

## Draft Supplementary Guidance 09

# Network of Centres







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### Introduction

The purpose of this Supplementary Guidance is to identify the Network of Centres in the Plan area as set out in the Spatial Strategy and in Policy 10, and explain the role and function of each. It also explains the hierarchy that exists between the centres and how the centres relate to each other and reinforce each other's role and function.

Scottish Planning Policy states that, “Development plans should identify a network of centres, and explain the role of each centre in the network. The network will, depending on circumstances, include town centres, commercial centres and other local centres, and may take the form of a hierarchy. Within the network the individual role of each centre should support and be supported by the role of other centres. The development plan can also specify a centre’s function, for example a centre restricted to the sale of bulky goods.” Policy 10 “Development within the network of centres” states the following:

Retail and 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 approved. 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 centres in the network, and the hierarchy that exists within these centres, 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.



### Contd.

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 SG08 which provides a 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 will be resisted except where a vacant unit has been unsuccessfully marketed for Class 1 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 following sections provide more detailed information on the role and function of the centres within the network and the hierarchy that exists between them. These descriptions will be used as the basis for decision-making on planning applications within the network centres. It should be noted that the boundaries of the network of centres are in some instances different to those that were in the previous Development Plan, for example the boundaries of Bridge of Allan, Bannockburn and Dunblane have been expanded.

## Stirling City Centre

Stirling City Centre is at the top of the hierarchy of centres within the network, being the largest centre in the Plan area, a regional shopping, commercial, business and civic centre, with the most diverse mix of uses and attributes, the largest and strongest retail offer, and a high level of attraction and accessibility. It is also a tourist destination due to its historic core, and a focus for leisure, entertainment, recreation, cultural and community activities, as well as homes and businesses. The City Centre will continue to be the main focus for comparison and convenience retail development within the Plan area, and the sole focus for personal retailing particularly. Its retail function will be protected above that of all other Network Centres in order to maintain its vitality and viability. New residential development will also be encouraged in the City Centre in accordance with the 'Urban Consolidation' approach to development outlined in the Spatial Strategy of the Plan. Further guidance on the City Centre can be found in the City Centre Development Framework Supplementary Guidance 07, which also identifies development opportunities within the centre.

The boundary of the City Centre has been expanded from that which was defined in the previous Development Plan. The previous boundary was very closely aligned with the retail core of the city only. However, the new boundary takes in some areas that were previously defined as Edge of Centre, and where planning permission has been granted for retail and other uses. These sites are now considered to be city centre development sites, as they have a physical relationship with the city. The new boundary



also takes in a large portion of the historic core of the city, including the Castle. This is as a result of the City Visioning exercise, and serves to acknowledge the important role that this part of the city plays in the overall functioning of the city centre. It is hoped that this will help to form closer links between the shopping core and the more historic parts of the city. A Prime Retail Area is also defined within the City Centre, where the loss of Class 1 retail uses will be resisted in accordance with Policy 10.

## Springkerse and Millhall Commercial Centre

The Commercial Centre is distinct from Stirling City Centre as it has a different and more specialised range of uses, physical structure, character and sense of place. It sits below Stirling City Centre in the hierarchy. The main role and function of the centre is for the retail of household bulky goods, and this will be protected and other types of retailing resisted, in order to protect and reinforce the role and function of both the Commercial Centre and the City Centre.

Household bulky goods are defined in the Plan as:

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.

Within the Commercial Centre, there may also be opportunities for some ancillary and/or enabling commercial leisure development to complement the existing uses which include a leisure and fitness centre, football stadium, restaurants, a hotel and a superstore. However, support will not be given to developments which could adversely impact upon the role and function of any other Network Centre, particularly the City Centre.



The boundary of the Commercial Centre is larger than that of the previous Springkerse Retail Park as it includes a wider range of uses than just retail and also as additional land is needed for the Household Bulky Goods floorspace requirement identified in the Spatial Strategy.

## Bridge of Allan and Dunblane Town Centres

These centres support a wide range of uses, including a variety of specialist independent convenience and comparison retailers, as well as local services that meet the needs of the population. They also attract visitors from the wider Stirling area and have a localised 'tourism' function. Bridge of Allan and Dunblane, although close to the City of Stirling, are distinct towns in their own right, and their role and function will continue to be protected as such.

