

Draft Supplementary Guidance 06

Durieshill





Durieshill Key Principles, Development and Design Guidelines

Introduction

An area to the south east of Stirling and to the west of Plean, referred to as Durieshill, has been identified within the LDP to accommodate a new village including around 2500 houses along with the necessary infrastructure and facilities, on land as identified on the Settlement Statement for Durieshill. The proposal has been selected in the context of the LDP Spatial Strategy, as a proposed 'Tier 3 Settlement', within the catchment of the City, and therefore has the potential to make a significant contribution to the area's economy and provide for wider housing needs. The LDP Vision envisages the delivery of a distinct new community, within an attractive environment, which will protect the setting of Stirling and its historic views.

The purpose of this Guidance is to set out the main principles (Section 1) of developing the proposed new settlement of Durieshill for 2500 houses and associated facilities, and to provide specific guidance on the design of the development (Section 2). The Supplementary Guidance should be read alongside the relevant policies and proposals of the LDP.

Section 1: KEY PRINCIPLES

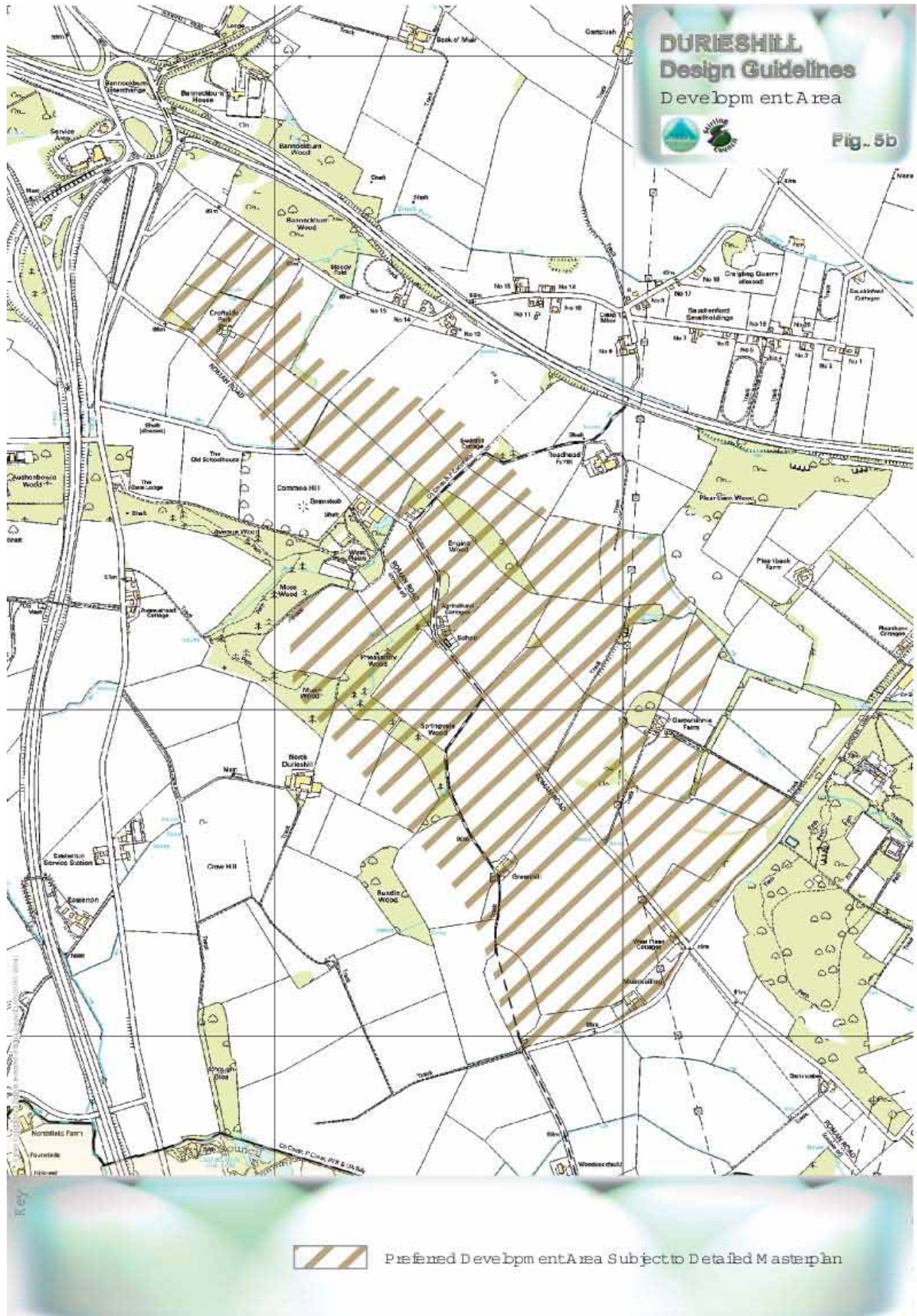
Developing a new community on this scale raises a number of challenges. Creating a successful place that people will want to live in, now and in the future, will depend on creating a strong sense of place with appropriate local facilities. The proposed new settlement at Durieshill should be consistent with the following Key Principles:

Developing Durieshill - Key Principles

1. A clear and integrated design concept to achieve a distinctive Stirling village. A **Masterplanned approach** will be required.
2. Integration of historically successful approaches to local streetscapes, open spaces, shopping, leisure and workplaces to **create a high quality, distinctive place**.
3. A healthy and safe place to live, work, learn and play. **A balanced community** with housing and facilities to cater for the full range of housing and other community needs.
4. Optimum employment, training, educational and leisure opportunities for everyone in the village and in the neighbouring communities to both achieve a **balanced community and assist the regeneration of neighbouring communities**.
5. A development that encourages safe walking and cycling to all local facilities and high quality and frequent external public transport linkages, **providing a realistic choice of access to all facilities**.
6. A development that incorporates innovative and energy efficient modern design by **managing the use of resources efficiently and incorporating energy efficiency**.
7. A place which respects and provides for the **enhancement of the environment and its biodiversity**.
8. A major new development, which **addresses constraints and delivers the appropriate infrastructure and services** to support it.



Figure 1 Development Area





The following describes the detailed guidance around the Key Principles within which proposals for a new village at Durieshill will be considered.

1. Masterplanned Approach

The following planning and design principles will be further developed through a Masterplan to be produced by the private sector in partnership with other agencies, the public sector, and with the local community.

The success of the new village will depend on a coordinated and integrated approach to planning and delivery. To enable this, it is important that a clear planning framework is established at an early stage. The LDP establishes the policy framework around which the planning process should evolve. These policies are accompanied by more detailed Supplementary Guidance. It will be for the Masterplan to demonstrate how these policy aspirations can be achieved. Linking this Masterplan to a Planning Permission in Principle (PPP) application will be the preferred approach in order to provide all the necessary information and to secure the planning obligations, which will provide a sound basis for future delivery.

