allows for the consideration of retail and commercial leisure proposals deemed not to comply with Pol. 10 or that come forward outwith the Network of Centres. The rural character of much of the area is not sustained by commensurate employment opportunities in the villages and countryside, and Pol.13 seeks to encourage additional activity. Remaining Policies in this section (Pols.14 – 19) cover types of development that are either particularly prevalent (e.g. houses in the countryside) or of a nature that present local problems of assessment not addressed by other policies (e.g. advertisement displays).

Implementation of the Plan faces up to significant infrastructure deficiencies in the area. Transport, drainage, education capacity, health services, etc., will all require to cope with greater usage through a combination of improvement, augmentation, management and rationalisation (PP4). As noted above, some development will be held back until deficiencies are resolved. There are opportunities as well as costs and problems. Some community infrastructure can share premises; some drainage and linear infrastructure will be integrated into multi-purpose green corridors. The need for new infrastructure can be reduced by such measures as encouraging active travel over increased vehicle and road use (Pol.20), and sustainable drainage over piped networks (PP4 and Pol.21). Developers will be required to make financial and in-kind contributions to help remedy infrastructure deficiencies caused or exacerbated by their proposals. PP5 and associated Supplementary Guidance sets out the areas covered, the mechanisms proposed and the types and levels of contribution expected.



Primary Policy 1: Place-making.

Developments of all scales should be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located. Quality is expected, and will be supported by design guidance, landscape character guidance and Settlement Statements. In order to reduce the need to encroach onto greenfield sites, and to maximise the sustainability benefits accruing from developing at higher densities, developments utilising vacant and under-used land and buildings within settlements will be supported (except where a proliferation of hard surfacing may exacerbate flood risk). Developments should safeguard and enhance the cultural heritage and green infrastructure, contribute to the implementation of the Council's Open Space Strategy and Green Network objectives, and respect existing and proposed Green Belts.

Policy 1: Site Planning Requirements.

All new development is required to contribute, in a positive manner, to the quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):

- (a) The siting, layout and density of new development should either contribute towards or create a coherent structure of streets, spaces, and buildings, which respects, complements and connects, and is safely accessed from its surroundings, whilst creating a sense of identity within the development.
- (b) All new development should consider and respect the site's topography, and any surrounding important landmarks, views or skylines.
- (c) The design of new development should be appropriate for its surroundings in terms of appearance, height, scale, massing, and should use materials, finishes and colours which complement those prevalent in the surrounding area.
- (d) In urban settings buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter access, uses, and orientation of principal elevations should reinforce the street or open space.
- (e) All buildings, streets, and spaces (including green spaces) should be considered and designed in a manner so as to create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
- (f) Wherever possible and appropriate, buildings and spaces should be designed with future adaptability in mind.
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

All new development should be planned and designed with reference to climate change mitigation and adaptation (see PP6 - PP8 and associated Policies) and have cognisance of the design guidance contained within SG01.

[SG01 contains both policy matters and non-statutory guidance].



Policy 2: Design process.

In order to ensure that the aims of Place-making and quality site planning are met and incorporated into development proposals:

- (a) *Development Frameworks* and/or *Masterplans* will be required for development areas or sites requiring a comprehensive approach to the provision, design and location of uses, open space and infrastructure.
- (b) *Development Briefs* will be prepared by the Council for development sites where merited by the size, sensitivity, and/or complexity of the site and proposals.
- (c) *Design Statements* and *Design and Access Statements** will be required in support of Planning Applications in all instances as set out in SG01.
- (d) All documents submitted in support of proposals and applications are expected to have complied with the guidance contained within the SG01.

[*These are a statutory requirement in some cases. They deal with access to buildings, e.g. disabled access, and are in addition to any Transport Assessments, for which see SG14].

Policy 3: Green Infrastructure: Green Network and Open Space.

All development proposals will be assessed in terms of their impact on green infrastructure and potential to contribute to national and local Green Network and Open Space Strategy objectives (as set out in SG02). The safeguarding of existing, and the provision of new green infrastructure will be considered in the context of the Green Network objectives, the Open Space Strategy, biodiversity conservation, the River Basin Management Plans, the Flood Risk Management Plan and any relevant Conservation Area Character Appraisal. Means to ensure the long term maintenance of new and existing green infrastructure created in association with development or incorporated into it should be secured (see PP5). Furthermore:

- (a) Proposals adjacent to or encroaching upon identified Green Corridors should maintain or enhance functionality and connectivity (active travel routes, habitat networks, etc). Such proposals resulting in a net reduction of Green Infrastructure or loss of connectivity and accessibility should ensure that the remaining elements of the Green Corridors are enhanced to maintain their continued functioning and that alternative routes are provided or enabled. (Financial contributions for this purpose may be required – again see PP5 and SG16).
- (b) Open space will normally be safeguarded from development unless its loss, or replacement with alternative provision, has been found to be acceptable in accordance with the above considerations. New development should, wherever possible, incorporate accessible multi-functional open space of the appropriate quantity and quality to meet the needs arising from the nature of the development itself, and to compensate for any loss of open space or to remedy local deficiencies that have been identified in the Open Space Strategy.

[SG02 provides further detail of Green Network objectives, open space policies and requirements, etc].



Policy 4: Green Belts.

Green Belts are designated around Stirling, Bannockburn, Bridge of Allan, Dunblane and Strathblane. Development should preserve the openness of Green Belts and should not undermine their core roles and functions by individual or cumulative impacts. New development should demonstrate conformity with Green Network objectives and will only be supported where it is for the purposes of:

- (a) agriculture, woodland, forestry and/or horticulture uses (including allotments).
- (b) recreational uses compatible with an agricultural or 'natural' setting.
- (c) essential infrastructure (such as electronic communications, electricity grid connections and new transport infrastructure supported by the National, Regional and Local Transport Strategies).
- (d) re-using redundant rural vernacular buildings (see also Pol. 14, and for further design guidance SG11).

Exceptionally, support may be given to developments that demonstrate diversification of the rural economy by promoting new employment opportunities and/or other community benefits, and that cannot be accommodated elsewhere.

[Further guidance on the function and roles of Green Belts is given in SG03].





Primary Policy 2: Supporting the Spatial Strategy.

A priority for this Development Plan is to support and enable the major developments of the Spatial Strategy. Sufficient land is allocated in locations identified in the Strategy to meet the supply targets set and provide a range and choice of sites. The development of housing, business space, retail floorspace and tourism accommodation, and other main types of development and land use will be supported in accordance with the Vision and Strategy. Should existing sites and new allocations prove ineffective, alternate developments may be brought forward from later Plan phases, provided that they comply with the Overarching Policy and Sustainable Development Criteria, and the overall Vision and Spatial Strategy.

Policy 5: Housing Land Requirement.

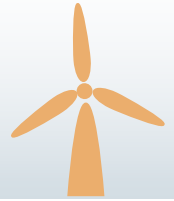
New housing development will be supported in principle where land is allocated for housing purposes in the Plan. Developments will require to accord with the proposed phasing detailed in the Settlement Statements and LDP Action Programme*.

These requirements will be monitored annually through the Housing Land Audit and reviewed biennially as the Action Programme is updated. At all times a 5-year supply of land for housing that is effective, or can be shown through the Action Programme to be capable of becoming effective, will be maintained.

[* The LDP includes schedules at Appendix B of all new allocations and of all sites that make up the established land supply to 2033 according to 2010 HLA].

Policy 6: Planning for Mixed communities and affordable housing needs.

- (1) All new residential development schemes will provide a range of housing of different types, sizes, tenures and affordability. All relevant sites where the developer is not the Council or a Registered Social Landlord should include affordable housing or make a financial contribution to facilitate affordable housing provision elsewhere. Additionally, a substantial proportion of the market housing proposed for any site should meet the needs of smaller households, older people and lower income households. All such housing should be integrated with the entire development scheme, ensuring that the siting and layout is appropriate and the architectural quality and design of the housing is indistinguishable from any market housing proposed for the site or in the surrounding area.
- (2) The Council will be flexible in implementing its affordable housing policy to suit the particular circumstances of the settlement, the site and funding arrangements. The priority will be to deliver affordable housing on-site, particularly on larger sites. All new residential development, including conversions, should include provision of and for affordable housing as follows:
 - (a) schemes consisting of between 10 and 19 units (inclusive) – 25% of the total number of units, or a financial contribution if there are suitable alternative development sites in the vicinity;
 - (b) schemes consisting of 20 units or more - 25% (or 50% where specified) of the total number of units all to be provided on-site.



[A planning obligation will be used to secure the affordable housing contribution and to determine the phasing and delivery mechanisms. For the definition of affordable housing, and the Council's approach to on- and off-site provision, and the level of financial contributions, see PP5 and the statutory SG04 and SG16].

Policy 7: Particular needs housing and accommodation.

- (1a) All new residential developments will require to consider and provide for particular housing needs on site where evidenced through local area analysis on housing needs. Preferably, all developments should be built to 'varying needs standards' and be accessible to as wide a range of people as possible and allow the potential for future adaptation.
- (1b) Development to provide particular needs accommodation should be located within residential areas where residents have a realistic choice of access to local services and facilities. Outwith these areas, accommodation will only be permitted where the need for such accommodation in the locality is justified, a good accessible residential environment can be secured, and other appropriate locations are not available.
- (1c) Public and private nursing / residential care home accommodation will only be supported where it meets locally generated demand and is consistent with the Council's approach to reshaping older peoples' care.
- (2) The formation of new Houses in Multiple Occupation (HMOs), including new-build and changes of use (but excluding purpose-built student accommodation) will be controlled in order to protect residential amenity. Proposals will be supported where it can be demonstrated that suitable in-curtilage waste and recycling storage space will be provided; that the proposal will not create or exacerbate parking or road safety problems; that appropriate maintenance arrangements for any external spaces/garden ground associated with the HMO are in place and where the proposal is in accordance with the locational criteria set out in SG05, which also defines HMOs in houses and in flats, for the purposes of this policy.

[This policy applies to properties being proposed for HMO use for the first time. Further guidance and maps of the threshold areas are included in SG05].

Policy 8: Safeguarding employment land and property.

Employment land and property (for Class 4 business, Class 5 general industry and/or Class 6 storage and distribution uses), on sites identified in the Spatial Strategy, and other existing marketable and serviceable employment land and property will be safeguarded for employment generating uses. Other uses may be permitted where:

- (a) the site is no longer required to maintain an effective supply* of employment land to meet the targets set within the Spatial Strategy; or
- (b) they are ancillary to or complementary to the overall employment uses (e.g. waste management facilities or small scale renewable energy developments); or
- (c) they are consistent with Policy 11 dealing with sites suitable for a mix of uses, and are implemented in conjunction with an employment use, thereby enabling the majority of the site to be developed for employment use.



[*The LDP includes schedules at Appendix B of all existing supply and new land allocations that make up the existing established supply of employment land to 2033, which will be monitored through the annual Employment Land Audit].

Policy 9: Employment development.

- (1) Development for business, general industry, storage or distribution and/or waste management facilities will be supported where it:
 - (a) is located within an allocated employment site or area safeguarded for such uses under Policy 8, and is compatible with the key requirements for the site; or
 - (b) is of strategic significance demonstrating significant economic benefits to the Stirling economy, and is located within the Core Area and cannot be located on an allocated employment site; or
 - (c) involves a relocation that demonstrates significant urban regeneration benefits.
- (2) In residential areas changes of use from residential to employment use will not be accepted unless it is for Class 4 business use. Partial change of use to enable working from home will be supported, but will be restricted to activities that will not generate frequent movement of vehicles for the collection or delivery of goods and supplies or visiting customers.

Policy 10: Development within the Network of Centres.

Retail or commercial leisure development within a network centre which supports the role and function and which is of a scale and character appropriate to that centre will be supported. In such instances, there is no requirement for the applicant to provide a justification of need or an assessment of the impact of the development on the vitality and viability of that centre. The role and function of the centre, the hierarchy that exists within these centres, and the type of development that will be supported is set out in SG09 on the Network of Centres. Any retail or commercial leisure development deemed not to comply with this policy approach will be assessed against Policy 12.

Within all network centres:

- Restaurants, cafes, snack bars or similar Class 3 uses, and public houses and hot food takeaways will be permitted only where they will not be to the detriment of occupiers of adjacent properties by virtue of noise, disturbance or odour, and there will be a presumption against siting public houses and hot food takeaways adjacent to or on the ground floor of residential properties.
- Changes of use away from commercial uses to residential use will not be supported on the ground floor of buildings.
- All commercial developments must have an active frontage and their design should include measures which will enhance the character and appearance of that centre.



Within Stirling City Centre, the following will also apply:

- All developments should comply with the Development Framework for the City Centre.
- Within the Prime Retail Area of the City Centre, changes of use at street-level away from Class 1 retail use will be resisted except where a vacant unit has been unsuccessfully marketed for this use for more than 12 months. In all other areas of the City Centre, diversity will be encouraged through a flexible approach to changes of use involving commercial uses that provide economic and social activity during both day and evening.
- No proposal for a public car park (including stand alone car parks and those which are associated with developments) will be supported unless it can be shown to meet an identified shortfall in car parking provision. This will also apply to proposals adjacent to the City Centre.

[The LDP includes maps of the centres identified at SG09 and a schedule at Appendix B of new retail allocations and existing retail development commitments].

Policy 11: Sites suitable for a mix of uses.