As these centres sit below Stirling City Centre and the Commercial Centre in the hierarchy, any proposals that would serve to position these centres in competition with either the City or Commercial Centre will not be supported. However, initiatives to improve and revitalize these centres and the existing local shopping provision will be supported, and there will be a presumption against the loss of local shops and services where they serve an important community and/or employment function such as sub-post offices, convenience stores, pharmacies and public houses. Exceptions will only be made where the premises are proven to be no longer viable for such uses, provided that the terms of Policy 10 can be met.

The boundary of Dunblane centre has been extended from the previous Development Plan to include the existing Tesco supermarket, car park areas and the cathedral to reflect the wider retail and tourism function of the centre. Similarly, the boundary of Bridge of Allan has been extended to incorporate the majority of Henderson Street, as it is considered that this represents the area that is most recognisable as the town centre and includes a wider range of community facilities and features which are identifiable as forming part of the centre, and not just retail and service uses.



## Local Centres

These centres have a role to play in serving the needs of the local community and passing trade. They generally have a local convenience retailing and service function, rather than a wider retail function. As in Dunblane and Bridge of Allan, initiatives to improve existing local shopping provision and services will be supported and there will be a presumption against the loss of local shops and services where they serve an important community and/or employment function. Exceptions will only be made where the premises are proven to be no longer viable for such uses, provided that the terms of Policy 10 can be met.

The majority of the Local Centres have an identifiable core of local shops and services which can be mapped, and these are shown on the Settlement Maps which accompany the Settlement Statements. However, the remainder of the Local Centres do not have mapped boundaries. This may be because the settlement and its centre are very small, or the shops and services are dispersed throughout the settlement in such a way that they do not take the form of a centre, or in the case of Durieshill, where the settlement is yet to be established and where a boundary will be defined in the future. However, the reason for including these “centres” within the Network of Centres is to ensure that where commercial development does take place, it is not on the periphery of the settlement, and also to ensure that those commercial uses and services which exist at present are protected in the future. Therefore, although these centres are not spatially defined, the policy principles as outlined in Policy 10 and 12 will apply to developments which take place within these settlements, where appropriate. Overleaf is a list of all settlements which have Local Centres, including those which are not mapped. In some instances, the boundaries of the centres are larger than in the previous Development Plan as they now incorporate a wider range of community facilities and features which are identifiable as forming part of the centre, and not just retail and service uses.





- Ashfield
- Balfron
- Bannockburn
- Blairlogie
- Buchlyvie
- Cambusbarron
- Causewayhead
- Cornton
- Cowie
- Deanston
- Doune
- Durieshill
- Fallin
- Fintry
- Gargunnoch
- Killearn
- Kinbuck
- Kippen
- Plean
- Raploch
- St. Ninians
- Strathblane and Blanefield
- Thornhill
- Throsk