The Masterplan and PPP application will require to be accompanied by the following as a minimum: -

1. Environmental Impact Assessment
2. Drainage Impact Assessment (ref to Guidance on Planning and Flooding SG)
3. Transport Assessment to include a comprehensive transportation strategy (ref to Ensuring a Choice of Access SG)
4. Design and Access Statement (ref to Placemaking SG)
5. Visual and Landscape Assessment (ref to Local Landscape Areas SG)
6. Education Statement (ref to Education Provision SG)
7. Affordable Housing Statement (ref to Affordable Housing SG)
8. Low and Zero Carbon Development Statement (ref to Low & Zero Carbon Developments SG).

2. Create a High Quality, Distinctive Place

The Durieshill area is separate from the urban area and there is a strong sense of being in the countryside. This is not a degraded urban fringe or brownfield location but an area with a strong landscape character including rolling hills, woodlands, stone dykes and shelter belts astride the line of the Roman Road. Taking the cue from this landscape, suggests a development which should reflect the best elements of a linear Scottish Village. There are obvious opportunities to reflect innovative modern design, but this should not compromise an overall design code that should knit the community together to give a real sense of a village that sits in harmony with the built and natural environment of Stirling.

Proposals for a new village at Durieshill should demonstrate: -

- a) A high quality of design, materials and layout.
- b) Establishment of a clear and distinctive design concept.
- c) A green infrastructure framework based on landscape analysis and incorporating a biodiversity and active travel strategy, integration with the wider Green Network, and formal and informal open space in accordance with standards to be agreed with the Council, and contributions to the enhancement of Plein Country Park, and links to it, as a community resource.



- d) Interpretation information about the area's built heritage including the Roman Road.
- e) Safe residential streets for all, including the use of home zone principles in appropriate circumstances.

3. Providing a Balanced Community

A successful place is not just about physical appearance. Achieving a mix of people, opportunities and facilities is equally, if not more, important. This means making Durieshill an attractive place to live, work, learn and play for everyone in the community. This should be achieved by providing housing for single people, older people, families, those with particular needs and those on lower incomes, and providing employment, educational and training opportunities as well as promoting access to a wide range of local facilities. Durieshill should be a place that people will enjoy visiting and where the neighbouring communities of Cowie and Plean can access facilities and opportunities not available in their own villages.

Proposals for a new village at Durieshill should: -

- a) Provide c. 2,500 new homes in accordance with Policy 5 in order to contribute to the housing land requirement for the Plan.
- b) Deliver a range and mix of house types, sizes and tenures to meet the full range of housing needs in accordance with Policy 6 and Policy 7.
- c) Provide a 25% affordable housing contribution (including on-site provision) in accordance with Policy 6 and the Supplementary Guidance 16 on Affordable Housing.
- d) Provide c.10.8 ha serviced employment land suitable for Classes 4, 5, and 6, through a mixture of starter units, home working and a serviced business park.
- e) Provide a community campus (0-18 year olds as well as wider community usage) within or adjacent to the village centre including new primary schools and also high school provision for a wider eastern villages catchment.

Schools are increasingly being viewed as resources for the whole community. The secondary age pupils from Plean, Cowie and Fallin travel to Bannockburn, St Modan's and Wallace High Schools. The local primary schools are at or near to capacity. A new education resource is therefore required. A campus style development would incorporate primary and secondary schooling and may include a range of other community facilities. Primary school provision would be for the new village alone but the secondary school will draw pupils from at least two (Cowie and Plean) and possibly three (Fallin), of the Eastern Villages and South Stirling gateway area. Achieving safe and convenient access to these communities will therefore be important and further consideration of the preferred catchment area will be required. The community campus should integrate with the village centre placing it at the heart of the new community.

- f) Provide a pedestrian friendly, accessible village centre incorporating:
 - A community centre, library, sports and health provision, local shopping units, local employment and other commercial activities to ensure that the community is self-sustaining in terms of a full range of local facilities.
 - A local supermarket up to 2500 sq.m gross to be located within the village centre.
 - A village green or square and/or a village park.



As part of the Network of Centres within the Stirling area, the new village should have a clearly defined local centre at its core, linked to all the residential areas by safe and attractive cycle and pedestrian routes which recognise desire lines. The centre should provide a pedestrian friendly environment and be the focus for the provision of a range of community, leisure and other facilities. Local shops, restaurants, other retail services, leisure facilities and other commercial activities including small scale workshops and starter units will all assist in giving this central area vibrancy during the day and in the evenings.

4. Assist the Regeneration of Neighbouring Communities

This is a major development, which will permanently change the character of the area. It will also lead to an increase in the levels of traffic in the area. One of the objectives of the Spatial Strategy is to assist in regeneration of the eastern villages and Durieshill will be required to:-

- a) Maximise the potential for linkages with the eastern villages to support the shared use and access to opportunities afforded by the new community campus, higher order leisure and other facilities.
- b) Provide for training and employment opportunities for existing residents through the development of Durieshill and the provision of new commercial and business space.
- c) Address the impact of the development on the existing and neighbouring communities in terms of road safety and residential amenity.

5. Provide Sustainable Transport Opportunities for all Modes of Travel

Whilst being a stand alone settlement, Durieshill will have relationships with neighbouring settlements and beyond, with the consequent demands for travel. These travel demands must be met in a way that:

- Ensures a safe, realistic and convenient choice of access for all to and from all land uses
- Minimise their impact on the safety and efficiency of surrounding transport networks
This will be achieved by reducing the need for travel by including a mix of services and opportunities for the community (see Section 3).

Maximising the ability of trips to be made by walking, cycling and public transport. This is likely to include:

- Provision of safe streets for all in line with the principles included in Designing Streets.
- Convenient walking and cycling links both within the settlement, but also linking the settlement to:
 - South Stirling Gateway
 - Plean, Pleanbank and Plean Country Park
 - Dunipace and Denny

Regard should also be paid to the active travel routes in the Green Corridors identified as part of the Central Scotland Green Network

- Public transport facilities and links to opportunities and services likely to be used by the community, such as Royal Forth Valley Hospital at Larbert, Stirling Community Hospital, Stirling City Centre, Plean, Denny and Falkirk. In recognising the demand for travel to Glasgow and Edinburgh, regard should be paid to the strategic park and ride site in the vicinity proposed in Transport Scotland's Strategic Transport Projects Review
- Travel plan(s) for housing, business, education, retail and leisure facilities



Addressing the impact of residual vehicular trips. Including mitigating against the impact of the development on:

- Pirnhall Motorway Junction
- A872 and A91 north into Stirling

The resolution of the impacts of the proposal on the motorway junction and the A872 and A91 north will need to pay regard to the cumulative impact of all development on these junctions/routes.

- A872 south into Dunipace and Denny
- C9 Roman Road toward Plean and Torwood, and within Plean and Torwood

Contributions to Stirling's City Transport package to help mitigate against the impact of the development on the transport networks in the Stirling City area are likely to be sought in line with the SGs on Developer Contributions and Ensuring a Choice of Travel.

A Transport Assessment will be required to understand the travel demands generated by the proposal and how these are best addressed. It is expected that this feed into a comprehensive transport strategy for the site which will include modal share targets and travel plan(s). This process will be lead by Stirling Council but will also include Falkirk Council and Transport Scotland. Further guidance is available in 'Ensuring a Choice of Travel' SG.