New development and redevelopment incorporating a mix of uses will be expected and supported on suitable sites, on sites within the defined Network of Centres, on sites located close to major transport routes and nodes, and on sites where it can be demonstrated that provision of a mix of uses is required to deliver/enable development of the primary use on the site. All proposals will be expected to demonstrate compliance with the following criteria:

- (a) The mix and proportion of uses proposed is appropriate for the location, site and wider community.
- (b) The layout, distribution of uses, density of development and resultant built form is appropriate for the site and for its environs (see SG01).

[The LDP Settlement Statements indicate the primary use of sites and other associated uses that may be appropriate].



Primary Policy 3: Presumption in favour of well designed and located development on non-allocated sites.

Outwith allocated sites there will be a presumption in favour of well-designed and located developments that do not raise unacceptable amenity or infrastructure issues and otherwise generally conform to the Spatial Strategy. The city, towns and villages are the preferred location for most built development. In the rural areas development opportunities will be more constrained by accessibility, infrastructure, landscape and biodiversity considerations, but new housing and employment development (including tourism-related), and other developments that will provide significant economic and social support to the rural area, will be encouraged.

Policy 12: Retail and commercial leisure development.

Proposals for retail and commercial leisure development* deemed not to comply with Policy 10 and/or in locations outwith the Network of Centres, must demonstrate that a sequential approach to site selection has been followed, requiring locations to be considered in the following order:

- i) City/town/local centre.
- ii) Edge of city/town/local centre.
- iii) Out of centre locations that are or can be made easily accessible by a choice of transport modes.

Proposals in edge of centre and out of centre locations must:

- a) Provide justification as to why more sequentially preferable sites have been discounted as unsuitable or unavailable; and
- b) Demonstrate that there will be no significant individual or cumulative adverse impact on the vitality and viability of any centre within the Network of Centres. Applications for retail development of more than 2,500 square metres gross floorspace must be accompanied by a Retail Impact Analysis (RIA), the methodology for which should follow the guidance set out in Scottish Planning Policy. For smaller developments, the requirement for a RIA will be at the discretion of the Council; and
- c) Demonstrate that the proposal will help to meet identifiable qualitative and quantitative deficiencies in existing provision; and
- d) Be of scale which is commensurate with the size of the local community.

Development covered by any part of this policy may be subject to conditions or legal agreements governing the overall amount and configuration of floorspace and the range of goods to be sold.

* This includes the expansion or change of use of existing developments where considered to be of a scale or form sufficient to change their role and function. This may include changes of use, reconfiguration, extensions, addition of mezzanine floors, or any other increase or alteration in floorspace achieved by any other means.



Policy 13: Rural economic development.

- (1) Developments supporting rural economic activity will be encouraged to locate:
 - (a) in and around the Rural Activity Areas*; or
 - (b) in or close to villages, where there is a realistic choice of access to local services and facilities; or
 - (c) where redundant or under-utilised buildings can be used (and especially where traditional style buildings can be restored and re-used, including as part of a mixed-used development) (see also Pol.14 and SG11).

Businesses based on recreational activities and with a site-specific need for a rural location will be encouraged.

- (2) Smaller-scale developments that are compatible with residential neighbours may be permitted in Building Groups and Infill situations (as defined in Pol. 14) or as part of farm-steading conversions.

[*In relation to developments in and around RAAs, see PP10. Developments must not have an adverse effect on the integrity of the Endrick Water or River Teith SACs].

Policy 14: Housing in the Countryside.

New houses of a scale, layout and design suitable for their intended location will be permitted in the Countryside* in the following circumstances:

- (a) When they are within or visually related to existing Building Groups and Clusters; or
- (b) Where they will occupy Infill sites relative to existing rows of houses; or
- (c) Outwith existing Groups or Infill situations when the proposal is for a Single house at a specific type of site or for a specific purpose; or
- (d) When the Replacement or Renovation of a single house is proposed; or
- (e) When the proposal is for the Conversion, redevelopment or replacement of a Farm Steading or other range or cluster of Non-Domestic Buildings; or
- (f) When the proposal will result in the beneficial re-use of a Brownfield Site.

Development opportunities in the designated Green Belts will be significantly constrained (as explained in SG10).

* Countryside is defined by the Countryside Policy Boundary – shown on Settlement Maps. Other definitions of terms used in this policy, requirements relative to Listed Buildings, affordable housing, Green Belts etc and other policy matters, are all included in SG10. The SG also includes advice on siting and design, landscaping, energy efficiency, etc. See also Pol.4)

Policy 15: Houses in garden ground/curtilages.

In settlements (outwith Conservation Areas and/or the grounds of Listed Buildings) residential development within the curtilage of an existing house will be approved, provided that all the following criteria are satisfied:



- (a) The position, orientation, and access to the proposed house(s) and the relationship with surrounding properties, maintains and respects the established development pattern.
- (b) The proposed curtilage(s) and that remaining attached to the existing house, will be comparable with those surrounding in terms of size, shape, amenity and privacy.
- (c) The proposed house(s) is afforded a degree of privacy comparable with surrounding houses and does not materially affect the privacy and/or daylight of surrounding residential properties.
- (d) All existing features such as trees, hedges, landforms, walls, fences and buildings which contribute to the character of the plot and/or wider area, shall be retained and not adversely affected by development;

Policy 16: House extensions.

The alteration and/or extension of residential properties will be approved provided that all the following criteria are satisfied:

- (a) The proposed extension is of a scale, size, massing and design which is both subordinate and sympathetic to the building to be extended and the wider townscape, and uses materials appropriate to its context.
- (b) The extension does not result in an over-development of the plot, with sufficient space remaining for garden ground, parking, bin storage, that is comparable to the amenity afforded to surrounding residential properties in this regard.
- (c) The proposed alteration and/or extension does not have a material detrimental impact on the amenity of surrounding residential properties in terms of privacy, loss of daylight, noise or shadow flicker (where the alteration includes installation of micro-generation equipment).

[Further guidance on the siting and design of alterations and extensions to dwellings is contained within SG12].

Policy 17: Residential caravans.

- (1) The provision of residential caravan(s) as an alternative to permanent housing on a temporary basis will be supported in the following circumstances:
 - (a) to provide residential accommodation where on-site presence is necessary for proper management of a newly-established rural business; or
 - (b) where a house is being constructed on a self-build basis or where the future occupiers have no alternative accommodation during the construction period; or
 - (c) to house construction workers for an approved development during the construction period.

In all cases arrangements for the reinstatement / after-use of the site must be agreed prior to installation of the caravan(s).

- (2) The Council supports the retention of the existing permanent pitch sites at Bridge End Park and Riverside and improved facilities for Gypsies, Travellers and travelling showpeople.

Policy 18: Advertisements.

Proposals for the display of advertisements will be supported where they do not detract from the visual amenity of the locale or adversely affect road safety. Proposals should meet all of the following criteria:

- (a) The cumulative effect of a number of advertisements on a building or within a locality does not result in advertisement clutter.
- (b) The effect of any illumination used on advertisements is not detrimental to the appearance of a locality. The Planning Authority will discourage illuminated box signs because of their general bulk and appearance.
- (c) The advertisement should respect the overall design of the building to which it relates.
- (d) Advertisements should be sited so as not to cause driver distraction, especially at locations of high traffic flows or conflicts, or where they may be confused with traffic lights or traffic signs.
- (e) Advertisements should be sited so as not to obstruct or impede pedestrian flow.
- (f) Advertisements and signage on a Listed Building, within the curtilage of a Listed Building or within a Conservation Area, should protect and enhance the character and appearance of the building and/or the wider locality.
- (g) Advanced directional signs, particularly in the countryside, will not be permitted unless in relation to the temporary advertisement of events and construction, or those considered to be desirable on road safety grounds. Advertisement hoardings (i.e. structures providing space for commercial advertising) are unacceptable in rural areas.

[Further advice and guidance on the siting and design of advertisements is contained in SG13].

Policy 19: Mobile Hot Food Outlets.

Proposals for mobile hot food* outlets in lay-bys and other sites close to public roads will not normally be supported, except where:

- (a) the outlet is required for a temporary period in association with a specific event; or
- (b) it is provided in association with existing facilities such as public toilets, car parking and waste collection facilities at sites that are established visitor/tourist destinations, and therefore have no requirement for advance signage; and
- (c) similar facilities are not available within a nearby settlement, or within reasonable travelling distance.

* A Direction removing permitted development rights for 'Open Air Markets', including mobile snack vans, applies in the Plan area.



Primary Policy 4: Strategic Infrastructure, physical and social.

There are significant infrastructure deficiencies relative to the scale and location of the proposals in the Plan. Management and enhancement of existing infrastructure, and reducing the demands for new infrastructure will be the preferred approach to supporting implementation of the Spatial Strategy. Land necessary for the provision of identified and anticipated infrastructure (e.g. for enhancements to the transport network as identified in National, Regional and Local Transport Strategies, and new and improved primary healthcare facilities) will be safeguarded where appropriate. Shared use of facilities in the provision of educational, social, recreational, health and wider community infrastructure will be supported. Continuing enhancement of electronic communications infrastructure will be encouraged in accordance with the principles set out in SPP (2010). Where appropriate, transport infrastructure corridors, sustainable drainage elements, etc., should be integrated with the Green Network. Infrastructure provision and enhancement is likely to require input from developers. The scope of and mechanisms for developer contributions are set out in PP5 and SG16.

Policy 20: Addressing the travel demands of new development.

New developments should be located where they are safely and conveniently accessible by walking, cycling and public transport as well as by motor vehicles. Development should aim to reduce its travel demands, and to ensure that residual demands are met in a manner which ensures a realistic choice of access and travel modes. Further guidance on transport planning, Transport Assessments and Travel Plans, etc., and mechanisms for financial contributions are set out in SG14 and SG16.

Policy 21: Site drainage.

- (1) A connection to the public sewer will be required for all development within or close to urban areas (i.e. all settlements of greater than 2000 population equivalents and other sewered areas). Private drainage provision will only be considered in an urban area as a temporary measure to overcome existing sewerage system capacity constraints prior to connection to the public sewerage system if the improvement of the sewer system has been identified in the current Quality and Standards investment period by Scottish Water. In such cases systems must be designed and built to a standard to allow adoption by Scottish Water and so that they can be easily connected to the public sewer in the future. In other settlements (population equivalent less than 2000), where there is no, or a limited, collection system, a private system may be permitted where it does not pose or add to a risk of detrimental effect, including cumulative, to the natural and built environment, surrounding uses or the amenity of the area. Where a private system is acceptable (within small settlements or small-scale development in the countryside) a discharge to land (either full soakaway or raised mound soakaway) compatible with the Scottish Building Standards Agency Technical Handbooks should be explored prior to considering a discharge to surface waters.
- (2) Surface water drainage for new development should be designed to sustainable drainage principles and planned in consultation with the Council, SEPA and Scottish Water.

[See SG18 for further advice and information].



Primary Policy 5: Provision of infrastructure: Developer contributions.

Developer contributions will be sought in situations where a development (or combination of developments) creates a need for new, extended or improved public infrastructure, facilities and services. Contributions will be sought for both critical and necessary infrastructure (as defined in SG16). Contributions, secured through a planning obligation (a Section 75 Agreement or other legal agreement as necessary), will be consistent with Circular 1/2010.

Developer contributions will also be sought for Council priorities such as affordable housing where appropriate (see Policy 6). Developers will be required to make a fair and reasonable contribution (financial or 'in kind'), proportionate to the scale and nature of the development, towards these additional costs or requirements, relative to:

- a) addressing the impact on transport networks in the immediate vicinity of the development, along with cumulative impacts on the network and ensuring that there is a realistic choice of modes of access to the development as set out in SG14.
- b) the provision of primary and secondary education facilities to ensure that sufficient school capacity exists to accommodate the development as set out in SG15.
- c) the improvement of existing and/or the provision of new community facilities as required and identified in the Settlement Statements.
- d) the provision of new or improved green infrastructure as justified by the Council's Green Network objectives and Open Space Strategy as set out in SG02.
- e) the cost of meeting health care infrastructure improvements required as a consequence of new development, as identified by NHS Forth Valley.
- f) the provision of new or expanded off-site facilities for the provision, storage, collection and recycling of household waste, including Household Waste Recycling Centres as set out in SG19.
- g) the provision of affordable housing where required by Policy 6 and reasonable efforts to secure on-site or off-site provision have been exhausted as set out in SG04.

[The Council will work with the agencies responsible for provision and management of infrastructure, and the development industry, via an Infrastructure Working Group, to establish an equitable system of developer contributions. Requirements will be kept under review through updating the Action Programme. Details of administrative and financial arrangements are included in SG16].



Climate change adaptation and mitigation (Primary Policies 6 - 8 & Policies 22 - 26).

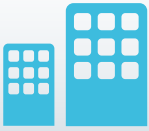
National Planning Framework 2 states that “some degree of climate change is unavoidable as past and present emissions impact over the next 30 to 40 years”. The national framework goes on to say: “Substantial reductions in greenhouse gas emissions will be necessary to minimise the impacts of climate change. ... The changes required to minimise climate change and mitigate its impacts may well affect our lifestyles, but they need not have negative effects on our overall quality of life. Indeed, they may bring substantial benefits in areas such as health and environmental quality”. The LDP policies have, therefore, to recognise both challenges and opportunities.

Mitigation of climate change involves above all reducing greenhouse gas emissions; by changing the amount of travel and the ways we travel; building and using buildings so as to reduce resource, energy and heat use, and carrying out as many activities as possible in ways that reduce resource use and wastage. This is bound up with Place-making, and the previous group of policies plus the Sustainable Development Criteria point the way. PP6 addresses all the emissions issues, advocating active travel networks, local heat and energy generation and sharing, and the optimisation of the energy budget of buildings by careful layout and design. Pol.22 is the policy statutorily required to encourage buildings in the direction of ‘zero carbon’ by appropriate combinations of design, materials and on-site renewable energy generation. Woodland and carbon-rich soils are the most important stores of carbon dioxide. Pol.23 discourages disturbance of peat areas by development (and woodland protection is dealt with in the next policy group). PP8 encourages the recycling of land and construction materials and with Pol.26 seeks to ensure that the waste management system is both efficient in itself and also contributes where possible to energy and heat needs.