Industrial Estate and Glasgow High Street

Rugby Football Ground  
Allot Gdns  
Boat House

Riverside

ING

Stirling

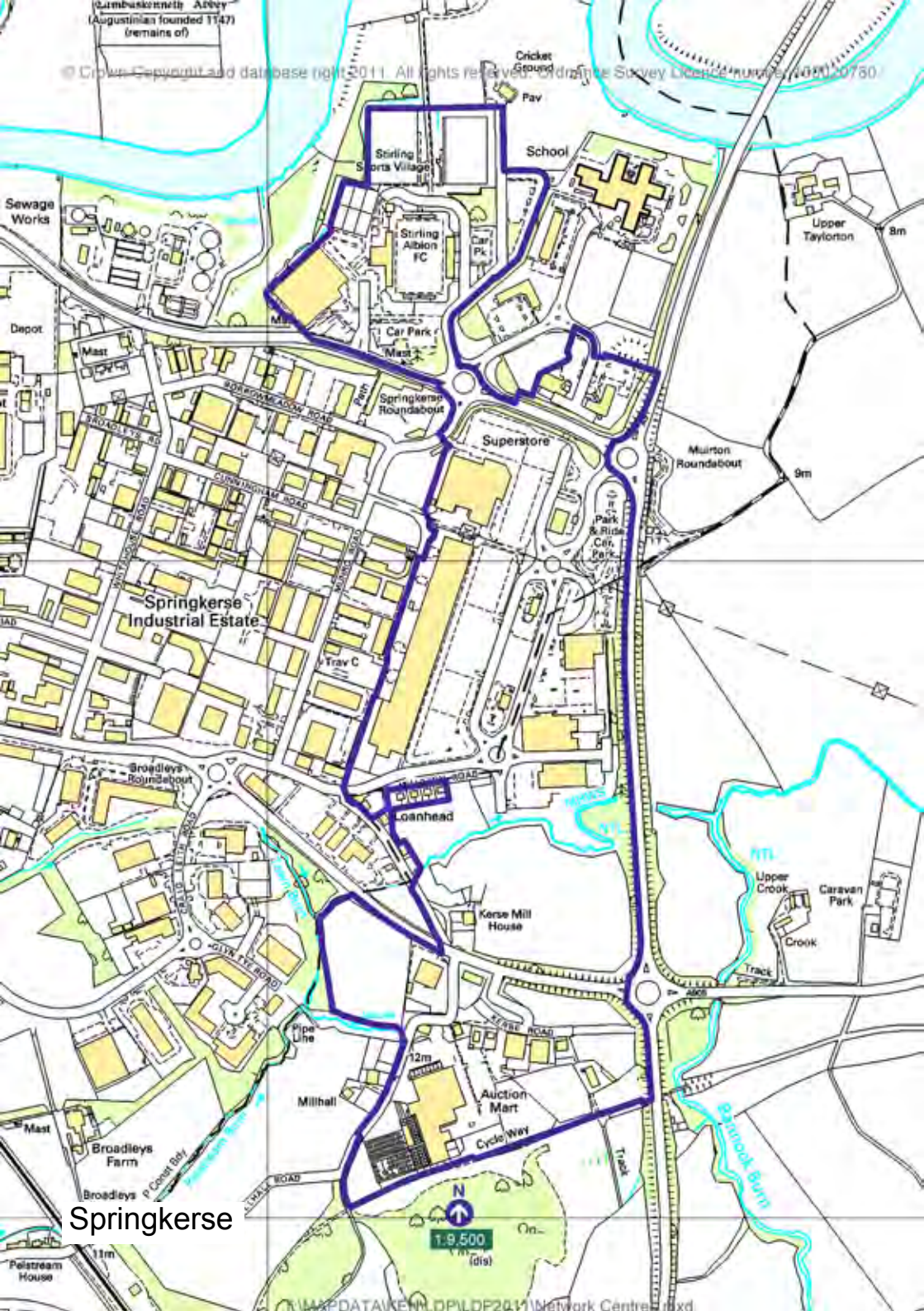
**Key**

- Prime Retail Area - Pol 10
- Network Centre - Pol.10

1:11,000

Lumbiscombe Abbey  
(Augustinian founded 1147)  
(remains of)

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Springkerse



# BRIDGE OF ALLAN

Mine Wood

Copper Mine (disused)