6. Manages Resource Use and Incorporates Energy Efficiency


It is important that a new village for the 21st Century promotes the sustainable use of resources. This includes making provision for appropriate densities to ensure the efficient use of the land, as well as utilising building practices which promote resource efficiency and re-use.

In accordance with Primary Policy 6, innovative forms of district heating and the use of renewable energy technologies will be required with the energy and heat requirements of the development being met on-site by renewable generation. The development will also require to comply with Policy 22 and SG 17 by ensuring the provision of low and zero carbon buildings, and submit a Low and Zero Carbon Development Statement to demonstrate this.

Minimising and recycling waste generated in the construction phase of the development and subsequently by new development will also be important. This should be considered from the outset. The development should include appropriate facilities for composting and for the sorting, storage and collection of waste and a Site Waste Management Plan will be required, in accordance with Policy 8 and SG 19 on waste management requirements for development sites.

7. Maintains and Enhance Biodiversity

It is important that the development addresses opportunities to protect and enhance biodiversity in accordance with an agreed green infrastructure framework. The woodland areas are particularly important in this respect and because of their largely plantation origin, will require major management changes that should be considered in conjunction with SNH, Forestry Commission and the Central Scotland Green Network (CSGN). Some areas are prone to localized surface water flooding and the design of the drainage system should consider the creation of a wetland habitat network. All green spaces and corridors within and around the new development will require appropriate management if nature conservation interests are to be protected in accordance with the Nature Conservation Act.



The Council's Local Biodiversity Action Plan is relevant and in this respect consultation with the Council's Local Biodiversity Officer will be required. The protection of woodland, hedgerows and individual trees or groups of trees will be important particularly those of semi-natural origin and there will be opportunities to create new habitat e.g. through the proposed SUDS schemes.

- 1) The new village should protect and enhance biodiversity in accordance with the Nature Conservation Act 2004 and the Council's Local Biodiversity Action Plan, and the Forestry Commission/ CSGN Integrated Habitat Network project.
- 2) Mature trees, shelter belts and woodlands of conservation and landscape value should be appropriately managed and retained. Replacement within the site will be required, if felling is demonstrated to be absolutely necessary.

8. Addresses Constraints and Delivers the Appropriate Infrastructure

In planning the new village it is important that adequate provision is made for all the necessary infrastructure and other facilities that reflects the scale and nature of the new village. This will be identified through appropriate Masterplanning and phasing for the development and will be secured on-site, off-site and through appropriate planning obligations (legal agreements between the Council and the developer).

The constraints on the developable area will include:-

- Slope and Aspect: the extent to which ground-moulding may be acceptable in order to utilise steeper slopes for development; allied to micro-climatic considerations where areas, particularly steeper north/ north-east facing slopes exist and in areas where tree cover will shade ground.
- Ground conditions and undermining: so far only basic geological and mining history information has been presented. Undermining and old shafts and adits may present development problems.
- Archaeology: A detailed archaeological survey, and analysis of historic landscapes will be required prior to detailed master-planning. It is highly likely that given the wealth of known archaeological remains present in the immediate environs of the proposed development area that even apparently blank areas will contain previously unrecorded archaeological remains and that therefore a programme of pre-determination archaeological works will be required in order to allow some element of redesign to permit preservation in situ. Without such evaluation and the option for redesign there may be significant excavation and post-excavation costs for potential developers, the scale of which are presently unknown. The scope of the programme of archaeological works should include consultation with Historic Scotland, an updated Desk Based Assessment (consulting the SMR, CANMORE, the HLA, historic maps and other publicly accessible archives) and recommendations for appropriate mitigation including building recording and an 8% ground breaking evaluation. Should the ground breaking archaeological evaluation identify significant archaeological features and finds that cannot be preserved in situ, there will be a further requirement to undertake a further programme of archaeological works potentially involving excavation, post-excavation assessment, post-excavation analysis, publication and archiving as well as appropriate community involvement.
- Biodiversity: Survey to establish presence, or otherwise, of species and habitats of local or national conservation concern.



- Water supply and Drainage: In terms of infrastructure provision further dialogue with Scottish Water is required. Previous correspondence with the Council indicated a preference for a new WWTW at Cowie or Fallin. It is as yet unclear whether this would be the preferred option to serve the Durieshill development. Some constraints on water supply are currently being experienced in the Eastern Villages and it is likely that some upgrading of the supply infrastructure will be required. LDP Supplementary Guidance on Planning and Flooding should also be consulted,
- High Pressure Gas Pipeline: The high pressure natural gas transmission pipeline west of the site introduces a consultation zone in order that HSE can consider any safety implications of new development. While for the purposes of these Guidelines the edge of the zone has been assumed to be a total constraint, it may be possible to accommodate limited building for certain purposes within the outer areas of the consultation zone. Roads for access may of course cross it, and it will be desirable for amenity and screen planting to take place there. The developer(s) should liaise with the Health and Safety Executive, Hazardous Installations Directorate.

Whilst all the necessary provision as detailed will be secured at the Planning Application stage, delivery will be programmed and phased through the appropriate stages of the development. These issues should all be addressed through the Masterplanning process. Development will not be permitted to proceed before the approach to satisfying the following has been agreed by the Council and the relevant agencies: -

- a) Sustainable urban drainage.
- b) Structural landscaping.
- c) A new sewage treatment facility and provision to address constraints in the provision of an adequate water supply.
- d) The avoidance of electricity transmission pylons, or the diversion or undergrounding of lines.
- e) Necessary measures to address ground stability, drainage/flooding and any contamination issues.
- f) Inclusion of up to date telecommunications infrastructure.
- g) Details on how the community campus, local centre and other local facilities will be provided.
- h) Details on how the required particular needs and affordable housing will be provided.
- i) An energy strategy, including renewable energy/district heating/combined heat and power scheme, if feasible.
- j) Appropriate play, sport and recreational provision including the enhancement of Plein Country Park.
- k) Secure path access to and beyond motorway underpass to west of site and safeguard and provide for enhanced woodland Management at Avenue Wood, Moss Wood, Engine Wood, Rundle Wood and Pleinbank Wood.
- l) All necessary transport infrastructure, public transport provision and contribution to the City Transport Strategy.
- m) Maintenance and management proposals, where appropriate, for all of the above.

The above list is not intended to be exhaustive and other requirements may emerge as the Masterplanning process progresses.



Section 2: DEVELOPMENT AND DESIGN GUIDELINES

The following sets out the Council's Development and Design Guidelines to inform preparation of a detailed Masterplan. It suggests how Durieshill can become not just another housing development, but an attractive and successful new community, where people will want to live, work and play. It has been written on the basis of the information available to date. It will however be subject to review, if necessary, as a result of the more detailed analysis, which will be undertaken in partnership with other agencies and the private sector to inform the Masterplanning process.

1. Introduction

Creating a New Village

Stirling Council seeks the creation of a new village for the 21st Century, with a mixed and balanced community, a range and choice of housing, and an environment that is attractive and safe and affords access to employment and to a range of high quality local facilities. This will be achieved in partnership with the private sector (housebuilders and landowners) and with other agencies.