Adaptations to climate change, apart from the approaches to the design and construction of development, include retro-fitting of adaptations to the existing building stock (PP6), significantly revolve around the avoidance and management of flooding. A number of communities in the Plan area, notably Stirling itself, have known flood hazards. PP7 protects flood plains from further encroachment by new development and looks forward to the arrangements for sustainable flood management through the new Flood Risk Management Plans. Developers will be encouraged to incorporate catchment management measures into schemes where appropriate, such as watercourse restoration (Pol.25). (n.b. Pol.14 includes a provision for individual houses in the countryside to be relocated away from repeatedly-flooded areas, which are extensive in the rural areas).

Climate change impacts will be ubiquitous. Other Plan policies will play their part in adaptation and mitigation, notably renewable energy generation (PP14 et seq) and the ‘Green Network’ (Pol.3).





Primary Policy 6: Greenhouse gas reduction through planning.

Developments should be in sustainable locations (with reference to the proposed main use or mix of uses, and existing or proposed infrastructure capacity), should optimise accessibility to active travel opportunities and public transport, employ sustainable construction materials and methods, and provide energy- and heat-efficient accommodation. Where practicable, energy and heat requirements should be met by on-site renewable generation and/or by linking to local area networks. Proposals to establish local energy and/or heat distribution networks will be approved subject to the location and design of the base plant and all external components of the system being to the satisfaction of the Planning Authority. Design and layout of buildings should optimise passive environmental gains (solar, shelter, water use, etc). Alterations to existing buildings to achieve better performance will be supported. Green roofs should be considered for improving the energy budget of buildings, especially where proposals include significant areas of flat or gently-sloping roof. (Alterations and green roofs may be restricted where they are considered visually unacceptable because of the townscape or landscape setting of the proposal. This is most likely to arise in relation to historic buildings and Conservation Areas. See PP9 & Pols. 31 and 33).

Policy 22: Low and Zero Carbon Development.

All new buildings must be designed so that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met by the installation and operation of low and zero-carbon generating technologies. This percentage will increase to 15% by the beginning of 2015.

Other solutions will be considered where:

- an applicant is able to demonstrate that there are significant technical constraints in using on-site low and zero-carbon generating technologies; or
- where there is likely to be an adverse impact on the historic environment; or
- where development of the following types is proposed: extensions to existing buildings, buildings which have an intended life of less than two years, stand-alone ancillary buildings with an area of less than 50 sq.m, or buildings which will not be heated or cooled other than for the purposes of frost protection.

All relevant applications must be accompanied by a Low and Zero-Carbon Buildings statement in order to demonstrate compliance with this policy.

[This policy should be read in conjunction with Policy 33, and further guidance can be found in SG17].



Policy 23: Protection and restoration of peat deposits as ‘carbon sinks’.

The role of natural ‘carbon – sinks’ in retaining carbon dioxide (CO₂) will be maintained by safeguarding those peat accumulations not already designated for habitat conservation reasons and by considering the likely balance of gain/loss should other high carbon-content soils be subject to proposed developments or other land use change. BGS (Drift Geology) maps identify surface Peat of 1 metre or more in thickness*. Where these deposits are not designated SSSI, they will be protected and the Planning Authority will support proposals which include re-wetting and/or other restoration measures. Exceptions to the presumption against development may be permitted for renewable energy generating developments in shallow peat areas where it can be demonstrated (in accordance with the Scottish Government’s ‘carbon calculator’ ** or other equivalent evidence) that the balance of advantage in terms of climate change mitigation lies with the energy generation proposal.

* More detailed mapping is available from The James Hutton Institute (formally MLURI) - maps showing the full extent of carbon rich soil (peat and peaty soil) in Scotland. SNH currently have access to these maps under a licensing agreement; access should become available to LAs in the near future.

** *Calculating carbon savings from wind farms on Scottish peat lands – A New Approach* (June 2010). Also see PP14 and associated Policies.





Primary Policy 7: Flood plain protection; flood risk and drainage assessment.

Areas at risk of flooding should not be considered for development. The functional flood plain will be safeguarded from development in order to maintain its water conveyance and storage capacity. All development proposals should be supported by evidence that site drainage and potential flooding issues have been investigated to the appropriate degree. New drainage must be designed according to sustainable drainage principles and be well integrated with the green infrastructure. All developments will be assessed for their potential to contribute to the reduction of overall flood risk. Developments likely to result in an adverse effect upon sustainable flood management or otherwise not in conformity with the objectives of a Flood Risk Management Plan, will not be permitted. In Potentially Vulnerable catchments, developers of sites outwith flood plains will be encouraged to provide, where appropriate, features contributing to sustainable flood management.

[SG18 sets out definitions of areas at flood risk, and advice as to drainage and flood risk assessments, plus other guidance and advice on water management matters].

Policy 24: Exceptional developments in areas at flood risk.

- (1) Some urban areas of flood plain are already built-up. Minor developments within the curtilage of existing buildings, and redevelopment in some circumstances, may be permitted in such areas provided that:
 - (a) the proposed use conforms with the guidance set out in paras. 196 - 211, including the **Risk Framework** in the **SPP**; and
 - (b) measures are taken to secure effective compensation for any significant loss of local flood storage capacity; and
 - (c) flood-resilient materials and construction are adopted.
- (2) A precautionary approach will be taken:
 - (a) in controlling development in areas potentially subject to flooding from small watercourses with no obvious flood plain or from surcharging drainage systems, and in locations prone to landslips and other forms of erosion, which may be exacerbated by changing rainfall patterns; and
 - (b) by requiring the use of resilient materials and construction for developments adjacent to the functional flood plain where climate change effects may lead to flooding in future.

[see SG18 for the Risk Framework and for further definition of limitations upon 'redevelopment' on flood plains].



Policy 25: Reinstate natural watercourses.

In the interests of sustainable flood management development proposals where water management has to be addressed will be expected to incorporate drainage solutions that avoid excessive channel modification, excepting works aimed at achieving more natural watercourses and wetlands. Previously culverted watercourses should be opened out whenever possible. Redundant water engineering installations should be removed.

[see SG18 for further reference to SEPA's regulatory role].





Primary Policy 8: Resource use and waste management.

In order to minimise resource use and waste new development that reuses vacant, derelict and other brownfield land will be encouraged. Development on land that is contaminated will require to be preceded by remediation to a standard commensurate with its new use. All new development should minimise waste at source during construction and operational phases, should wherever possible reuse materials on site, and include appropriate facilities for composting and for the sorting, storage and collection of waste. Where appropriate, a Site Waste Management Plan proportionate to the scale of development will be required. Development of waste management infrastructure on new or existing sites will demonstrate how it conforms to and meets the needs and objectives identified in the Zero Waste Plan.

[Further advice and guidance on waste management on development sites is contained in SG19].

Policy 26: Provision and Safeguarding of Waste Management Infrastructure.

- (1) A development proposal for waste management infrastructure or facility should:
 - (a) conform to the Zero Waste Plan.
 - (b) be located within or adjacent to existing waste management sites* or on land designated for industrial, storage or distribution, according to function. However a facility of local importance can be located in other areas where it is compatible with residential and/or wider amenity.
 - (c) minimise the transport of waste from its source, while recognising that special waste may require specialist facilities outwith the area.
 - (d) consider the potential for 'energy from waste' and/or reuse of waste heat (e.g. by preparing a heat plan).

Where appropriate, restoration, aftercare and after-use proposals should be agreed in advance of operations. Restoration bonds will be required to be lodged.

- (2) Existing and proposed waste management infrastructure and facilities conforming to the Zero Waste Plan will be safeguarded from incompatible development, including adjacent development that is likely to be incompatible with the use of the waste management facility by reasons such as noise, odour, hours of operation.

[*The principal waste management facility in the Plan area is at Lower Polmaise beside the Forth estuary. See PP10. Any developments there must not have an adverse effect on the integrity of the Firth of Forth SPA].



Conservation of historic and natural heritage (Primary Policies 9-11 & Policies 27-40).

Geography, geology and history are so bound up in the character of Stirling and its district that they effectively define it. Landscape and the historic environment have to be key elements in place-making.

There are around 1500 Listed Buildings (85 Category A, over 700 Cat.B), 28 Conservation Areas, 12 nationally important Gardens/Designed Landscapes and 148 Scheduled Monuments in the Plan area. These may be regarded as the 'tip of the iceberg'; the over 4000 entries in the Stirling Sites and Monuments Record include a wide range of undesignated features, structures and sites. Recently Historic Scotland has added Battlefields to the formal designations, with two sites in the Plan area so far included and another two currently proposed. Altogether, along with the extensive landscapes that also carry elements of the past, the historic environment adds richness and context to homes, places of work and other activities. It represents an invaluable resource for education and leisure, promotes tourism, and supports jobs. The combination of the Castle, the Old Town and nearby attractions such as the National Wallace Monument is considered to be one of Stirling's great strengths in attracting visitors. Not all is positive; 46 properties are included in a register of 'Buildings at Risk' (for various reasons, including disrepair) and 10 of these are Category A Listed.

Because historic buildings and other features are so numerous and widespread they are frequently affected, directly or indirectly, by development proposals. Rural areas contain much known or suspected archaeology and some areas are now experiencing different types of development pressure; e.g. marginal upland agricultural land, historically seasonally occupied (wind farms) and the post-glacial raised beaches favoured for early settlement (houses in the countryside, etc). Much of the historic environment is given statutory protection through specific designation such as Listed buildings, Conservation Areas and Scheduled Monuments, with the principal legislation being the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Ancient Monuments and Archaeological Areas Act 1979, and the Historic Environment (Amendment) (Scotland) Act 2011.

PP9 recognises this and sets out the main sources that the Council will use when carrying out its functions and assessing proposals. It also establishes a presumption in favour of safeguarding from adverse impacts, and conservation and enhancement. Pol.27 provides for historic interest, particularly archaeological interest, to be investigated prior to development and properly recorded and/or preserved. Policies 28 – 33 deal with the range of detailed issues particular to the consideration of development proposals affecting Listed buildings and/or within Conservation Areas. Conservation Area Appraisals are being finalised that will provide a better basis for judging the impact of proposals upon the particular character of each Area.

Adapting the historic environment to modern circumstances is a complex issue, and these policies address frequently – arising situations such as maintenance/replacement problems with windows (Pol.31) and shopfronts (Pol.32), and the retrofitting of energy efficiency and renewable energy micro- generation echnology to older buildings (Pol.33).

The importance of taking into account all the minor buildings, boundaries, ground surfacing, etc. that each contribute to the character and setting of Listed buildings and Conservation Areas is also emphasised. Policy 34 deals with two types of historic feature that are identified, but not designated, and therefore have no standardised policy for their protection or conservation. Most of the Gardens/Designed Landscapes in



the Plan area are in rural settings. They may be subject to proposals such as houses in the countryside, and may also need to be considered for their visual relationship to external developments, such as wind turbines. Historic Scotland has recently published its Inventory of Battlefields. For Bannockburn, pre-eminently, and Sheriffmuir to a lesser extent, the Inventory 'sites' include significant built-up areas and areas proposed for future development. The Council will not be operating a presumption against new development but will be very carefully assessing proposals in the light of knowledge of where historic events occurred and how best they can be commemorated and interpreted relative to the modern landscape and townscape. (Stirling Bridge, expected to be added to the Inventory in the immediate future, will pose similar difficulties).

About 7% of the Plan area is designated for its nature conservation interest and of this area over half has international importance. One Special Protection Area⁷ (also a RAMSAR site), 8 Special Areas of Conservation, one National Nature Reserve and 42 Sites of Special Scientific Interest fall wholly or partly within the area (though there is some overlap of designations). There is also one Local Nature Reserve and several other reserves administered by voluntary conservation bodies. Biodiversity interest however, extends much more widely. The Local Biodiversity Action Plan has identified where species and habitats of national and local conservation concern occur in the area. The Integrated Habitat Network project⁸ is examining the 'permeability' of all landscapes from a species movement point of view, and the 'plugging of gaps' in habitats will be considered through the Green Network and other means. The Council has a duty under the Nature Conservation Act to further the conservation of biodiversity. Scottish Natural Heritage's Natural Heritage Futures provide a context for local biodiversity by identifying wider areas across Scotland where similar habitats and landscapes are found.

PP10 draws attention to the legislative basis of wildlife conservation measures applied through the planning process, but also looks to opportunities through development to enhance biodiversity. It also proposes the identification of locally important wildlife conservation sites, and the use of the Green Network enhancement objectives to maintain and improve habitat networks. Pol.35 supports the 'biodiversity duty' by requiring all development proposals, including those outwith sites already (or to be) conservation-designated, to be assessed for their potential individual and cumulative impact upon species and habitats. Pol.36 provides for an appropriate level of protection for Local Nature Conservation Sites. Pol.37 provides a level of protection similar to that for Sites of Special Scientific Interest for Geological Conservation Review sites. These are geological and geomorphological features, most likely to be affected by mineral working proposals but also potentially vulnerable to other forms of development such as renewable energy projects.