Coppermine Path

Lower Westerton Wood

War Mem  
Puller Memorial Park

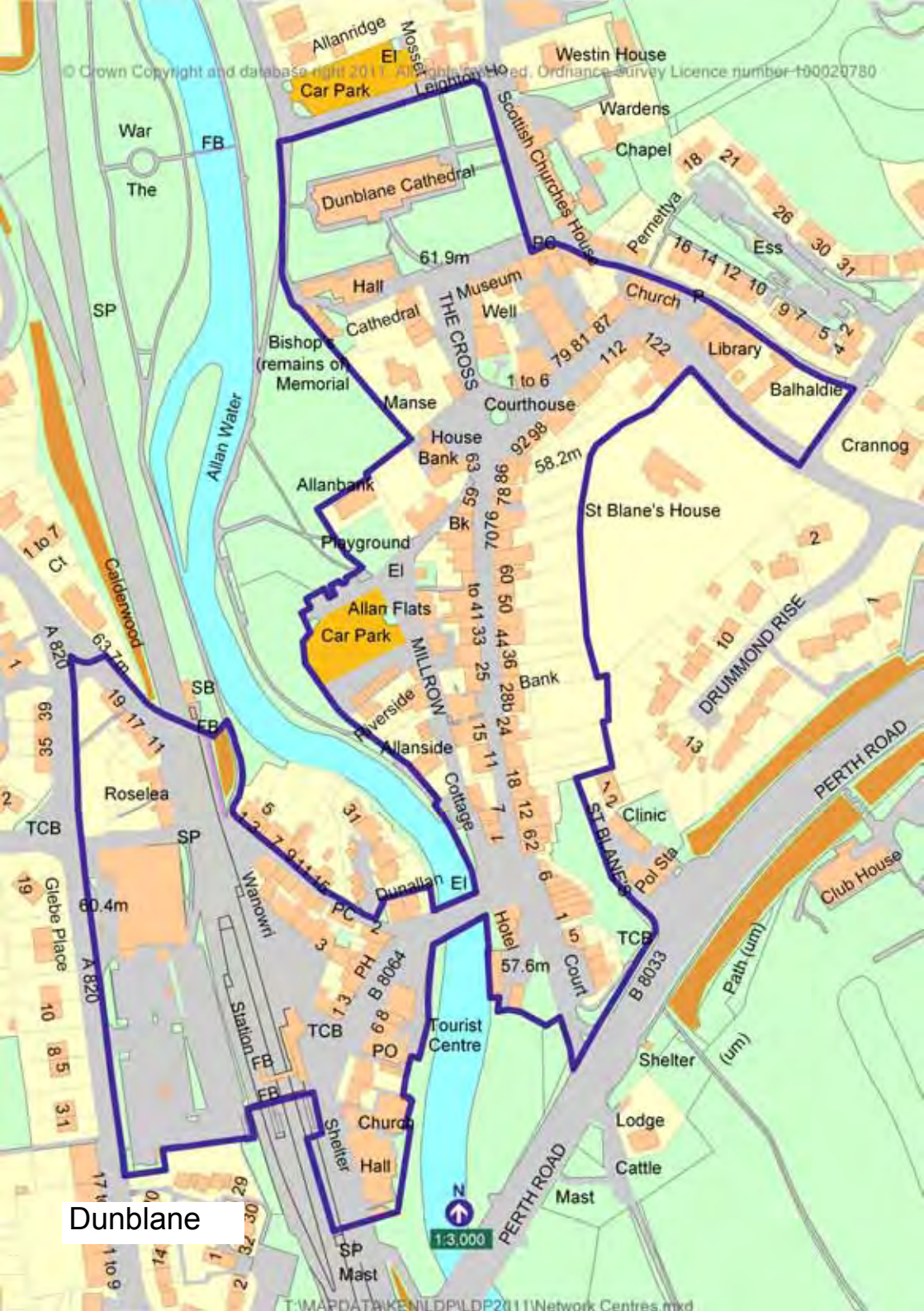
Strathallan Games Park

Airthrey Kersie Dairy

Bridge of Allan Prim Sch

Bridge of Allan

1:8,000



Dunblane



Balfron

1:3,200



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Cemetery

Padding Pool

Sinks

Bowling Green

Hall

Issues

El Sub Sta

Pavilion

Playing Field

Ladywell Park

Murrayfield

Pavilion

Office

Bannockburn

Car Park

24 to 32

1 to 6

Alban Church

El Sub Sta

McAllister

Hotel

1 to 10

Bar

Hall

St Ninian's

Car Park

Library

Shelter

Hall

Primary School

Bannockburn

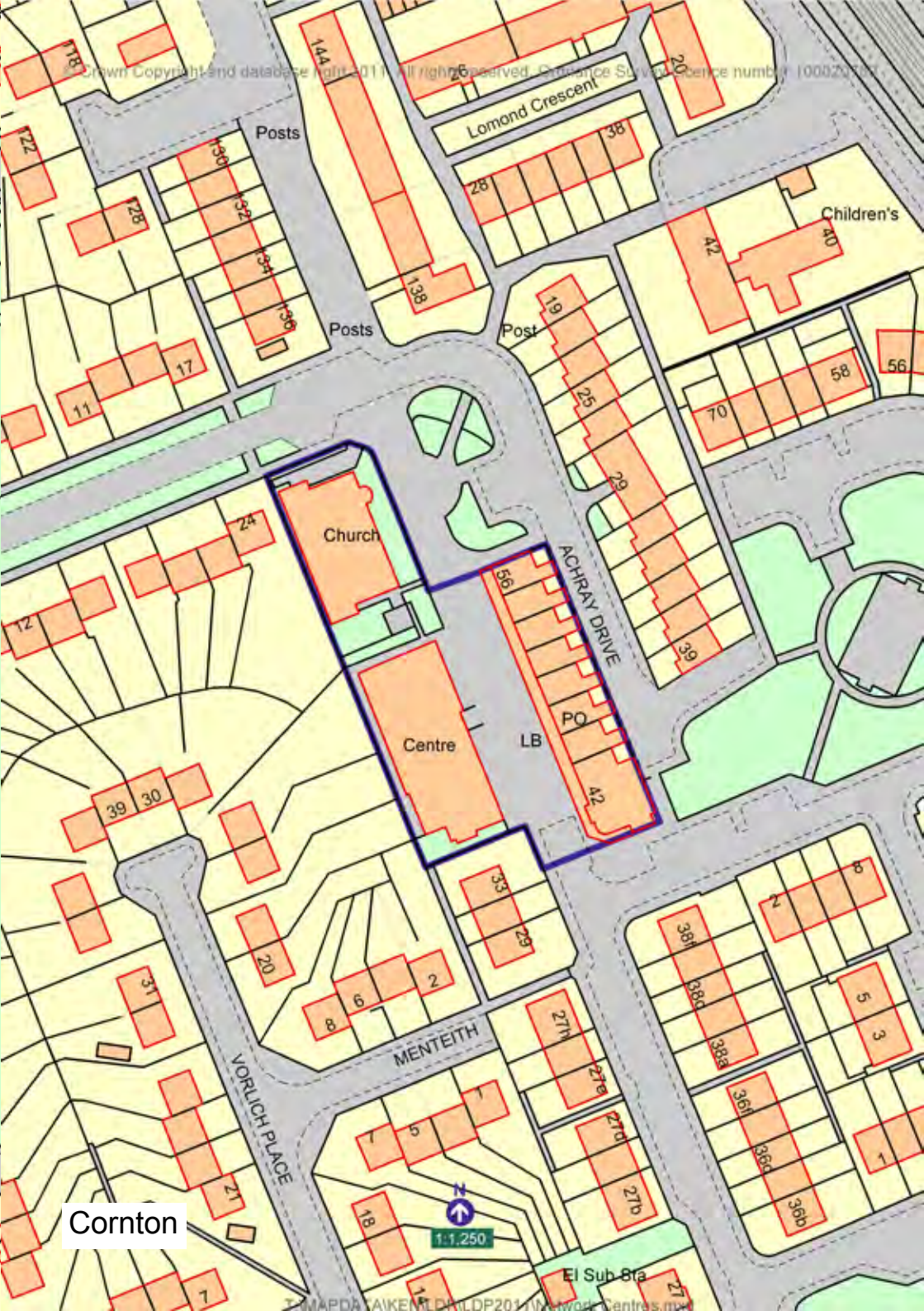
1:3,200

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Causewayhead

1:2,200



Posts

Lomond Crescent

Children's

Posts

Post

Church

Centre

LB

PO

ACHRAY DRIVE

VORLICH PLACE

MENTEITH

El Sub Bra

Cornton





Balmory

Path

Public Park

Centre

War Memorial

45.8m

Tamole

Primary

Tavern

LB

TCB