In regional terms, the 'village' will have the scale of a small town. It must have the characteristics and 'presence' of a compact town – not the spread of the ubiquitous residential suburb.

A tight compact 'urban' layout where houses face onto and shape streets and spaces, and rear gardens are protected from public view.

Image per Mark Ellis & Ashley Bingham @ ICD Ltd



The design of places plays a large part in determining what impact they have on the land and other scarce resources. Decisions about location, physical layout and design determine how much energy will be used, how efficient transport systems will be, and how well people and economic activities may flourish in a particular place. The partners involved in the creation of the new village have the potential to make this settlement more lively, welcoming and pleasant to live within and visit.

A street where the car does not dominate; a surface shared by pedestrians, cars and cycles, and a streetscape softened by tree planting.



A characterless place; an isolated path through bleak green space, screened from 'anywhere' houses by high garden fence.





Scotland's Urban and Rural Traditions

“Scotland’s confidence in making its urban future has been shaken, as elsewhere, by instances where some of the hopes of 20th century planning and architecture turned out to have been misplaced. We have learned by bitter experience the financial and human cost of building against the grain of the natural landscape and the patterns of human life.... After three difficult decades, we are becoming more confident that we understand what makes successful places.”

Designing Places: a Policy Statement for Scotland, Scottish Executive, October 2001

In the 18th and 19th centuries many small towns and villages were built, remodelled or expanded as landowners and entrepreneurs created planned settlements. These towns and villages, in rural settings, often took a linear form with a strong main street forming the hub of retail and commercial activity. Today, they remain attractive and successful places.

*Terraced main street
with buildings of varied
heights, colour and form
– and a mix of uses*



More recent 20th century experience of larger new towns includes Glenrothes, Cumbernauld and Livingston. Although they have successful elements, car travel and roads were overly dominant in their conception and as such they are not the ideal blueprints for a smaller new community in the Stirling countryside. There are no more recent examples of discrete new communities in Scotland, most being established through regeneration initiatives, e.g. the Gorbals in Glasgow, Raploch in Stirling. In England there are more examples of freestanding settlements and ‘urban village’ neighbourhoods. Some lessons can be drawn from these. The most successful places, the ones that flourish socially and economically, tend to have certain qualities in common.

“First, they have a distinct identity. Second, their spaces are safe and pleasant. Third, they are easy to move around, especially on foot. Fourth, visitors feel a sense of welcome. Places that have been successful for a long time, or that are likely to continue to be successful, may well have another quality, which may not be immediately apparent - they adapt easily to changing circumstances. Finally, places that are successful in the long term, and which contribute to the wider quality of life, will prove to make good use of scarce resources. They are sustainable.”

Designing Places *ibid.*

The following qualities are at the heart of good design for urban and rural development. The Council’s **Development and Design Guidelines** for the Durieshill new village are set out in order to help to achieve them: -

- identity
- safe and pleasant spaces
- ease of movement
- a sense of welcome
- adaptability
- good use of resources
- quality



2. Designing in the Landscape



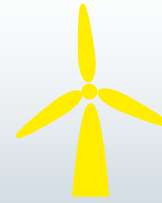
Much successful development is rooted in the landscape - in the shape of the land, its character, its appearance and its ecology. All these are the result of natural and cultural processes. Traditionally the landscape and the building materials particular to the area have shaped the patterns of building, helping to make places locally or regionally distinctive.

Understanding the landscape will provide knowledge essential for sensitive siting of buildings, correct choice of planting, and effective design of drainage systems. Places that are distinctive, and designed with a real understanding of the natural world are likely to be enjoyed, cared for and valued.

The existing landscape should form the building blocks of the new village, guiding its scale, form and layout. There are elements of the existing landscape that can be enhanced and reinforced, and the opportunity exists to introduce structural and more localised planting that will maximise the 'landscape fit' and quality of the development.

*"... elements of
the existing
landscape..."*





3. Site Design Principles

A detailed local assessment was undertaken as reported in “Stirling Major Growth Area Landscape Study” (LUC, June 2004). The Durieshill site straddles four Local Landscape Character Areas (LLCAs), which for the most part are physically and visually separate from Stirling and its immediate setting. However, as is inevitable at the margins of ‘character areas’ of low relief, there are not four clear-cut zones. Rather there is a gradation from smaller fields, more woodland and hedgerow trees, and more steep slopes in the north and north-west, towards the rolling and fairly open farmland of the south-east.

The elevation of the site means that it has a visual and physical character differing from the landscapes at lower elevations to the north. As such the site sits relatively independently of Stirling and Bannockburn, and its development, reinforced by the grain of the land and major infrastructure, will tend to be linear in form and generally follow the line of the Roman Road. The exceptions to this visual independence are some north facing slopes beyond Engine Wood with an outlook towards Sauchenford and Cowie. Generally these areas would be highly visible from parts of the A9, and even distantly from Stirling, while at the same time being largely hidden from the rest of the Durieshill development. Due to the north facing elevation and quite steep slopes, the microclimate here would also be less suitable for residential use. For these reasons, the north facing slopes should only be developed if an appropriate design solution can be identified through the Masterplan process.

Figure 3 indicates the linear nature of the site, with its central spine formed by Roman Road. This linear shape is further emphasised by several ridge lines that run in a north west-south east direction, reinforced by the strong woodland edges that visually enclose the land to either side of Roman Road. The visual envelope of land enclosed by these strong features is indicated by the purple line, and this forms the basis for the Council’s suggested village development envelope (see Fig.1). Beyond this are areas of land that are visually and to some extent physically separated from the ‘village development envelope’ by the ridges and woodland, and these are enclosed by a yellow line.

The village schematic at Figure 4 reinforces the concept of a linear village, with a few strong entry or ‘gateway’ features, achieved through design and planting; an elongated village centre; reliance on contours, existing and new tree belts for containment; and with any visually prominent margins carefully designed so that quality buildings face the countryside. A central spine to the new community is indicated which will be the focus for the highest density housing, along with the appropriate community, recreation, education and commercial facilities. In addition this diagram highlights the need to design development with the contours of the landscape, avoiding prominent ridges and north facing slopes and paying particular attention to the visually prominent margins so that high quality buildings face the countryside.

Parts of those areas to the west are within a gas pipeline safeguarding corridor. The area to the north is not only highly visible from the north of the M9, but also comprises areas of steep north facing land. These areas will require sensitive treatment due to their remoteness, microclimate, slope and visibility. Within the site are two farm steadings that are strong visual features, and their inclusion in the overall Masterplan requires sensitive handling. At the northern and southern tips of the development envelope, the landscape is visually weak and these edges will require careful design to reinforce and create suitable gateways into the area.

Planned villages, such as Callander, Gartmore and Thornhill were established mainly in the 18th and 19th centuries, and the latter two are hillside villages in a not dissimilar landscape to Durieshill. The Council envisages that the structure of this new settlement would reflect these historical precedents with their basically linear form. Again, these villages are generally characterised by linked housing and shops fronting directly onto the streets, which creates a sense of enclosure, a particularly important lesson for the Durieshill site.