For most people the most pervasive experience of the natural environment is through landscape – their perception and interpretation of topography. Stirling is fortunate in the quality of its landscape resource, with around 60% of the area historically designated Areas of Great Landscape Value (AGLV), and a small part of a National Scenic Area extending into Glen Lochay. Landscape features in surrounding areas, especially in the Loch Lomond and The Trossachs National Park, contribute to the attractiveness of the Plan area. A few types of development (notably some wind farms) are of such a scale as to have the potential to alter the character of a landscape, and to have impacts beyond the boundaries of the Plan area. Other smaller scale developments may cumulatively affect the look of and perception of the landscape, and landscapes vary in their capacity to absorb new features. Visually intrusive does not necessarily mean

⁷ Designations and levels of protection are summarised in SG27.

⁸ Under the auspices of CSGN and Forest Research.



visually unacceptable. Landscapes evolve (and may do so naturally in response to climate change) and not all change is negative. The Council looks to manage change positively insofar as it can be influenced through the planning system. PP11 establishes the principle of positive landscape change, the importance of assessing landscape character, quality and sensitivity to change, and supports the creation of new landscapes where change is a necessary consequence of development. The AGLVs are replaced with a new designation - Local Landscape Areas. Levels of planning protection for nationally and locally important landscape designations are set out in Pol.38. Policies 39 and 40 encourage a strong landscape conservation and new landscape creation element in the implementation of development proposals, including the taking of opportunities to remedy past neglect of features important to landscape character.





Primary Policy 9: Historic Environment.

The historic environment and, where appropriate, the settings of its component features, will be safeguarded, conserved and enhanced. Developments and other proposals that would have a negative impact on these assets will not normally be approved. The historic environment will be managed, and relevant development proposals assessed, in line with statutory requirements, government policy, and the following:

- (a) The Historic Landscape Assessment reports, the Inventory of Gardens and Designed Landscapes and the Inventory of Battlefield sites.
- (b) Historic Scotland's Managing Change and Inform documents (as an interim measure pending production where necessary of more detailed Supplementary Guidance specific to the Stirling Plan area context.
- (c) Conservation Area character appraisals.
- (d) Current local Planning guidance on the historic environment.
- (e) The Council's Sites & Monuments Record.
- (f) The potential for sites or structures to harbour undiscovered heritage assets including archaeology.

Policy 27: Archaeology & historic building recording (designated & undesignated buildings/sites).

- (1) Where there is the possibility that archaeological remains may exist within a development site but their extent and significance is unclear, the prospective developer should arrange for an evaluation prior to the determination of any planning application in order to establish the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording surviving archaeological features.
- (2) Approval of any proposal directly affecting historic environment features will be conditional upon satisfactory provision being made by the developer for the appropriate level of archaeological and/or standing building investigation and recording, assessment, analysis, publication and archiving.

[Further guidance on archaeological requirements can be found in SG23].

Policy 28: Development in Conservation Areas.

Development within a Conservation Area or affecting its setting shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, and should:

- (a) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges.
- (b) Retain existing natural and built features which contribute to the character of the Conservation Area and/or its setting.



Given the importance of assessing design matters, Planning Permission in Principle applications will not normally be considered appropriate for development proposals in Conservation Areas.

Where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Pol.29. In cases where it does not, proposals for demolition will only be considered if accompanied by a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area. If allowed, demolition should not begin until evidence is given of contracts let for the approved redevelopment.

[See Pol.30 for the treatment of boundaries/hardstandings in Conservation Areas and Listed Buildings. New appraisals of the character and qualities of the Conservation Areas have been undertaken - see SG 36 - and will inform development guidelines, Settlement Statements/Strategies in due course].

Policy 29: Development affecting Listed Buildings.

The layout, design, materials, scale, siting and use of any development shall be appropriate to the character of the entire Listed building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

No Listed buildings should be demolished unless it can be clearly demonstrated that:

- (a) The building is not of special interest; or
- (b) The building is incapable of repair; or
- (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Understanding the architectural and historic significance of a building or structure is an important pre-requisite to making informed decisions about its development. In some cases the preparation of a conservation plan in support of a development proposal will be required. In instances where significant alteration of a listed building is supported, measures may be required to ensure adequate recording of the building (see Pol27 and SG23).

[Further guidelines are contained in Historic Scotland's Managing Change in the Historic Environment documents].

Policy 30: Development in gardens/curtilages within Conservation Areas and around Listed Buildings.

In the interests of preserving or enhancing the historic, architectural and landscape qualities of Conservation Areas and Listed Buildings, new development will not generally be permitted within the gardens and grounds of existing buildings or if served by rear access lanes. Support may be given to development proposals which propose:



- (a) The sympathetic conversion, adaptation or extension of existing properties or ancillary buildings of character where the development will preserve the character and appearance of the original building, its setting and the surrounding area; or
- (b) The erection of small scale ancillary buildings directly associated with the use of the main building and sited and designed to respect the special architectural and visual qualities of the Conservation Area / setting and character of the Listed Building; and that
- (c) Retaining existing boundaries and landscape treatment that contribute to the character of the area/building and propose new boundaries and landscape treatments of a design, location and material appropriate to the character and appearance of the conservation area and setting of the listed building.

[Further guidance on the treatment of external areas, boundaries, etc. is given in SG25].

Policy 31: New/replacement windows – Listed Building's and Conservation Area's.

On Listed Buildings and buildings within Conservation Areas the retention (with traditional repair/ sympathetic refurbishment if required) or reinstatement of original windows or other windows of historic significance will be supported. Where fully justified, sympathetic replacements matching originals in every aspect or, if originals no longer exist, replacements that are the closest historically correct solution will be acceptable. Support will be given to proposals that comply with advice set out in the Council's Supplementary Guidance on Windows. Proposals related to energy efficiency improvements for a building should preserve or enhance the building's character/fabric while offering a sympathetic technical solution (see also Pol.33). Further guidelines are contained in SG21 and Historic Scotland's Managing Change in the Historic Environment document on Windows).

Policy 32: New/replacement shopfronts – Listed Building's and Conservation Area's.

In relation to new or altered shopfronts proposals will be supported which:

- (a) Respect the architectural and historic character of the building(s) to which they relate and are sympathetic to their townscape context.
- (b) Support the preservation and restoration of traditional or historic shopfronts where these survive or where evidence of their former appearance can be produced in support of restoration.
- (c) Do not apply standardised 'house' styles or standardised shopfront designs in situations where their use would be detrimental to the architectural integrity of the building concerned or the character of the Conservation Area.
- (d) Reintroduce an alternative use at ground floor only where clear evidence supports this as the original appearance and where the existing façade treatment is of no architectural or historic interest.

[Proposals for new or altered shopfronts in these situations should take into account SG22. The guidance in SG22 may also be consulted when a new or altered shopfront is proposed in any location or situation].



Policy 33: Energy efficiency & Micro-renewables – Listed Buildings and Conservation Areas.

The Planning Authority will support alterations and developments involving the sensitive introduction of energy efficiency measures and/or micro-renewables installations to Listed Buildings and in Conservation Areas where:

- (a) the maximum potential for non-intrusive energy saving measures has already been applied in the property; and
- (b) the proposals ensure the historic buildings/structures and their settings are preserved or enhanced.

[Proposals should take into account the further guidance in SG20; and in Historic Scotland’s *Managing Change in the Historic Environment* documents on *Energy Efficiency and Micro - Renewables*. See also Pol.22 and PP14, et seq].

Policy 34: Development affecting Battlefields and Gardens/Designed Landscapes.

- (1) Development which would have a significant adverse affect upon the archaeology, landscape features, character and setting of sites listed in the Inventory of Historic Battlefields will not be permitted unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised. Where approved, proposals and developments affecting Inventory sites will require an appropriate level of mitigation, and measures (to be agreed with the Planning Authority) must be taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the battlefield.
- (2) Development affecting Gardens and Designed Landscapes shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value. Such protection will apply to inventory sites and also to other designed landscapes of more local interest.

[For further guidance on development proposals falling within Inventory sites refer to SG24].





Primary Policy 10: Conservation and enhancement of Biodiversity.

The protection, conservation and enhancement of wildlife, wildlife habitats and other natural features in areas designated for these purposes (and in adjacent areas where relevant) will be supported in line with statutory requirements. No proposal brought forward in relation to any policy, proposal or strategy in this Plan will be approved before an appropriate assessment of any likely significant adverse effects has been carried out and it has been ascertained that there will be no adverse effect upon the integrity of a **Natura** site. When considering development proposals statutory species protection requirements must also be taken into account. Outwith areas covered by statutory designations, appropriate levels of protection for areas important for their contributions to biodiversity will be applied. The Planning Authority will:

- (a) consider the potential of all developments to contribute positively to biodiversity conservation and enhancement (and seek mitigation for any adverse impacts).
- (b) identify Local Nature Conservation Sites (see Pol.36).
- (c) consider (particularly in the context of the Green Network - see SG02) means of identifying, protecting and enhancing habitat networks (including creating linking features).

[SG26 provides general information on designated sites, etc, and links to the relevant legislation and statutory requirements and advice].

Policy 35: Biodiversity duty.

All development proposals will be assessed for their potential impact upon biodiversity. This may be a specific impact on species or habitats at the proposed site, or cumulative impact if the species or habitats have a restricted distribution. Developments likely to lead to a significant loss of biodiversity (relative to the Local Biodiversity Action Plan, the Scottish Biodiversity List and 'Natural Heritage Futures') will only be permitted if the Planning Authority is satisfied that adequate provision can be made on or off site to maintain species populations and/or create or enhance comparable habitats such that overall biodiversity is maintained.

[SG26 associated with this policy, provides advice on surveying for biodiversity, links to natural heritage information, etc.].

Policy 36: Proposals affecting Local Nature Conservation Sites (LNCS).

Development proposals should not adversely affect identified sites of local biodiversity importance (LNCS). Where proposals have the potential to impact on such a site, the developer should carry out a biodiversity assessment, with particular reference to those nature conservation interest(s) for which the site has been identified. Where significant adverse impacts are likely, the Planning Authority will only grant planning permission if persuaded that there are overriding social or economic reasons why the development should go ahead. In such circumstances the nature conservation interest should be maintained as far as possible through planning conditions, and/or by compensatory habitat creation secured through legal agreements.

[SG26, associated with this policy, includes details of the sites concerned, and advice on surveying for biodiversity, links to natural heritage information, etc.].

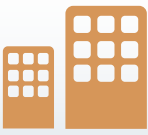


Policy 37: Proposals affecting Geological Conservation Review (GCR) sites.

Development proposals likely to affect a Geological Conservation Review site and not intended for the management or interpretation of the site or its use for research purposes, will not be permitted. Proposals adjacent to sites must not interfere with reasonable access requirements for authorised researchers. Similar protection will be afforded to any geological or geomorphological site or feature subsequently identified through a comparable formal review process.

[SG26 includes details of the GCR sites].





Primary Policy 11: Managing Landscape Change - Landscape conservation, landscape character and capacity to accommodate change.

The integrity, character and special qualities of key areas of nationally and locally valued landscapes will be protected. Elsewhere, landscape and visual impacts will be important considerations in determining all proposals for development and land use change. A principle of facilitating positive change, including repairing past damage, will be followed. Proposals should:

- (a) (if in nationally or locally valued landscapes) recognise the reasons for their designation and take account of guidance as to the types and scales of development that may be acceptable*; or
- (b) elsewhere, demonstrate that they have taken into account the capacity of the local landscape to accommodate new development of the type and scale envisaged, with reference to the guidance included with the local landscape character assessments**; and
- (c) avoid adverse cumulative effects on landscape character and visual amenity; and
- (d) include appropriate provision for landscape and planting works to maintain or enhance landscape quality and contribute to enhancing the Green Network.

Large-scale development or land-use change delivering proven public benefits, but otherwise at variance with existing landscape character, should make provision for the creation of new, high quality landscapes with their own distinctive character.

[*see SG27 & Policy 38 **see SG28].

Policy 38: Protecting Special Landscapes.

Decisions on development proposals within designated landscapes will take into account the level of importance and qualities of the designated area and the nature and scale of development*. In all cases the siting and design of development within designated landscapes should be of very high quality and respect the special nature of the area.

National Scenic Area (NSA):

Development proposals in the NSA will not be approved unless it can be demonstrated that:

- (a) it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- (b) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

Local Landscape Areas (LLA's)

Development proposals will only be approved where it can be demonstrated that:

- (a) the landscape character, scenic interest and qualities for which the area has been designated will not be adversely affected, or
- (b) there is a specific need for the development at that location which could not be satisfied in a less sensitive area, and any adverse effects are clearly outweighed by social, environmental or economic benefits of local importance.



[* SG27 sets out the location, justification and development guidance for designated landscapes and will be referred to when assessing development proposals].

Policy 39: Landscaping and planting in association with development.

Development proposals will be favourably considered if they incorporate new landscape and planting works appropriate to the local context and to the scale and nature of the development. All development proposals should:

- (a) Identify and safeguard existing landscape or planting features where these make a valuable contribution to local landscape character, biodiversity, cultural heritage or amenity.
- (b) Include high quality proposals for new landscape and planting works.
- (c) Demonstrate suitable arrangements for the establishment and long-term maintenance of new landscape and planting.

[SG29 associated with this policy, provides advice on landscape and planting standards for new developments].

Policy 40: Development Impacts on Trees and Hedgerows.

Development proposals will be approved which provide protection from adverse impacts resulting from development to important individual trees, groups of trees or hedgerows that contribute to local amenity or have nature conservation or historic interest.