MAIN STREET

41.9m

MOUNT OLIPHANT

MOSSIEL AVENUE

ALLOWAY DRIVE

Cowie

1:2,000



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Doone





South Centre

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Play

HARDIE

HAWTHORN DRIVE

WOODSIDE PLACE

LOCHIL STREET

FORTH STREET

1.0m

WEIR DRIVE

12.4m

Clinic

Hall

Shelter

Liby

PC

LB SQUARE

KING STREET

STIRLING ROAD

PH

Pavilion

QUEEN STREET

MOSS ROAD

Fallin

N  
↑  
1:2,800



Plan Plan

11 600



PDB

16

3

Play

THISTLE PLACE

EI Sub Sta  
Court

DRIP ROAD

Council Offices

Shelters

Hall

St Mark's

Raploch

Castleview School

EI Sub Sta

Our Lady's  
Primary School

Football Pitch

Mast (Telecommunication)  
EI

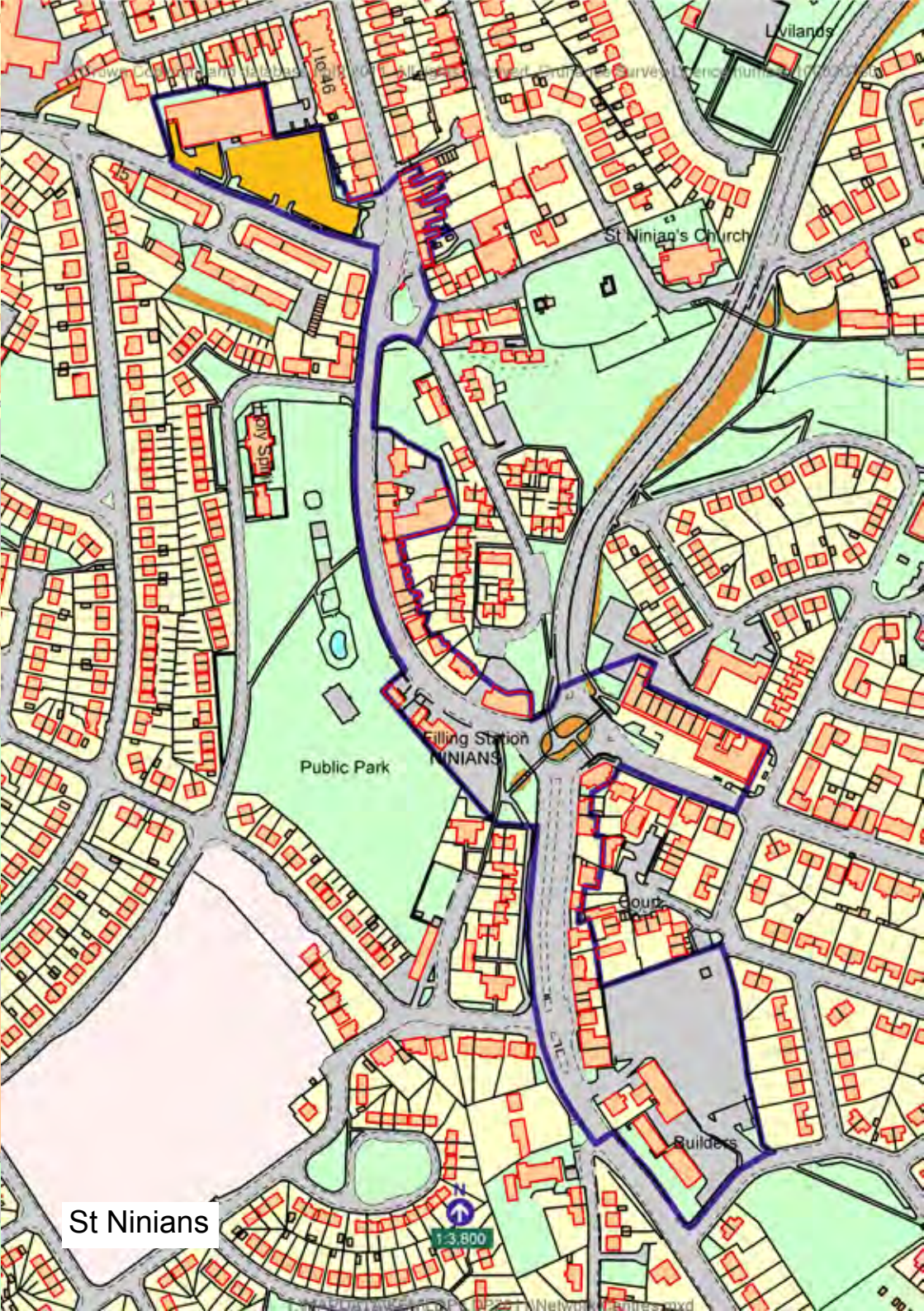
EI Sub Sta

Industrial Estate



1:3,000

Raploch



St Ninians

13,800



## Glossary of terms:

**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**.

**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.

**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: physical proximity is not sufficient for a site to be considered edge of centre. For example, local topography will affect pedestrians' perceptions of easy walking distance from the centre. Other considerations include 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.

**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**.



**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](#).

**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](#).

**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.

**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](#).



## Further Information

**Please contact:**

Economy, Planning and Regulation  
Planning Services  
Stirling Council  
Viewforth  
Stirling  
FK8 2ET

Telephone: 01786 442522

E-mail: [LDP@stirling.gov.uk](mailto:LDP@stirling.gov.uk)

[www.stirling.gov.uk/localdevplan](http://www.stirling.gov.uk/localdevplan)

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