“ ... linked housing and shops fronting directly onto the streets ...”



The buildings should not dilute the landscape quality or appear as an intrusion into it.



The all too frequently seen suburban form of housing developments, with detached housing set back from the road is inappropriate as a principal component in the creation of a new village.

“ ... detached housing set back ...”



The scale, size and form of built development in this new village must relate to the more urban form characteristic of long-established Stirling villages. However there must be a mix of housing styles and tenures in accordance with the Development Plan, and there will be a place for pockets of lower density development and detached dwellings.

The predominant northwest / southeast grain of the landform, marked by ridges and troughs, and emphasized by tree planting, provides the opportunity to create a development that is relatively unobtrusive within the wider landscape. The medium to small scale fields are set within a matrix of walls, hedgerows and shelter belts which, together with plantations and the formal wooded structure around West Plean House provide a foundation on which to base building zones and substantial additional planting.

“... within a matrix of walls, hedgerows and shelter belts ”





4. Detailed Design Guidance Objectives:

(Substantially based upon the options evaluation in the LUC Study)

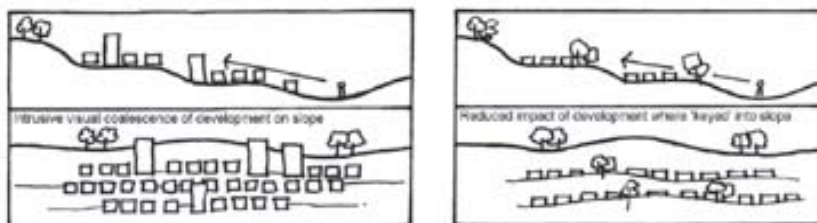
A. Achieve visual containment utilising the undulating landscape

Development should be designed to sit within the hollows of the undulating landscape – these are linked and emphasised by existing and proposed woodland blocks. Complete screening from external viewpoints is not sought, but care should be taken to design visible edges so that the form of the development respects the grain of the landscape. Separate areas of visual containment within the site should enable parts of the village to take on their own character distinct from but integrated with the core.

Visible edge of housing between planting parallels lane and field boundary



The site contains a number of important truncated ridgelines and small hills, which act as a backdrop to the wider landscape. Development should be pulled back from these ridges and hills in order to retain them as important undeveloped visual horizons in the wider landscape. Some of them are emphasized by woodland blocks, and these too should be retained and safeguarded.



There should, because of the possible impact over a wide area, be a general presumption against development that sits on the skyline. However where the design of development responds positively to a sensitive setting, as in older established settlements, some development may be considered.



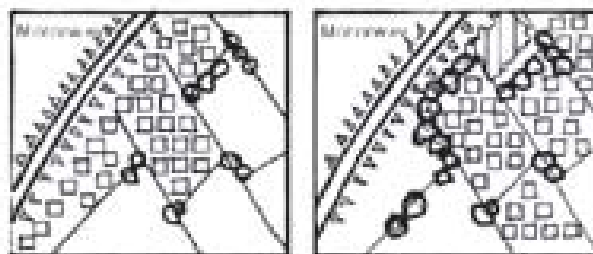
"... a general presumption against development that sits on the skyline"



Development should be designed to present a 'toothed' indented edge, which reflects the existing scale of the underlying field pattern, and so relate to the intimate character of much of the landscape.

B. Reduce visual influence of existing infrastructure

The edges of the development should follow the grain of the landscape rather than be dictated by unnatural hard boundaries created by factors such as wayleaves or transportation corridors. In connection with this design objective, particular attention should be paid to the western edge bounding the gas pipeline corridor, the eastern boundary towards Plean and the Country Park, and the strong ridgeline overlooking the M9. [It is assumed that the major electricity grid pylons will be re-routed away from the site].



Eastwards and westwards the impacts of existing infrastructure are particularly apparent on the proposed development area, where space narrows progressively towards the confluence of the Denny road, the gas main, an oil pipeline and the motorway.

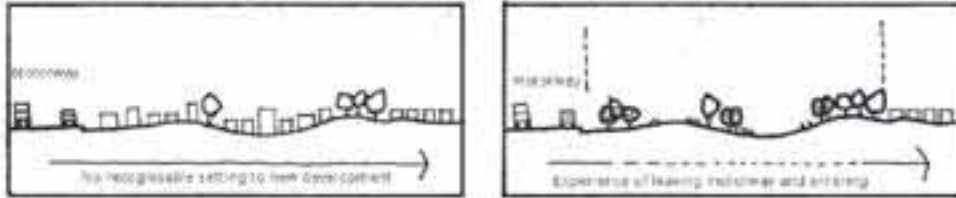
Proposed boundary planting to the new development should follow the existing landscape pattern and not the alignment of the infrastructure.

C. Avoid visual and physical coalescence with Plean or Pirnhall (and therefore Bannockburn)

The need to retain the gas pipeline safeguarding area free of development means that a relatively large area along the west side of the site is effectively sterilised. This has the effect of pushing the development further to the east and south-east.

Retain a viable network of open fields between the existing and proposed settlements and strengthen and reinforce the existing landscape structure with appropriate planting. Ensure that management of the land on the margins and in surrounding countryside is practicable to maintain the quality of the rural setting.

Treatment of the remaining countryside will be particularly important close to Pirnhall and Plean Country Park in order to retain a real sense of moving out of one settlement or activity area and into another. Advantage should nevertheless be taken of the proximity to Plean Country Park when planning recreational and landscape linkages with the surrounding countryside.



D. Vegetation Pattern to reinforce the existing landscape structure

A dense network of woodland belts and tree lines exists historically as a key characteristic of this landscape, and these field lines, with shelterbelts, relict hedgerows and scattered trees need to be reflected in an appropriate form and scale.

Opportunities exist both to reinforce existing woodland and to create an enhanced landscape structure using an appropriate palette of features such as stone walls, tree lines, hedgerows with trees, small copses and small-scale woodland blocks that would sit well within this landscape. Woodland planting should extend beyond the development boundary to make links to the surrounding countryside (e.g. Pleanbank Wood, Plean Country Park) so that a network of woodland develops (such as exists within Stirling) running through the built form, rather than ringing it.

“ ... a network of woodland develops ...”



E. Create Sustainable Drainage (SuDS) which is integral to the landscape structure

Surface water is not a significant element of the local landscape. However, sustainable drainage will be expected to be integral to the site infrastructure insofar as this is feasible relative to gradients, soils, etc.

Design of surface drainage features, especially any storage ponds, will require careful consideration to avoid the appearance of artificiality. Burns and drainage channels at present are frequently tree or hedge – lined and this suggests a means of integrating new watercourses with the landscape structure.

Landscape to create naturalistic appearance





F. Conserve and incorporate existing landscape elements – large and small

The existing hedgerows, stone walls and structural tree planting are a fundamental part of the landscape character of the area. With other existing features of the area they can make an important contribution to distinctiveness and a sense of continuity in the new community.