All proposals on sites with existing trees or other significant vegetation features within or close to the site boundaries should:

- (a) include an appropriate tree survey and demonstrate how the findings of the tree survey and assessment have informed the development proposals.
- (b) identify trees proposed for removal and retention, with details of how protection will be afforded.
- (c) bring forward tree planting proposals to compensate for any removal and/or workable mitigation measures where development would impair connectivity between important woodland habitats.
- (d) demonstrate suitable arrangements for the long-term management of retained trees and any compensatory planting (on or off-site as appropriate according to the nature and scale of the development).

[SG31 & SG32 associated with this policy, provide advice on the protection and management of trees on development sites and on trees and the law].



Managing and utilising local resources (Primary Policies 12 – 17 & Policies 41 - 44).

The natural environment of the Plan area is hugely important for the resources it contains (soils, minerals, water), for the prime movers (wind, water again), and for its aesthetic and cultural qualities.

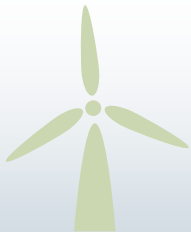
Loch Tayside, the fringes of the National Park, the Braes of Doune and Carron Valley have extensive commercial forestry. A number of businesses are directly involved in processing timber from local forests, while the large-scale particle- and fibre-board manufacturing plant at Cowie has a wider raw material supply catchment. Policy support is given for both productive forestry and other woodland planting, and for forest-related employment development (PP12). Woodland and tree protection and management is important for climate change mitigation, landscape, biodiversity and many other reasons. Pol.39 adds to the policy protection for trees and hedgerows potentially adversely impacted by development proposals.

The Plan area contains significant resources of sand and gravel and hard rock. Sand has been extracted in the Allan Water, Teith, Endrick and Blane Water valleys and east of Stirling. Currently there are only two active sites (one with a consented extension area) but the proximity of the resources to the Central Belt suggests that future demand for new sites is likely. Again, former rock quarries are widespread but the only active working at present is at Cambusbarron. While encouragement is given elsewhere (PP8) to recycling construction materials, demand for aggregates may lead to additional sites being proposed. Coal underlies areas east and south-east of Stirling. Should coal-burning technology advance to remove greenhouse gas emission concerns there may be a future demand to extract remaining deposits. Extraction of coal-bed methane may also occur (A licensed area of testing and extraction based in Falkirk already overlaps into the Plan area). PP13 allows for the safeguarding of all these resources and their working subject to stringent criteria.

The Scottish Government's "new target [is] to meet an equivalent of 100% demand for electricity from renewable energy by 2020, as well as [the] target of 11% renewable heat"⁹. The Plan area has the potential to contribute to energy generation through most of the renewable and low-carbon technologies currently being developed. There is one hydro-power station (Bridge of Lochay; 45Mw) and a number of much smaller and micro-hydro installations either in place or proposed. Three wind farms are operating (combined output nominally 133.5Mw), with an extension to one consented (22.5Mw) and three more at EIA scoping or planning application stages (c.88Mw). The introduction of the 'Feed-in Tariff' has led to a sharp rise in proposals for individual turbines and small groups in the 20 – 75 metre height range and a spread of developer interest away from the hills. PP14 and Policies 41 and 42 encourage all forms of renewable and low-carbon generation and heat production within environmental capacities. Pol.41 provides detailed locational guidance for wind turbines at all scales of development.

The Carron Valley is an important water supply catchment for Central Scotland and there are numerous private water supplies in the Plan area extracting from watercourses and groundwater. The Council is a responsible authority under the Water Environment & Water Services Act and must further protection and enhancement of the water environment. PP15 incorporates this duty.

⁹ 2020 Routemap for Renewable Energy in Scotland; The Scottish Government, 2011.



The Scottish Soil Framework¹⁰ is not prescriptive for development planning but points to an area likely to be of increasing concern. The Plan area contains very little soil of the highest agricultural quality but nonetheless has large areas of average to good productive soils. The scale of housing and other future needs means that the Spatial Strategy cannot avoid Greenfield development, but it does have 'Urban Consolidation' as one of its principal aims, i.e. the use and re-use of sites within the City Corridor. PP16 encourages, in general terms, greater consideration for soil conservation at all stages of the development process.

The Plan area has only two sites with formal allotments, but demand for plots is increasing, along with other manifestations of a more localised food production network such as farm-based shops and farmers' markets. These trends accord with Green Network (multi-functional green infrastructure) and climate change (reducing distribution distances and therefore need to travel) objectives. PP16 and Pol.43 provide encouragement, particularly for community-supported projects.

The environment of the Plan area, in its broadest sense, is the primary resource supporting tourism and much recreational activity, the two often being closely interlinked. The whole Plan (n.b. Overarching Policy) aims to conserve and enhance the environment. PP17 highlights one of the economic motives for that aim. Since the establishment of the Loch Lomond & The Trossachs National Park, the tourism strategy for the Stirling area has become less clear (see Action Programme). Pending a reassessment, Pol.44 offers general support for further development of tourist accommodation and appropriate visitor facilities.



10. The Scottish Government, 2009.



Primary Policy 12: Forestry, Woodland and Trees.

Within the context of the emerging 'Forest and Woodland Strategy' the Council will:

- (a) Adopt a vision for protection, future expansion and restructuring of woodland to meet national objectives and local needs.
- (b) encourage sustainable forestry that delivers a range of economic, social and environmental benefits, including the mitigation of climate change and assisting ecological adaptation.
- (c) set out the local circumstances and factors that will be considered when planting and felling proposals are being assessed.
- (d) recognise the role that the forestry sector can play in sustainable economic growth locally and also support employment development based on wood and other forest products.

The Council will prepare a 'Forest and Woodland Strategy' in partnership with other stakeholders. In the interim the Council will continue to use the existing Indicative Forestry Strategy to guide its decisions on forestry proposals and related matters. Additionally the Council will, through adopting strict policies and development management decisions:

- (e) protect existing woodland, especially woods with high natural and cultural heritage value - criteria for determining the acceptability of woodland removal are set out in the Scottish Government's control of woodland removal policy and this will be afforded the same status as Supplementary Guidance and will be taken into account when deciding planning applications.
- (f) seek to expand woodland cover, particularly in association with larger scale development proposals and/or developments on the edges of settlement, near to existing woodland or identified green corridors and in areas of degraded landscape; and to secure establishment of new woodland in advance of development where practicable.
- (g) ensure the protection and good management of amenity trees, including using tree preservation orders to protect trees, or groups of trees, important for amenity or because of their cultural or historic interest; safeguarding trees in Conservation Areas and on development sites and securing new tree planting in association with development.

[SG30 will set out the functions of the 'Forest and Woodland Strategy', which will be prepared in co-operation with Clackmannanshire Council and Forestry Commission Scotland].





Primary Policy 13: Minerals and other extractive activities.

- (1) Development will not be supported if it sterilises, degrades or otherwise makes unavailable important mineral deposits and coal bed methane reserves. Working of minerals in advance of development will be encouraged, where appropriate. Extraction that contributes to the supply of construction aggregates in the area will be supported, subject to part 3, below. The recycling and reuse of waste materials will be encouraged to help conserve mineral resources.
- (2) The area east of Stirling and south of the Forth is identified as highly constrained, for environmental and social reasons, relative to opencast working of coal. The Spatial Strategy recognizes the eastern villages as a priority area for development-led regeneration. Therefore any proposals for opencast coal mining in this area will be approved only if the applicant can demonstrate that there are imperative reasons of overriding public, community or economic interest and that no significant adverse environmental impacts will result (again subject to part 3).
- (3) For any extraction proposal sufficient information should be submitted to enable a full assessment of the likely effects of development, together with proposals for appropriate control, mitigation and monitoring. This will include the potential disturbance and disruption from noise, blasting and vibration and potential pollution of land, air and water. Restoration, after use and aftercare proposals will require to be agreed in advance of operations and to be progressive, with restoration taking place concurrently with excavation where possible. Extractive Waste Management Plans will be required. After excavation ceases, restoration will be completed in the shortest time practicable. Financial bonds for restoration or the support of an industry guarantee scheme will be required





Primary Policy 14: Renewable energy.

Renewable energy generation projects will be supported where the environmental impacts are acceptable. Projects likely to lead to major impacts for a small projected energy output will require strong justification. Wind turbines have particular implications for landscape character and visual intrusion, and these factors will restrict opportunities for large-scale wind energy developments. The developments required for access and for connection to consumers and/or transmission grids will be taken into account when assessing the overall environmental impacts of proposals.

Policy 41: Wind turbines locational policy.

Proposals for the installation of wind turbines will be considered in relation to:

- (a) national planning policy and guidance current at the time of determination of applications (or for responding to Electricity Act consultations).
- (b) current locational and design guidance issued by SNH.
- (c) Stirling Council's identified 'Areas of Significant Protection' and 'Areas of Search' (for each size class of turbine) as adopted in March 2011.
- (d) the findings of the 'Stirling landscape sensitivity and capacity' study as adopted in March 2008. Conservation of the character and quality of the Plan area's landscapes is a primary consideration.

Developments will be permitted if they are of a scale, layout and nature such that adverse environmental impacts, including cumulative impacts, are avoided or minimised to the satisfaction of the planning authority.

[Definitions of terms used in this policy, requirements relative to other relevant technical, planning and environmental criteria, and other policy matters, are all included in detailed SG33 – to which applicants must refer. SG33 also includes advice on siting and design, landscape and visual assessment, community turbines, submission and presentation of proposals, etc.].

Policy 42: Other renewable and low carbon energy developments.

- (1) Hydro power developments, including enhanced output from existing installations, will be approved if supported by detailed environmental assessment and the incorporation of mitigation measures for potentially adverse environmental impacts, including visual and landscape impacts. Where there is already a hydro power installation within the same river system, potential cumulative impacts in terms of the water environment*, biodiversity, fisheries and flood risk will also require to be considered, in the context of the Scotland and Area River Basin Management Plans and any Flood Risk Management Plan in force.
- (2) All other forms of renewable and low carbon energy technologies will be supported (e.g. the exploitation of geothermal resources, coal-bed methane, anaerobic digestion, landfill gases, waste biomass and carbon capture/sequestration) subject to satisfactory environmental impact assessment, and conformity with waste planning requirements and other applicable regulations and legislation.



- (3) While it is expected that biomass-fuelled heat- and energy-generating plant will generally co-locate with consumers, if operational or viability constraints can be demonstrated and environmental impacts can be avoided or mitigated, related developments (e.g. fuel processing plant) in rural locations will also be approved.
- (4) Where particular categories of micro-renewable energy development are excluded from permitted development rights, the planning authority will be supportive of proposals in principle but will be particularly concerned to protect the historic environment from visual intrusion (see also Policies 31 and 33).

* As defined for the purposes of the Water Framework Directive, Water Environment and Water Services Act and River Basin Management Planning. Developers should consult SEPA who provide an assessment checklist in their Guidance for developers of run-of-river hydropower schemes and are the licensing authority for water use.



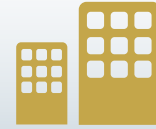


Primary Policy 15: Protecting and improving water supply and the water environment.

- (1) All development must have regard to potential impacts on the water environment (which includes wetlands). When considering any proposals likely to impact upon the water environment, the Council will have regard to the protection and improvement objectives of the Scotland and Area River Basin Management Plans, the Flood Risk Management Plans, biodiversity conservation and Marine planning, and will consult with the Scottish Environment Protection Agency, Scottish Water and Scottish Natural Heritage as appropriate.
- (2) The area is important for local and regional water supply infrastructure. Developments within supply catchments (including private licensed supplies) must have regard to potential impacts on water quality and on the water environment.

[SG34 associated with this policy, summarises the River Basin Management Planning regime, water catchments, private water supply data, etc].





Primary Policy 16: Soil conservation and agricultural land.

The Council recognises the principles set out in the Scottish Soils Framework and the benefits of conserving soils. Larger scale developments located on areas of better quality productive soils will only be supported where they conform to the Spatial Strategy of the Plan. All developments should consider means of minimising impact on soil resources. In relation to particularly valuable soils such as good quality agricultural soils* and soils with a high organic content, appropriate soil management measures should be implemented. Best practice should be adopted when moving, storing and reinstating soils. (Any proposals affecting Peat accumulations per se will be subject to Policy 23). All development proposals should consider opportunities to re-use soils necessarily excavated from the site.

* Defined for the purposes of this Plan as Soil Survey of Scotland, Land Capability for Agriculture Classes 3.1 and 3.2.

Policy 43: Encourage local food production.

Developments associated with the production and distribution of locally produced food, including fish farms, will be supported where environmentally acceptable. In order to encourage local food production, and associated activities such as processing, distribution and marketing, support will be given for forms of development that provide space for allotments, other communal growing areas and orchards. Approval will be given to conversion of open space to food production where the community concerned supports the change and where other local Green Network and Open Space Strategy objectives are not compromised. Locations for associated markets will only be approved on a temporary basis, with renewal of permissions dependent upon satisfactory site management. Farm-based food retailing will be approved where road traffic can be accommodated satisfactorily and where there is not likely to be adverse impact upon the viability of established village retail outlets.





Primary Policy 17: Tourism and Recreation.

Tourism and recreational activities are based substantially on the quality of the natural and historic environment and make a significant contribution to the economy of Stirling. The Plan area occupies a strategic position relative to wider Scottish tourism and recreation patterns, particularly the adjacent National Park. Proposals likely to increase the volume and value of tourism and recreation to the local economy, while seeking to maintain the quality of the environment and of the visitor experience, will be supported.

Policy 44: Tourism development including facilities and accommodation.