A management plan for existing and proposed woodlands, hedgerows and individual trees, based upon detailed survey, is essential to ensure their appropriate integration into the new village. Proposals involving felling or restructuring of significant woodland will require careful consideration and justification in the overall master-plan. Even minor edge felling may threaten remaining trees by removing weather protection and support.

*Copses, woodland and walls -
characteristic of existing landscape
– the basis of structural landscape
within and around the new village*



G. Maximise contribution from historic and archaeological heritage

The location provides opportunities to reflect, incorporate and benefit from the known heritage of archaeological interest. The site includes two Scheduled Ancient Monuments and a number of unscheduled sites. The Roman road sets the alignment of the settlement; Common Hill will provide a community green space although care will need to be taken to protect earthworks; and the 18th and 19th century agricultural and estate landscape bequeaths much of the woodland framework. These considerations need to be taken into account in development proposals and appropriate steps taken to enhance the interest and mitigate any adverse impacts.

*“... The Roman road sets the
alignment of the settlement ...”*



While none are Listed, many of the existing houses and farm buildings within the village area are long established, attractive and capable of providing architectural variety and interest, and perhaps opportunities for business use. Farmsteadings at the periphery of the site may continue to operate in conjunction with agricultural holdings. Settlement design will require to accommodate these buildings in appropriate ways.



“... buildings ...capable of providing architectural variety and interest ... and perhaps opportunities for business use.”



H. Biodiversity

The existing biodiversity of the site should be surveyed, and consideration given to how the development can maintain and enhance it. The Council’s Local Biodiversity Action Plan identifies local species and habitats of conservation concern. Appendix 1 includes the contact details for the Council’s Local Biodiversity Officer.



Maintain and enhance biodiversity

Adopting a SuDS approach to strategic and site drainage offers potential for habitat creation, and the requirement for additional planting will provide many opportunities to incorporate appropriate local species into the village.

Linking ‘green’ areas, such as woodlands, by green corridors, even if the primary purpose may be different (a footpath perhaps) will add value to otherwise small and isolated areas of habitat. Similarly, habitats within the village should have direct links to the wider countryside. Again these may be multipurpose.



“ ... green corridors ...”



Detail design of buildings can give a helping hand to species largely dependent upon artificial breeding or roosting sites – such as swifts, owls and bats.

5. Building In Quality

Responding to setting is only part of the design process. A key objective for Stirling Council is raising the design standard of new development. The physical form of the development can enhance or detract from the sustainability and qualities of the place, and support or undermine the intended uses.

From the outset, the fundamental aim must be to create a new settlement that looks like and works as a new village. To create such a place the developers and their architects and planners must consider not just the houses, but the streets that they front onto, the shops and facilities that the inhabitants will use, the routes they will use locally and the spaces where they will take their leisure and recreation.

The Scottish Government publications *Designing Places*, *Designing Streets* and PAN 67, plus Stirling Council's *Supplementary Guidance on Placemaking and on Transport: Ensuring a Choice of Access*, offer advice principally for developing new housing close to existing areas. However, many of the principles expressed can be applied to a discrete development such as Durieshill. These include: -

- Density, building form and enclosure will be the main ingredients in creating a new village that has a clear sense of local identity. The development of a network of spaces and streets should be the first step in layout design. The relationship of buildings to each other will be crucial and the road hierarchy and layout should not dominate the design concept.
- The relationship between the scale and design of buildings and the width of different roads is vital, as is the integration of pedestrian and cycle routes into the fabric of the development. All routes must be safe, convenient and overlooked. Streets must be designed with the movement of pedestrians and cyclists in mind. Designing for speeds of 20 mph and below should be a priority (for local access and residential roads) including the introduction of home zone principles.
- The village should be built to reflect the traditional balance of street widths, plot ratios, building height, building form and massing found in other examples of successful Scottish towns and villages. As a general rule new buildings, whatever the use, should face toward and access directly from the street, providing natural surveillance of paths and open spaces. This is particularly important at Durieshill where the central spine road will form the linear heart of the village.
- People must recognise and relate to the areas where they visit, live and work. This has implications for density, building design, materials and architectural detail as much as it does for street layout. People who feel comfortable in an environment are more likely to forsake their reliance on the private car in favour of travelling by foot, bicycle and public transport.
- The colour, texture and detailed appearance of the village should be cohesive and reflect the approach found in the local area, particularly where it adjoins existing quality buildings, forms part of the spine street frontage or is otherwise visually prominent.



*Places designed
for pedestrians
and cyclists*

The above principles are points of reference. In themselves they will not deliver a quality design or create a useable and attractive place. The master-planners must start from this point and decide how to handle the urban / rural edge, realise the opportunities offered by local landmarks and vistas, and resolve difficult issues of housing density, parking provision and the ratio of buildings to open and green space. The aftercare and future maintenance of development (including planting) must also be provided for in all proposals.

Built Form

The housing, community, employment and other buildings that make up the new community should be of high quality contemporary design using well-proportioned elevations, door and window openings, and roof pitches that make visual references to the best of the local tradition. Although the introduction to these guidelines refers to the form of Scottish settlements from previous centuries and some of the illustrations are of old-established communities, Durieshill does not have to be a pastiche of traditional Scottish house types.

Scale, Height, Massing and Roofscape

To create a sense of enclosure the new housing has to be on a reasonable scale. Most towns and some villages in the Stirling area have higher and more dominant buildings in the centre or along the main streets.



*“... higher and more
dominant buildings
in the centre ...”*

Interest and variety can be achieved by including various heights and sizes of buildings and through their juxtaposition. Terraces can provide strong features in the built environment, as can townhouses and flatted buildings. There should be common themes that run through the community but this should not be allowed to lead to blandness or uniformity. Some of our best loved places have roofs at different heights and angles to each other but are unified by similar materials and the traditional steep Scottish roof pitch. The Council will not expect domestic buildings or mixed-use buildings including dwellings to exceed 3 full storeys, with scope for habitable rooms in the roof space. Exceptions will require justification through the overall masterplan.



“ ... the traditional steep Scottish roof pitch ...”



The differing scale, massing and height of public buildings such as schools, churches, libraries and recreational facilities can add to this variety and interest. Such landmark buildings are not subject to any general height restriction.

Density

Achieving an optimal overall development density will be important. Comparing the land area available with a comparable community such as Crieff in Perthshire (approx. 3000 houses) shows that careful planning will be required to avoid urban cramming yet still accommodate 2500 houses to meet the Local Development Plan requirement. Average residential densities of around 30 dwellings/hectare will be sought – somewhat greater than many recent low-rise housing sites in the Stirling area. The central village core may be characterised by high densities (perhaps 55 dwellings per hectare), while lower densities may be appropriate in smaller enclaves in order to realise the policy aim of achieving a mix of house types and sizes. High density should not be achieved at the expense of the design concept and should still include appropriate open space.

House Types

Different housing types should be used according to their appropriateness for each location and their ability in townscape terms to contribute to a variety of spaces and places within the developed area. Developments must be of the highest possible standard, offering people homes to be proud of.

The development should provide a range of housing sizes, types and tenures, providing accommodation at a variety of prices, whilst avoiding the same type, height and density of development throughout. Housing suitable for older people and housing for people on low incomes will be required. Early discussion will be required regarding the funding and delivery of affordable housing - a target of 25% of the new dwellings is set as affordable housing consistent with Policy 6 of the Local Development Plan. Developers will be expected to deliver a land/funding package to enable delivery by a registered social landlord, as well other affordable housing opportunities consistent with Policy 6 and Supplementary Guidance on Affordable Housing. Consultations with the Council as Housing Authority will be required.



“range of house types” Images per Anderson Bell Christie

Live/Work Units

The Council will be prepared to consider the incorporation of such ‘Live/Work’ units in the new community that reflect the increasing number of people likely to work from home. A high standard of electronic and telecommunications infrastructure should be installed or available across the new community. The development will be expected to deliver a range of employment uses including workshops/office space within the village centre and within a new serviced business park.

Materials

The Council suggests a palette of materials to ensure a strong visual link with the area and its history. In general it is considered that the predominant use of render and slate or grey tiles will help to blend new buildings with the existing remaining dwellings. Other materials should be used with restraint to add character and interest. As a general principle, the life-cycle of materials used should have a minimum environmental impact. Use of appropriate recycled materials is encouraged, where appropriate.

A restricted palette is recommended, but the Planning Authority will of course consider divergences where justified through the design process, particularly within visually distinct development zones defined by the landscape structure. On the main street frontages and at important corners and edges however, this palette will be more rigidly applied. It is essential that the materials and details used in the new housing and other developments are of high quality in appearance, functionality and durability. This will create an appropriate environment for the present and ensure that the new community retains its qualities into the future.



Images per Anderson Bell Christie.

The proposed palette:

Main walling:

Polymer, wet dash render or dry dash render – white, off-white, cream or other approved colour. Natural stone or high quality reconstituted stone. Limited use of facing brick may be appropriate in certain locations.

Roofing:

Slate, of an appropriate colour and texture. High quality artificial slate. Plain concrete tiles in certain locations. Profiled metal in certain locations/building types.

(All samples to be approved)

Windows and external doors:

Timber - stained, or painted white, cream or other approved colour.

Other external timber:

Stained, or painted white, cream or other approved colour.

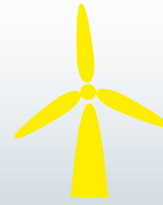
'Gateways'

At significant points of entry to the new village and at locations within the development where visually, or for safety reasons, a change of character is to be signalled, design 'gateways' should be incorporated. These will not be barriers or gates in a conventional sense but architectural or other features, including ground surfacing and planting, that provide the visitor/resident with the sense of entering somewhere different – and special.



"... the sense of entering somewhere different ..."

At the edges of the village, the layout should ensure that the rear of properties and their boundaries are carefully and well designed to minimise their prominence and visual impact.



6. Streets and Spaces

Scottish Government Policy Designing Streets requires new development to consider the needs of pedestrians, cyclists and public transport, ahead of private motor vehicles. In doing so, a distinction, in functional terms, between roads and streets is required with streets having important public realm functions beyond those related to motor traffic.

The roads and streets within Durieshill, whether they be for residential access, servicing the core of the village, or representing the main thoroughfare, will require to reflect the policy of Designing Streets. Further advice on an appropriate response regarding streets within the development is contained within LDP Supplementary Guidance on Placemaking and Transport: Ensuring a Choice of Access.

The focus should be on creating and enhancing the sense of place, by making streets that are safe and attractive but still functional for the appropriate level and mix of traffic and pedestrians and cyclists. This involves fronting development directly onto streets, and designing streets to reduce traffic speeds and increasing the safety and functionality for all users, this may include narrowing carriageways and traffic calming them to reduce vehicle speeds, and adopting 'home zones' principles in residential streets. Traditional elements of street activity and settlement design may then 'recolonise' the more pedestrian and cycle friendly environment. Design and scale of on-street parking provision also requires very careful consideration to achieve a balance between convenient accessibility, visual dominance and pedestrian and cyclist safety. Surfaces, signage, small public spaces, cycle provision, lighting and planting can all contribute to utility and liveliness.

The development will require to provide the following: -

- **Safe and secure streets** – A sense of security within the street is paramount. Pedestrians, cyclists and drivers all need a clear idea of what they should and ought not to be doing as they use the street. In order to assist this use of friendly street design and visual triggers ('gateways') should be incorporated, lateral shifts in the carriageway, and narrow optical width (real or apparent) also slows traffic. The surface of the street should be designed to improve its attractiveness and to define where pedestrians have priority over vehicles.

Overlooking of the street from surrounding buildings is also desirable. Positive design can influence how pedestrians use open space, and avoid creating opportunities for anti-social behaviour.

"... Lateral shifts ... slows traffic ..."



"blank gables or blind corners"



"Hedging can also create 'green walls'..."





- **Home Zones** – The principle of streets being designed primarily to meet the interests of residents is now recognised through the ‘Home Zone’ designation. These speed limits must be ‘self-enforcing’ i.e. the physical shape of the street and layout of the buildings along it must work together to encourage low speed. These areas should also include wherever possible areas for planting and for social activity.

“... areas for planting and social activity”



shared-surfaces



- **Courtyard Developments** – Courtyard developments are where development is grouped around informal shared-surface spaces, designed to feel intimate, informal, safe and overlooked. (Rather like the ‘Home Zone’ concept applied to a short cul-de-sac). Whilst the level of parking in these courtyards must meet demand, the ‘courtyard’ space should not be dominated by the car. The use of planting and quality street materials can help to resolve this.
- **Quality, type and location of Open Space** - This is a key and important factor to consider within the new village. A careful balance must be struck between the privacy and security of residents and their property, and the levels of access and permeability associated with easy pedestrian circulation around the village and a network of public spaces. Clarity as to what is ‘public’ space is also important in terms of maintenance and management responsibilities. The construction of walling or fencing to delineate space is acceptable but it must be of a very high quality and designed in a way that does not prevent overlooking (in the interests of general security).

The importance of overlooking public open space.



The Detailed Design Guidance emphasise the visual importance of the main woodlands in and around the village. If access agreements can be secured these should become part of the open space network for the community. New tree planting provides better long-term opportunities to create ‘user-friendly’ woodlands, as well as areas of biodiversity and carbon sequestration value.

- **Gardens and private space** - For open space to work well, its ownership must be clearly defined. Where boundary markers are visible on or from the street front, the developer will be expected to give particular consideration to their design and height. Walling, railings or in certain instances, timber fencing, with appropriate planting will be expected.



Ownership of open space must be clearly defined.

The design of gardens must also be taken into account. Front gardens have a significant effect on the visual amenity of the residential street. A proportion of those front gardens that are at least 4m deep should be planted with a tree of a species appropriate in size to the location and overall streetscape. Front gardens less than 4m deep should contain appropriate shrubs. (While the desirability of having buildings fronting onto streets is emphasised it is increasingly recognised that surface water drainage and street runoff management are assisted if front garden areas are present to allow some interception and infiltration of rainwater. This should be taken into account when designing the SuDS).