- (1) Proposals for tourism-related development, including visitor facilities and accommodation, will be supported where they are commensurate in scale with its location and setting within the built and/or natural environment, and particularly if it is within or adjacent to settlement boundaries. Proposals should demonstrate that they will:
 - (a) complement existing tourist facilities and facilitate the sustainable management of tourists within and between major tourist destinations.
 - (b) promote a wider spread of visitors and therefore economic benefits.
 - (c) promote responsible access to, interpretation of, and effective management or enhancement of the natural, built and cultural heritage.
- (2) Particular types of tourist accommodation will be supported as follows:
 - (a) development outwith settlements consisting of houses for holiday letting should take into consideration the design and siting guidance for houses in the countryside¹¹.
 - (b) chalet developments should be accommodated in an established landscape setting where they will not be visually prominent. Timber chalets will only be approved in a managed woodland setting¹².
 - (c) the sensitive expansion of existing tourist transit caravan and campsites will be supported in preference to the establishment of new sites. The development or expansion of sites for static caravans will not be approved (except in the circumstances referred to in Pol.17).



11. See SG10 - Housing in the Countryside.
12. See SG35 - Chalet Developments.



8. Supplementary Guidance.

Statutory (or part statutory)		Non-Statutory	
SG01	Placemaking.	SG03	Green Belts.
SG02	Green Infrastructure: Green Network & Open Space.	SG06	Durieshill.
		SG07	City Centre Development Framework.
SG04	Affordable Housing.	SG08	Other development frameworks, masterplans & development briefs.
SG05	Houses in multiple occupation.		
SG09	Network of Centres.	SG11	New uses for redundant rural buildings.
SG10	Housing in the Countryside.	SG12	Residential Alterations & Extensions.
SG14	Ensuring a choice of access.	SG13	Advertisements.
SG15	Education Provision.	SG17	Low and Zero Carbon Buildings.
SG16	Developer Contributions.	SG18	Planning, Development & Flood Risk.
SG19	Waste Management: Requirements for development sites	SG20	Historic environment: Energy efficiency & micro-renewables.
SG33	Wind farms and other wind turbines.	SG21	Historic environment: Windows & Doors.
		SG22	Historic environment: Shopfronts
		SG23	Historic environment: Archaeological requirements & Building Recording.
		SG24	Historic environment: Battlefields.
		SG25	Historic environment: Boundaries & Hardstandings in Conservation areas.
		SG26	Biodiversity conservation.
		SG27	Protecting Special Landscapes.
		SG28	Landscape character assessments (in production).
		SG29	Landscape & Planting requirements for new developments.
		SG30	Forest & Woodland Strategy (in production).
		SG31	Trees on development sites: Protection & Management.
		SG32	Trees and the Law.
		SG34	Planning and Water Quality.
		SG35	Chalet Developments.
		SG36	Conservation Area Character Appraisals/ Statements.

9. Glossary of Terms.

Action Programme: Sets out how the Planning Authority proposes to implement the Local Development Plan including a list of actions required to deliver each of the plan's policies and proposals, the name of the person who is to carry out the action, and the timescale for carrying out each action.

Affordable housing: Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need. Affordable housing is further defined in SG04.

Ancient and semi-natural woodland: Refers specifically to land that is currently wooded and comprising of native tree species, and has been continually wooded, at least since 1750 (as identified by Scottish Natural Heritage), and is home to rare and threatened species, more than any other UK habitat. Includes some more recent plantation woodland that occupies ancient woodland sites and perpetuates continuous tree cover.

Appropriate Assessment: See Habitat Regulations Appraisal

Archaeology: refers to physical structures and objects surviving from the past 10,000 years of history and prehistory. Such remains are easily damaged or destroyed and represent an irreplaceable source of information about the past not available from any other source. They include everything from Stirling Castle and Cambuskenneth Abbey, to the remains of millennia old hunting camps that only survive as scatters of artefacts in the topsoil.

Article 4 Direction: Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 gives the Scottish Government and planning authorities the power to remove permitted development rights by issuing a direction.

Bring Site: Locations throughout the Stirling Council area where you can take household materials to be recycled.

Business Space Strategy (BSS): Stirling Council strategy (2010) providing an analysis of demand, supply and take-up of business space, which also sets out the requirements for the provision of land for future business space development.

Central Scotland Green Network (CSGN): National-scale project identified by Scottish Government through National Planning Framework 2 defined as 'A strategic network of woodland and other habitats, active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity'. See Green Corridors; Green Infrastructure; Green Network.

City Transport Strategy (CTS): The first of three delivery strategies covering Stirling City that form part of the Local Transport Strategy.

Commercial leisure development: Developments that attract large numbers of people including multiplex cinemas, bingo halls, nightclubs, tenpin bowling, casinos, and commercial sports facilities, including health and fitness centres.



Comparison retail: Shopping not classified as Convenience retail. The purchaser will compare items on the basis of price and quality before a purchase is made. Comparison retail items are not purchased on a regular basis, unlike convenience retail items. Comparison retail can be further categorised as Personal retail and Household bulky goods retail.

Conservation Area: An area designated under the Town and Country Planning (Scotland) Act 1997 as being of special architectural and/or historic interest.

Convenience retail: Shopping not classified as Comparison retail. The sale of food, drink, newspapers, magazines and confectionary and other everyday items that are purchased on a regular basis.

Countryside Policy Boundary (CPB): The boundaries within which Policy 14 on Housing in the Countryside applies. (Also effectively define the towns and villages).

Cultural heritage: Also referred to as Historic Environment e.g. Conservation Areas, Listed Buildings, Scheduled Monuments, Archaeological Sites, Battlefield Inventory Sites and Historic Gardens and Designed Landscapes.

Design and Access Statement: Required to be submitted with certain planning applications (e.g. for national or major developments, or within conservation areas), outlining the design principles guiding the application, and how design issues impacting on disabled people have been addressed.

Designed Landscape: An area of significant parkland and woodland, generally centred upon a castle or mansion house, which has been laid out for artistic effect and identified in the “Scottish Inventory of Gardens and Designed Landscapes”.

Developer contribution: Financial (or in kind) contribution towards infrastructure required as a result of development.

Development brief: A guide to developing a site where merited by the size, sensitivity, and/or complexity of the site and/or the particular development proposal.

Development framework: Required for development areas or sites requiring a comprehensive approach to the provision, design and location of uses, open space and infrastructure.

Development scheme: May consist of one planning application or a series of planning applications which are sufficiently connected by time, location, design or other relevant characteristics for the Planning Authority to treat the applications as one development scheme.

Economic Strategy: Strategy dealing with the economic growth of the Stirling Council area prepared by Stirling Community Planning Partnership covering the period 2009-2013.

Edge of centre: A location which is outwith but within easy walking distance of and well connected to a network centre, and is also outwith the Countryside Policy Boundary area. In determining whether a site is edge-of-centre, account should be taken of local circumstances including local topography, barriers such as major roads, car parks, railway lines, or watercourses which cannot be easily and safely crossed, the attractiveness and perceived safety of the route to the network centre and the strength of attraction and size of the centre: physical proximity is not sufficient for a site to be considered edge of centre.



Effective housing land supply: That part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Employment land audit: Annual report produced by Stirling Council (from June 2012) which identifies and monitors the employment land in the area that makes up the employment land supply.

Employment land supply: The total land supply for employment uses (Use Classes 4, 5 and 6) which is free or expected to be free of development constraints in the period under consideration.

Environmental Impact Assessment (EIA): Procedure governed by the Environmental Impact Assessment (Scotland) Regulations 2011, whereby the likely environmental effects of certain types and scales of development, and developments in sensitive locations, are examined in sufficient detail before the grant of planning permission.

Established housing land supply: The total housing land supply - including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.

European Sites: Nature conservation sites designated by Ministers under the European Habitats or Birds Directives as Special Areas for Conservation (SACs) or Special Protection Areas (SPAs). Development affecting such sites is subject to special controls and may be called in by Scottish Ministers.

Five-year housing land supply: See PAN 2/2010

Flood Risk Management Plan: A requirement of the Flood Risk Management (Scotland) Act 2009. A new range of plans to be prepared by SEPA, Local Authorities and others in partnership, to foster sustainable flood management in areas identified by SEPA as being potentially vulnerable to flooding. See SG18.

Forest and woodland strategy: A long-term vision which considers the development of the whole range of woodland types within the area building on the existing Indicative Forest Strategy.

Green Belt: Designated to direct development to suitable locations, particularly towns and cities with a distinct character and identity that could be harmed by unplanned growth. Green belts can encircle settlements but can also take other forms including buffers, corridors, coastal strips or wedges.

Green Corridors: In the City area, existing open spaces and green spaces and the links between them that have been identified as having characteristics valuable to the realisation of the Green Network. Includes development sites located in situations where development or management could create characteristics valuable to the realisation of the Green Network. Includes land in private ownership and some land that is not 'green' in the sense of being vegetated. Their principal characteristic is or will be connectivity.

Green Infrastructure: The land within and between our towns and villages that is not built on. It is all the open space, public and private, including formal parks, gardens, woodlands, waterways (Rivers, lochs and other wetlands – often termed the 'blue infrastructure') and vegetated 'waste' ground, in scale encompassing everything from swathes of semi-natural countryside right down to street trees and road verges. In rural areas it includes designations such as National Scenic Areas, Green Belts and country parks, but also the 'ordinary' countryside.



Green Network: Stirling Council's interpretation of the Central Scotland Green Network insofar as it falls geographically within the Stirling Local Development Plan area. See Central Scotland Green Network.

Habitat Regulations Appraisal (HRA): Appraisal of a Development Plan which must be carried out by the Planning Authority before the Plan can be adopted. It has to be shown that no policy or proposal in the Plan could lead to significant adverse effects upon the integrity of a European Site (q.v.) in terms of the species or habitats for whose conservation it has been designated. Also applies to other levels of Plan and to planning applications (when usually referred to as Appropriate Assessment)

Home Zone: A street or group of streets designed primarily to meet the needs of pedestrians and cyclists rather than motorists, thereby opening up the street(s) for social use.

Household bulky goods retail: A category of Comparison retail and is the sale of items such as furniture and furnishings, white goods, large non-portable electrical appliances, floor and wall coverings, bedding, lighting, automotive and bicycle parts and accessories, garden and outdoor life equipment, tools, DIY equipment and building materials, fitted units and associated appliances, heating goods, office furnishings and equipment including stationery supplies, pets and pet supplies. Differs from Personal retail.

Household Waste Recycling Centre: Location where a wide variety of household recyclables (including garden waste) can be taken directly to be recycled as well as excess waste and bulky household items, including fridges and freezers and furniture.

Houses in Multiple Occupation: See SG05

Housing demand: The quantity and type/quality of housing which households wish to buy or rent and are able to afford.

Housing Land Audit (HLA): The established means for monitoring housing land supply, which takes the form of an annual report. It has two key functions: to demonstrate the availability of sufficient effective land to meet the requirement for a continuous five-year supply; and to provide a snapshot of the amount of land available for the construction of housing at any particular time.

Housing land requirement: The amount of land required to be allocated for housing to meet the identified housing requirement.

Housing market area: A geographical area which is relatively self-contained in terms of housing demand, i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Housing Need and Demand Assessment (HNDA): A detailed assessment that provides the evidence base for defining housing supply targets in the Local Housing Strategy and allocating land for housing in development plans.

Housing need: Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

Housing Supply Target: identified by the Local Housing Strategy in response to the outcomes of the Housing Need and Demand Assessment.



Infrastructure: Utility services (roads, sewers, and supplies of gas, water, electricity) or social/community services (schools, community halls, health centres etc.) which are needed to allow a development to take place.

Inventory Battlefield: A battlefield area demarcated by Historic Scotland and included in their Inventory of Historic Battlefields in Scotland. While inclusion in the Inventory does not carry any new statutory restrictions, it is a material consideration in the planning process.

Listed Building: Buildings designated by Historic Scotland which are of special interest, architecturally or historically and satisfy set criteria used to distinguish this significance from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Local Development Plan (LDP): A plan in which is set out, for land in the part of the district to which it relates; a spatial strategy, being a detailed statement of the planning authority's policies and proposals as to the development and use of the land; such other matters as may be prescribed; and any other matter which the planning authority consider it appropriate to include. All planning authorities must prepare one or more local development plans for their area.

Local Housing Strategy (LHS): Provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area.

Local Landscape Area (LLA): Stirling Council's local landscape designations (previously called Areas of Great Landscape Value) whose purpose is to safeguard and enhance the character and quality of landscapes, promote understanding and awareness of the distinctive character and special qualities of local landscapes, and safeguard and promote important settings for outdoor recreation and tourism locally.

Local Nature Reserve: a nature reserve established by the local authority.

Local Transport Strategy (LTS): An umbrella document encompassing the City Transport Strategy, the National Park Transport Strategy and the Smaller Towns and Villages Transport Strategy. It lays down a policy framework for sustainable transportation, and the individual supporting strategies outline how projects, plans and services will be used on the ground to turn policy into action.

Low and Zero-carbon Buildings Statement: See SG 17.

Masterplan: A document, usually comprising a schematic plan, 3-dimensional images, and text, which illustrates and explains how it is intended to develop a site.

National Developments: Designated in the National Planning Framework, these are the Scottish Government's priority projects for the development of Scotland.

National Planning Framework 2 (NPF2): A strategy for Scotland's development to 2030, setting out strategic development priorities to support the Scottish Government's central purpose – sustainable economic growth. Planning authorities are required to take the Framework into account when preparing development plans and it is a material consideration in the determination of planning applications.

National Scenic Area (NSA): Identified by the terms of The Town and Country Planning (National Scenic Areas) (Scotland) Designation Directions 2010 as an area "of outstanding scenic value in a national context."