Rear gardens will not generally have a great visual effect on the street and here the tenants and homeowners should have complete choice, although some planting to encourage wildlife should be considered. However, having these elements of the overall landscape structure across the community falling within private gardens and spaces means that it is incumbent upon the developer to establish mechanisms to enable private owners to access longterm management assistance. Gardens should also provide for on-site home composting.




“a proportion of ... front gardens ... should be planted with a tree ...”

- Street Lighting - Lighting should be sensitively designed so as to be functionally appropriate to the different neighbourhoods and situations without the columns and other supports being overly obtrusive. Energy efficiency should be a key consideration in the lighting plan for the development.

7. The Local Village Centre

A distinct Centre

The village, as has been emphasised, is not to be a residential dormitory. It will have a centre to which residents and visitors will turn for local shops and the other facilities that should eventually become a focus for a community. Here too will be the schools and perhaps a ‘village park’. It will be a mixed-use core with much activity and interaction, and will also include houses and flats. Residential development in and around the centre will be expected to achieve the highest densities of around 55 dwellings per hectare.



Durieshill, because of its siting and other factors discussed above, is likely to be linear in form and the village centre should reflect this. Such linear centres are common in the area, particularly in the smaller communities e.g. Callander, and Balfron. They have a clearly defined central point or a series of smaller centres along a main street. In these centres a mixture of uses is found, with housing and retail the most common, often with one or more storeys of dwellings above ground floor shops. Accessibility is fundamental to the success of a centre and its ability to attract footfall will be crucial to the viability of shops, cafes, pubs and other commercial facilities.

Community, Leisure and Recreational Facilities

It is accepted that residents will rely on Stirling City Centre and more distant centres for higher order services and a full range of comparison shopping but the new community should aspire to incorporate the full range of local services that might be found in other existing villages of this scale, e.g.:-

- Local health care provision (including chemist/pharmacy);
- Community Hall/Centre;
- A semi-formal 'village park' to act as a meeting place and for active and passive recreation;
- Library (minimum 320 sq. m. ground floor single level - library staff to be involved at the design stage; could form part of a multi-purpose facility and/or the community campus); and
- Local shops, café(s), pub(s) and other commercial activities.

Some of the above facilities could be co-located with the required school provision to create a community asset and learning resource with opportunities for enhanced and integrated working. A Campus style development is envisaged with education provision for nursery, primary and secondary levels. Subject to further refinement through the Masterplan process the following indicative requirements are identified: -

- An 80 place nursery
- Two double stream primary schools (2 x 14 classes)
- A 700 place secondary (subject to further consideration of the preferred catchment areas).

Further dialogue with Stirling Council Children's services will be required as the Masterplan process develops.

The design concept should seek to place the Campus at the centre of the new community with a building form that complements the village centre and contributes towards the overall quality of the new community. The secondary school offers the potential to serve a wider catchment including Plean, Cowie and possibly Fallin. The extent of the catchment area will be determined by the Council as the process progresses. Detailed proposals for funding, phasing and delivery will be required and initial estimates indicate a funding package of circa £23 million will be necessary. The transport strategy, particularly safe routes to school will have to provide for appropriate links to any other communities within the high school catchment area, once this has been determined.

The campus should also make provision for some of the required sports and play provision to serve the wider community, although other recreational facilities may be dispersed to other accessible locations in the village. In total there should be at least: -

- One four court hall & 4 small halls,
- 4 full-sized football pitches & 2 small-sized grass pitches,
- 2 multi-sports areas.



All with changing accommodation as appropriate.



The LDP Policy 3 and Supplementary Guidance on Green *infrastructure* contains the standards and guidance on play and open space provision in relation to new housing areas.

The design of the community centre and/or the community campus should include rooms to be used in out of school hours for e.g. adult learning, out of school care, general purpose meeting and community office spaces, childrens clubs/activities and kitchen space. Community facilities should make provision for Special Education needs, nursery and early years provision; sitting out areas; toddlers' play space and public art.

Retail and Commercial

The local village centre will be expected to be able to deliver local shopping provision. It should make provision for a local supermarket of up to 2500 sq.m gross and should only contain other local and specialist retailing of a scale and nature that complements, rather than competes, with the Network of Centres in and around Stirling City Centre. These outlets should encourage pedestrian users and be located with a view to maximising custom for long-term viability.

"... expected to be able to deliver local shopping ..."



The development should incorporate sufficient units, including ground floor units with flats above, in the core of the new community, to allow for these business and community activities. The accommodation should be sufficiently flexible to allow for a variety of uses and some market testing may be required to ascertain the levels of floorspace and range of uses which might feasibly be attracted to a community of this scale in this location. The village centre is also the logical place to locate small business units and workshops to promote local employment. Some leisure and recreation facilities may, of course, also be established on a commercial basis.



8. Building in Sustainability : Energy Efficiency and Recycling

Although there are examples of sustainable urban development projects as yet whole communities are rare. Stirling Council believes that a sustainable community will be characterised by the interrelationships between social diversity, economic diversity and biodiversity. There is therefore a need to embed best sustainable development practice into all aspects of the development, as well as achieving the lowest 'ecological footprint'. Biodiversity is briefly discussed above. The developer will be expected to provide an 'Extended Environmental Impact Assessment' to demonstrate how the Council's requirement for sustainable development is to be met across all elements of the development.

For example, the design of buildings and the layout of the new village can help to promote other elements of sustainability such as: -

- energy efficient construction and energy efficient layout and buildings
- integral generation of energy from renewable sources
- enabling maximum recycling of waste and use of recycled materials
- availability of local training and employment opportunities
- contribution to local climate change mitigation measures.

A generally compact settlement well provided with foot and cycle routes between residential areas and village facilities should encourage reduced reliance on internal vehicle journeys. Thoughtful design and layout of the development can aid energy conservation in other ways.

The sustainability assessment of the development should set out the likely extent of such emissions, and consequent steps taken to ensure the development is 'carbon neutral' i.e. emissions are minimised and all carbon emissions, including transport emissions, are sequestered. Further guidance is contained within the LDP Supplementary Guidance on Low and Zero Carbon developments.

All works should be undertaken in such a way as to minimise the use of resources across the life-cycle of the development. This will include energy, materials, water and waste. Passive solar energy requires no energy to operate and should be an intrinsic part of the home design. Any house with south facing windows can be a solar home. There may also be opportunities for more innovative approaches, such as utilising photovoltaic materials and establishing renewable energy production (mini-turbines, biomass, geothermal). These possibilities should be explored fully as part of the master-plan process with the objective of making the new village as energy efficient and self-sufficient as possible.

The design of dwellings and other properties and the layout of the village should take into account the desirability of enabling and promoting waste minimisation, recycling and composting, consistent with the LDP Supplementary Guidance on Waste Management requirements for development sites. Initially the village will need to be designed to facilitate the Council's "3 – bin" waste recycling and disposal service. The Council will expect that each property will have ready access to waste separation and collection points. More detailed guidance is set out in the Council's Development advice Note on Managing Waste in Housing and Commercial Developments.



Further Information

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