Neighbour Notification (Development Plans): Planning authorities are required to notify those with an interest in neighbouring land when relevant new proposals are to be introduced into the Development Plan. Notification will apply to land that is conterminous or within 20 metres of the proposed development site.

Network of Centres: See SG09.

Open Space Audit: An audit of the extent, type, quality, accessibility and connectivity of open spaces which provides information that will enable development of an Open Space Strategy and inform related strategies and plans.

Open Space Strategy: Provides the evidence base and sets out how a local authority will invest in and manage the open space in its area. Applies to all the open space – not just that owned or managed by the authority – and cover parks, open space, town squares, streets, play space and housing land.

Open Space: ‘The term ‘open space’ covers greenspace consisting of any vegetated land or structure, water, path or geological feature within and on the edges of settlements, and civic space consisting of squares, market places and other paved or hard landscaped areas with a civic function’ (Planning Advice Note 65 – Planning and Open Space). The Council’s Open Space Strategy will be published separately from the Local Development Plan.

Out of centre: A location which is outwith and separate from a network centre. Differs from an Edge of Centre location.

Particular needs housing: Housing which is designed or adapted to meet the needs of particular groups within the population, including those with a disability.

Personal Retail: A category of Comparison retail and is the sale of items such as clothes, footwear, cosmetics, jewellery, books and magazines, small portable electrical items including MP3 players, DVDs, computer games, mobile telephones and kitchen appliances, small items of stationery and gifts, toys, flowers, optical products. Differs from Bulky household retail.

Planning Advice Note (PAN): Documents produced by the Scottish Government providing advice on good practice and other relevant planning information.

Planning Obligation: Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended by the 2006 Act) provides that a person may either by agreement with the Planning Authority or unilaterally enter into a planning obligation restricting or regulating the use of land in the district of the Planning Authority, either permanently or during such a period as may be prescribed by the agreement or obligation.

Prime Retail Area: The area as defined on the Stirling settlement statement maps. It is the main focus for retail activity within the city centre and the LDP area as a whole, and where the loss of Class 1 retail uses will be resisted in accordance with Policy 10. See Network of Centres.

Public car park: A privately or publicly owned off-street car park for public use, whether stand alone or associated with development providing parking for the general public, not just the users of a development.

RAMSAR: The Convention on Wetlands of International Importance, especially as Waterfowl Habitat.

Registered social landlord (RSL): Independent housing organisations registered with The Scottish Housing Regulator, under the Housing (Scotland) Act 2001. Includes Housing Associations.



Retail Impact Analysis (RIA): See Scottish Planning Policy .

River Basin Management Plans (RBMP): A requirement of the Water Environment and Water Services (Scotland) Act 2003. A new range of plans, at national and regional (major river basin) scale, prepared by SEPA and concerned with the protection and enhancement of the water environment. See SG34.

Rural activity area (RAA): Location within the countryside (outwith towns and villages) considered suitable for employment-related developments appropriate to a rural area combined with other appropriate uses where specified.

Scheduled monument: a nationally important archaeological monument protected by the Ancient Monuments and Archaeological Areas Act 1979. It is a criminal offence to alter or physically impact on a Scheduled Monument without prior Scheduled Monument Consent.

Scottish Environment Protection Agency (SEPA): Scotland's environmental regulator.

Scottish Planning Policy (SPP): Scottish Government statement of national planning policy, published in 2010.

Section 75 Agreement: A legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 used to overcome obstacles to the grant of planning permission. The Town and Country Planning (Scotland) Act 2006 has now replaced the term 'planning agreements' with the term 'planning obligations'. See Planning Obligation.

Secured by design: Police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

Single Outcome Agreement (SOA): An agreement between the Scottish Government and each of Scotland's 32 local authorities, setting out strategic priority issues based on the Government's 15 "National Outcomes". Stirling Community Planning Partners have agreed their vision for the Stirling area and the strategic priorities that need to be addressed to achieve this vision which are expressed as outcomes to be delivered by the partners, both individually and jointly.

Site of Special Scientific Interest (SSSI): A site identified by Scottish Natural Heritage (SNH) as requiring special protection because of its flora, fauna, geological or physiographical features under the Wildlife and Countryside Acts. SNH must be consulted by a planning authority where a planning application may affect an SSSI.

Special Areas of Conservation (SAC): Protected sites under the EC Habitats Directive.

Special Protection Areas (SPA): Protected sites under the EC Birds Directive.

Stirling Biodiversity Action Plan: Update of the 'Local Biodiversity Action Plan' prepared by the Council in partnership with conservation organisations, including habitat and species action plans for national habitats and species of conservation concern occurring in the area, and for local habitats and species.

Strategic Environmental Assessment (SEA): The requirement, deriving from the Environmental Assessment (Scotland) Act 2005, to undertake and publish environmental assessments of plans, programmes or strategies at a strategic level.



Structure Planting: Significant tree planting carried out ahead of or in association with new development in order to create a landscape framework. Usually associated with new free-standing developments or urban expansions where trees will help to form a new visual edge to a settlement and/or help the development to blend with the local landscape character.

Supermarket: A convenience retail store selling mainly food, with gross floorspace (for convenience and ancillary comparison goods combined) of between 500 and 2,500 square metres inclusive.

Superstore: A convenience retail store selling mainly food, with gross floorspace (for convenience and ancillary comparison goods combined) of more than 2,500 square metres.

Supplementary Guidance (SG): Planning guidance to accompany the development plan which may include policies and/or design advice to support a particular policy or proposal.

Sustainable Drainage Systems (SuDS): A method of water management on development sites designed to mimic natural systems, by creating alternatives to rapid run-off. Infiltration drains, ponds, etc attenuate flood flows, allow for pollutants to settle out, and also provide opportunities for habitat creation. More sustainable than the traditional practice of routing run-off through a pipe to treatment works or a watercourse.

Transport Assessment (TA): A form of appraisal and forecasting of the various impacts of the vehicular traffic likely to be generated by a new development, with proposals to mitigate these effects, and to encourage walking, cycling and the use of public transport as alternatives.

Tree Preservation Order (TPO): An order promoted by the local authority preventing the felling, lopping, topping etc of specified trees or areas of woodland without specific consent. The order is made under Section 160 of the Town and Country Planning (Scotland) Act 1997.

Use Classes Order: The Statutory Instrument termed The Town and Country Planning (Use Classes) (Scotland) Order 1997 which sets out various classes of use for the purpose of clarifying when a change of use requires planning permission.

Viability: A measure of the capacity of a network centre to attract ongoing investment for maintenance, improvement and adaptation to changing needs. See Vitality. Together, vitality and viability give an indication of the health of a network centre. Examples of vitality and viability indicators include: pedestrian flow (footfall), prime rental values, space in use for different town centre functions and how it has changed, retailer representation and intentions (national multiples and independents), commercial yield, vacancy rates particularly at street level in prime retail areas, physical structure of the centre including opportunities and constraints, and its accessibility, periodic surveys of consumers, and crime levels.

Vitality: A measure of how lively and busy a network centre is. See Viability.

Windfall sites: Non-allocated sites that come forward for development and contribute to the land supply.

Zero Waste Plan: Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource. Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.



APPENDIX A

Schedule of Land owned by the Local Authority.

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Stirling Local Development Plan.

Site Ref	Town/ Settlement	Description/Name of Land owned by the Planning Authority	X Grid Ref.	Y Grid Ref.
B01	Cowie	Berryhills Main Street Cowie	283297	689214
B02	Cowie	Cowie Main Street west of units 1 - 3	283596	689172
B03	Fallin	Fallin Polmaise Park (former depot)	283925	691461
B04	Stirling	BackO'Hill	279053	694525
B09	Stirling	Durieshill	281620	687155
B11	Stirling	Millhall, East	281338	692218
B12	Stirling	Broadleys B Expansion	281147	692385
B15	Throsk	Bandeath East	285348	691759
B16	Throsk	East of Block 6, Bandeath Industrial Estate	285192	691529
B17	Throsk	West of Throsk House	285397	691534
B19	Throsk	Bandeath Infill	285179	691632
B20	Throsk	Bandeath North	285188	692843
B21	Throsk	Bandeath West	285008	692149
B22	Throsk	Throsk C (part 4)	285680	691201
B23	Throsk	Throsk C (part1)	285474	691297
B26	Stirling	Crookbridge	281378	692504
B27	Stirling	Forthside	279966	693492
B29	Stirling	Broadleys 13/14, Craig Leith Road	280605	692238
B30	Stirling	Broadleys 18	280669	692378
B31	Stirling	Broadleys 17, Craig Leith Road	280610	692459
B32	Stirling	Broadleys 12, Craig Leith Road	280693	692237
B33	Stirling	Broadleys 2	281033	692464
B34	Stirling	Springkerse Roundabout, Springkerse	281402	693302
B35	Stirling	Munro Road A, Springkerse	281218	693127
B37	Stirling	11 Borrowmeadow Road, Springkerse	281025	693308
B38	Stirling	South West Springkerse Roundabout	281201	693229
B40	Stirling	15 Borrowmeadow Road, Springkerse	281084	693270
B42	Balfron	Buchanan Street/ Dunmore Street	254781	688620
B43	Balfron	Balfron Depot	254575	688958
B44	Callander	Bridge of Keltie (Callander East)	265032	706770
H001	Bannockburn	Former Womens Refuge	280655	690515
H002	Bannockburn	Firs Crescent	280896	690716
H003	Bannockburn	Quakerfield/Downie Place	281150	690293
H015	Dunblane	Dunblane High School	277215	700806



Site Ref	Town/ Settlement	Description/Name of Land owned by the Planning Authority	X Grid Ref.	Y Grid Ref.
H020	Dunblane	Dunblane - Bogside	278540	701615
H023	Stirling	Braehead 1 (Broom Road)	280481	692059
H027	Stirling	56 Abbey Road	280507	694000
H029	Stirling	Stirling High School	279056	692199
H030	Stirling	Wallace High School	279953	695334
H031	Stirling	St Modans High School A	279269	691141
H032	Stirling	St Modans High School B	279357	691222
H033	Stirling	Forthside Phase 1	279855	693740
H034	Stirling	Forthside Phase 2	279904	693735
H039	Stirling	Torbrex House	278889	691813
H040	Stirling	Forthside east of cinema	280156	693439
H041	Stirling	Former Bolt Works Sunnyside	279335	691716
H043	Stirling	Barn Road	279272	693974
H046	Stirling	11 Station Road	279715	693573
H047	Stirling	Station Road	279666	693648
H048	Stirling	Garages, Burghmuir Road	279908	692538
H050	Stirling	Viewforth	279662	692798
H051	Stirling	Edward Avenue	280108	694194
H053	Stirling	Kildean Hospital	278586	694934
H057	Stirling	Durieshill	281621	687155
H059	Cultenhove	Cultenhove	279039	691242
H060	Cornton	Cornton	279558	695335
H061	Raploch	Area 8 Raploch Schools	278405	694754
H062	Raploch	Area 3 Laurencecroft	279640	694674
H063	Raploch	Area 7 Craigforth Crescent	278368	694356
H064	Raploch	Area 5 The Frontages	278643	694750
H065	Raploch	Area 4 Glendevon	278744	694533
H066	Raploch	Area 6 Gowanhill Gardens	278798	694363
H067	Raploch	Area 9 Kildean	278675	694930
H068	Raploch	Area 10 The Nursery	278524	694463
H071	Plean	Coal Merchants Yard	283434	687524
H077	Fallin	East Fallin	284237	691668
H078	Fallin	BMX	283565	691535
H079	Fallin	Manse and Ice Creamery	284302	691352
H080	Throsk	Throsk	285143	691246
H081	Throsk	East of 39 Kersie Road	285277	691141
H082	Balfron	Buchanan/Spinner Street	254781	688620
H083	Balfron	Depot Site	254573	688960
H088	Balfron	KH Parsons Workshop	254786	688644
H090	Balfron	64 Buchanan Street	254701	688761
H100	Killearn	Crosshead Road	252276	685761
H105	Kippen	Former Nursery	264963	694481



Site Ref	Town/ Settlement	Description/Name of Land owned by the Planning Authority	X Grid Ref.	Y Grid Ref.
R01	City Centre	Rainbow Slides	279651	693841
R02	City Centre	Station Road (north)	279690	693596
R03	City Centre	Station Road (south)	279747	693481
R05	City Centre	Burghmuir	279869	692958
R10	Durieshill	Durieshill	281620	687155
R12	Springkerse Commercial Centre	Crookbridge	281378	692504
R13	Springkerse Commercial Centre	Milhall	281305	692247



APPENDIX B

Stirling Local Development Plan: Proposed Plan
Schedule of Housing Sites

Strategy Area	LDP Ref	Settlement / Area	Site Location	Phase 1 2010-2023 (housing units)	Phase 2 2023-2033 (housing units)	Planning Consent at June 2010
Stirling Core:Urban Consolidation	H001	Bannockburn	Former Womens Aid Refuge	4	0	Y
	H002	Bannockburn	Firs Crescent	6	0	N
	H003	Bannockburn	Quakerfield/Downie Place	4	0	N
	H004	Bridge of Allan	13 Union Street	4	0	Y
	H005	Bridge of Allan	4 Inverallan Road	12	0	Y
	H006	Bridge of Allan	Chalmers Church	12	0	Y
	H007	Bridge of Allan	Adjacent Carsaig Court	31	0	N
	H008	Bridge of Allan	90 Henderson Street	7	0	Y
	H009	Bridge of Allan	Inverallan Lodge	4	0	Y
	H010	Bridge of Allan	The Coppice	8	0	N
	H011	Cambusbarron	Hayford Mills Phase 2	37	0	Y
	H012	Cambusbarron	Polmaise Home Farm	43	0	Y
	H013	Cambusbarron	Polmaise Home Farm II	32	0	N
	H014	Dunblane	Anchorscross	60	0	N
	H015	Dunblane	Dunblane High School	66	0	Y
	H016	Dunblane	Ault Wharrie House	4	0	Y
	H017	Dunblane	Ardnablane	7	0	Y
	H018	Dunblane	South of Allan Flats	6	0	Y
	H019	Dunblane	South of 21 High Street	5	0	Y
	H020	Dunblane	Dunblane - Bogside	10	0	N
	H021	Dunblane	Dunblane - Kippendavie	0	100	N
	H022	Stirling	West Haugh Farm (Remainder)	3	0	Y
	H023	Stirling	Braehead 1 (Broom Road)	0	150	N
	H024	Stirling	Torbrex 1A	28	0	Y
	H025	Stirling	Torbrex 1B	23	0	Y
	H026	Stirling	19 Cornton Road	5	0	N
	H027	Stirling	56 Abbey Road	8	0	Y
	H028	Stirling	Riverbank Works	0	164	N
	H029	Stirling	Stirling High School	175	0	Y
	H030	Stirling	Wallace High School	189	0	Y
	H031	Stirling	St Modans High School A	18	0	Y
	H032	Stirling	St Modans High School B	80	0	Y
	H033	Stirling	Forthside Phase 1	2	0	Y
	H034	Stirling	Forthside Phase 2	134	0	Y
	H035	Stirling	78 Causewayhead Road	9	0	Y
	H036	Stirling	21 Dumbarton Road East	0	6	Y



Strategy Area	LDP Ref	Settlement / Area	Site Location	Phase 1 2010-2023 (housing units)	Phase 2 2023-2033 (housing units)	Planning Consent at June 2010
Stirling Core: Urban Consolidation	H037	Stirling	32 Baker Street	60	0	Y
	H038	Stirling	South West of Milton Mill	4	0	Y
	H039	Stirling	Torbrex House	11	0	Y
	H040	Stirling	Forthside east of cinema	108	0	N
	H041	Stirling	Former Bolt Works Sunnyside	4	0	Y
	H042	Stirling	70-76 Murray Place	6	0	Y
	H043	Stirling	Barn Road	4	0	N
	H044	Stirling	De Moray Court	5	0	N
	H045	Stirling	111 Drip Road	12	0	Y
	H046	Stirling	11 Station Road	6	0	N
	H047	Stirling	Station Road	61	0	N
	H048	Stirling	Garages, Burghmuir Road	10	0	N
	H049	Stirling	MOD site	100	100	N
	H050	Stirling	Viewforth	50	50	N
	H051	Stirling	Edward Avenue	6	0	N
	H052	Stirling	SRI Site	100	50	N
	H053	Stirling	Kildean Hospital	50	0	N
H054	Stirling	Kildean Auction Market	240	0	N	
Stirling Core: Strategic Development Areas	H055	Bannockburn	South Stirling Gateway	400	400	N
	H056	Bridge of Allan	Airthrey Kerse	400	400	N
	H057	Durieshill	Durieshill	750	1750	N
	H058	Cultenhove	Newpark	100	0	N
	H059	Cultenhove	Cultenhove	50	50	N
	H060	Cornton	Cornton	50	50	N
	H061	Raploch	Area 8 Raploch Schools	100	130	N
	H062	Raploch	Area 3 Laurencecroft	0	52	N
	H063	Raploch	Area 7 Craigforth Crescent	0	89	Y
	H064	Raploch	Area 5 The Frontages	77	0	Y
	H065	Raploch	Area 4 Glendevon	183	0	N
	H066	Raploch	Area 6 Gowanhill Gardens	0	114	N
	H067	Raploch	Area 9 Kildean	25	0	N
Stirling Core: Regeneration Areas	H068	Raploch	Area 10 The Nursery	14	0	Y
	H069	Plean	Plean	0	500	N
	H070	Plean	Balfour Crescent	4	0	N
	H071	Plean	Coal Merchants Yard	15	0	Y
	H072	Plean	Touchill Farm	0	167	Y
	H073	Plean	Main Street 1	0	15	N
	H074	Cowie	Berryhills South/North	200	180	N
	H075	Cowie	Station Road	25	25	N
	H076	Cowie	Ochil View	40	40	N
	H077	Fallin	East Fallin	200	200	N



Strategy Area	LDP Ref	Settlement / Area	Site Location	Phase 1 2010-2023 (housing units)	Phase 2 2023 –2033 (housing units)	Planning Consent at June 2010
Stirling Core: Regeneration Areas	H078	Fallin	BMX	42	0	Y
	H079	Fallin	Manse and Ice Creamery	12	0	Y
	H080	Throsk	Throsk	0	75	N
	H081	Throsk	East of 39 Kersie Road	10	0	N
Rural Villages Area	H082	Balfron	Buchanan/Spinner Street	5	0	N
	H083	Balfron	Depot Site	0	10	N
	H084	Balfron	Endrick Gardens North [C]	7	0	Y
	H085	Balfron	Dunmore	35	0	N
	H086	Balfron	Kiltrochan	35	0	N
	H087	Balfron	Shearers Garage	4	0	N
	H088	Balfron	KH Parsons Workshop	4	0	N
	H089	Balfron	Former garage	4	0	N
	H090	Balfron	64 Buchanan Street	10	0	Y
	H091	Balfron	15-23 Buchanan Street	6	0	Y
	H092	Buchlyvie	Montgomery Place	30	0	N
	H093	Deanston	Leny Road South	14	0	Y
	H094	Deanston	Leny Road South	46	0	N
	H095	Doone	Doone	0	60	N
	H096	Doone	Moray Street	53	0	Y
	H097	Doone	Station Wynd	99	0	Y
	H098	Fintry	Menzies Terrace	40	0	N
	H099	Fintry	Main Street	8	0	N
	H100	Killearn	Crosshead Road	6	0	N
	H101	Killearn	Station Road	20	0	N
	H102	Killearn	Blaressan	30	0	N
	H103	Kippen	Burnside	0	30	N
	H104	Kippen	Reid & Ure Garage	4	0	Y
	H105	Kippen	Former Nursery	18	0	Y
	H106	Strathblane	Campsie Road	50	0	N
	H108	Strathblane	South of 13 Old Mugdock Road	4	0	N
	H109	Thornhill	Thornhill	5	0	N
H110	Thornhill	Doig Street (South)	8	0	N	
H111	Thornhill	Norrieston Glebe	21	0	N	
H112	Countryside	The Steadings Finnich Malise	4	0	N	
H113	Countryside	Carbrook Mains Farm	4	0	Y	
H114	Countryside	Wester Auchentroig Coach House	5	0	N	
H115	Countryside	Tombrake Farm	5	0	Y	
H116	Countryside	Dalnair House	26	0	Y	
H117	Countryside	Auchenteck Farm	6	0	Y	
H118	Countryside	Dasherhead Farm	6	0	Y	
H119	Countryside	Craigforth	8	0	N	



Strategy Area	LDP Ref	Settlement / Area	Site Location	Phase 1 2010-2023 (housing units)	Phase 2 2023 –2033 (housing units)	Planning Consent at June 2010
Rural Villages Area	H120	Countryside	Dalnair Farm	6	0	Y
	H121	Countryside	Burnhead Farm	7	0	Y
	H122	Countryside	Powis Mains	5	0	Y
	H123	Countryside	Pendreich Farm	6	0	Y
	H124	Countryside	Land at Wester Cambushinnie Farmhouse	7	0	Y



Stirling Local Development Plan: Proposed Plan Schedule of Employment Sites

Strategy Area	LDP Ref	Settlement / Area	Site Location	Phase 1 2010-2023 (Hectares)	Phase 2 2023-2033 (Hectares)	Planning Consent at June 2010
Stirling Core: Urban Consolidation	B26	Stirling	Crookbridge	2.5		N
	B27	Stirling	Forthside	0.5		Y
	B28	Dunblane	Barbush	1.5		Y
	B29	Stirling	Broadleys 13/14, Craig Leith Road	1.9		Y
	B30	Stirling	Broadleys 18	1.7		Y
	B31	Stirling	Broadleys 17, Craig Leith Road	1.1		Y
	B32	Stirling	Broadleys 12, Craig Leith Road	0.5		N
	B33	Stirling	Broadleys 2	0.2		N
	B34	Stirling	Springkerse Roundabout, Springkerse	0.7		N
	B35	Stirling	Munro Road A, Springkerse	0.6		N
	B36	Stirling	Munro Road C, Springkerse	0.4		N
	B37	Stirling	11 Borrowmeadow Road, Springkerse	0.1		Y
	B38	Stirling	South West Springkerse Roundabout	0.9		N
	B39	Stirling	Cunningham Road, Springkerse	0.3		N
	B40	Stirling	15 Borrowmeadow Road, Springkerse	0.3		Y
B41	Stirling	12 Whitehouse Road, Springkerse	0.8		Y	
Stirling Core: Strategic Development Areas	B05	Bridge of Allan	Stirling University Innovation Park, Site 6	1.9		Y
	B050	Bridge of Allan	Stirling University Innovation Park, Site 6a		0.6	N
	B051	Bridge of Allan	Stirling University Innovation Park, Site 5		0.4	N
	B052	Bridge of Allan	Stirling University Innovation Park, Site 7		1.9	N
	B053	Bridge of Allan	Stirling University Innovation Park, Site 8		1.7	N
	B06	Stirling	Kildean	12.0		N
	B07	Bannockburn	Pirnhall	6.5		N
	B08	Bridge of Allan	Graham & Son Expansion Site, Airthrey Kerse	1.5		N
	B09	Durieshill	Durieshill	4.0	6.8	N
	B10	Bannockburn	Stirling South Gateway	3.9	4.0	N
	B11	Stirling	Millhall, East	2.5	2.5	N
	B12	Stirling	Broadleys B Expansion	1.0		N



Strategy Area	LDP Ref	Settlement / Area	Site Location	Phase 1 2010-2023 (Hectares)	Phase 2 2023-2033 (Hectares)	Planning Consent at June 2010
Stirling Core: Strategic Development Areas	B13	Stirling	Broadleys Extension Area	5.0	5.0	N
	B14	Stirling	Craigforth	4.0	4.0	Y
	B15	Throsk	Bandeath East		7.3	N
	B16	Throsk	East of Block 6, Bandeath Industrial Estate		1.0	N
	B17	Throsk	West of Throsk House		1.8	N
	B18	Throsk	Throsk B		0.3	N
	B19	Throsk	Bandeath Infill		0.9	N
	B20	Throsk	Bandeath North		43.0	N
	B21	Throsk	Bandeath West		41.0	N
	B22	Throsk	Throsk C (part 4)	3.2		Y
	B23	Throsk	Throsk C (part1)	0.7		Y
	B24	Blairlogie	Manor Farm Business Extension	9.2		N
	B25	Stirling	Bannockburn Hospital	2.0		N
Stirling Core: Regeneration-Areas	B01	Cowie	Berryhills Main Street Cowie	0.9		N
	B02	Cowie	Cowie Main Street west of units 1 - 3	0.7		Y
	B03	Fallin	Fallin Polmaise Park (former depot)	0.8		N
	B04	Stirling	BackO'Hill	0.2		Y
Rural VillagesArea	B42	Balfron	Buchanan Street/ Dunmore Street	0.3		N
	B43	Balfron	Balfron Depot	0.5		N
	B44	Callander	Bridge of Keltie (Callander East)	0.9		N
	B45	Doune	Station Wynd	0.5		Y
	B46	Doune	Lochills	0.6		N
	B47	Killlearn	Killlearn Hospital	1.5	1.0	N
	B48	Stirling	Stirling Agricultural Centre, North of Hill of Drip Farm, Stirling	2.4		Y
B49	Thornhill	Site on A873	0.3		N	



Stirling Local Development Plan: Proposed Plan Schedule of Retail Sites

Strategy Area	LDP Ref	Settlement / Area	Site Location	Retail Goods Type	Retail floor-space sq.m (square metres)	Planning Consent at June 2010
Urban Consolidation	R1	City Centre	Rainbow Slides	Personal Goods	To be confirmed	N
	R2	City Centre	Station Road (north)	Personal Goods	To be confirmed	Y
	R3	City Centre	Station Road (south)	Personal Goods	To be confirmed	N
	R4	City Centre	Spittal Street	Personal Goods	To be confirmed	N
	R5	City Centre	Burghmuir	Convenience Superstore, Personal Goods	1848 (net convenience), 1359 (net personal)	Y
	R6	City Centre	STEP/Vico	Convenience Superstore	9400 (gross)	Y
	R7	St.Ninans	Former MFI	Convenience Superstore	4650 (gross)	Y
	R8	Dunblane	Barbush	Convenience Superstore	3900 (gross)	N
Strategic Development Areas	R9	Bannockburn	South Stirling Gateway	Convenience Superstore	4000 (convenience net)	N
	R10	Durieshill	Durieshill	Convenience Supermarket	2500 (gross)	N
	R11	Springkerse Commercial Centre	Springkerse	Household bulky goods	2230 (net)	Y
	R12	Springkerse Commercial Centre	Crookbridge	Household bulky goods	To be confirmed	N
	R13	Springkerse Commercial Centre	Milhall	Household bulky goods	To be confirmed	N



Further Information

Please contact:

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Planning Services
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Telephone: 01786 442522

E-mail: ldp@stirling.gov.uk

www.stirling.gov.uk/localdevplan

If you need help or this information
supplied in an alternative format
please call 0845 277 700.



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