







## Stirling Local Development Plan

### Foreword

*“Stirling’s Proposed Local Development Plan is a key strategic document, setting out a vision that will shape the future of the Stirling area for the next 20 years. The Proposed Plan provides a positive approach to appropriate development and supports sustainable economic growth and sustainable development, while recognising the importance of ‘placemaking’ and safeguarding the area’s important environmental and historic assets.*

*The policies and proposals contained in the Proposed Local Development Plan together with supporting Supplementary Guidance, provides an up-to-date development planning framework that will help to ensure that changes are managed in the best possible way. The Proposed Plan will encourage and control the future use and development of land to assist in addressing the wider economic, environmental and social challenges that we all face.*

*The Proposed Local Development Plan indicates the proposed land allocated to meet the future development needs of the Stirling area, providing additional housing, business and retail space, thereby promoting Stirling as ‘Open for Business’. The Plan seeks to develop more sustainable communities, by placing the emphasis on consolidation of existing settlements, where there is an established network of centres and supporting infrastructure.*

*New development impacts on all of us and the Proposed Local Development Plan is the result of extensive consultation and engagement with local communities, businesses, community planning partners and a variety of key stakeholders, and follows on from the earlier publication and comments on the Main Issues Report and Draft Proposed Plan.*

*As the Proposed Local Development Plan sets the context within which new development can happen, it is important that everyone affected has an opportunity to input their views. We would encourage anyone with an interest in the Stirling area to contribute to the Local Development Plan, whether you are a resident, from the local business community, work in the area or are a visitor to Stirling.*

*We look forward to hearing from you.”*



Corrie McChord,  
Leader of Stirling Council.



Bob Jack,  
Chief Executive  
of Stirling Council.

September 2012





## Stirling Local Development Plan: Proposed Plan

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Figure 1: Plan showing Stirling Council area.

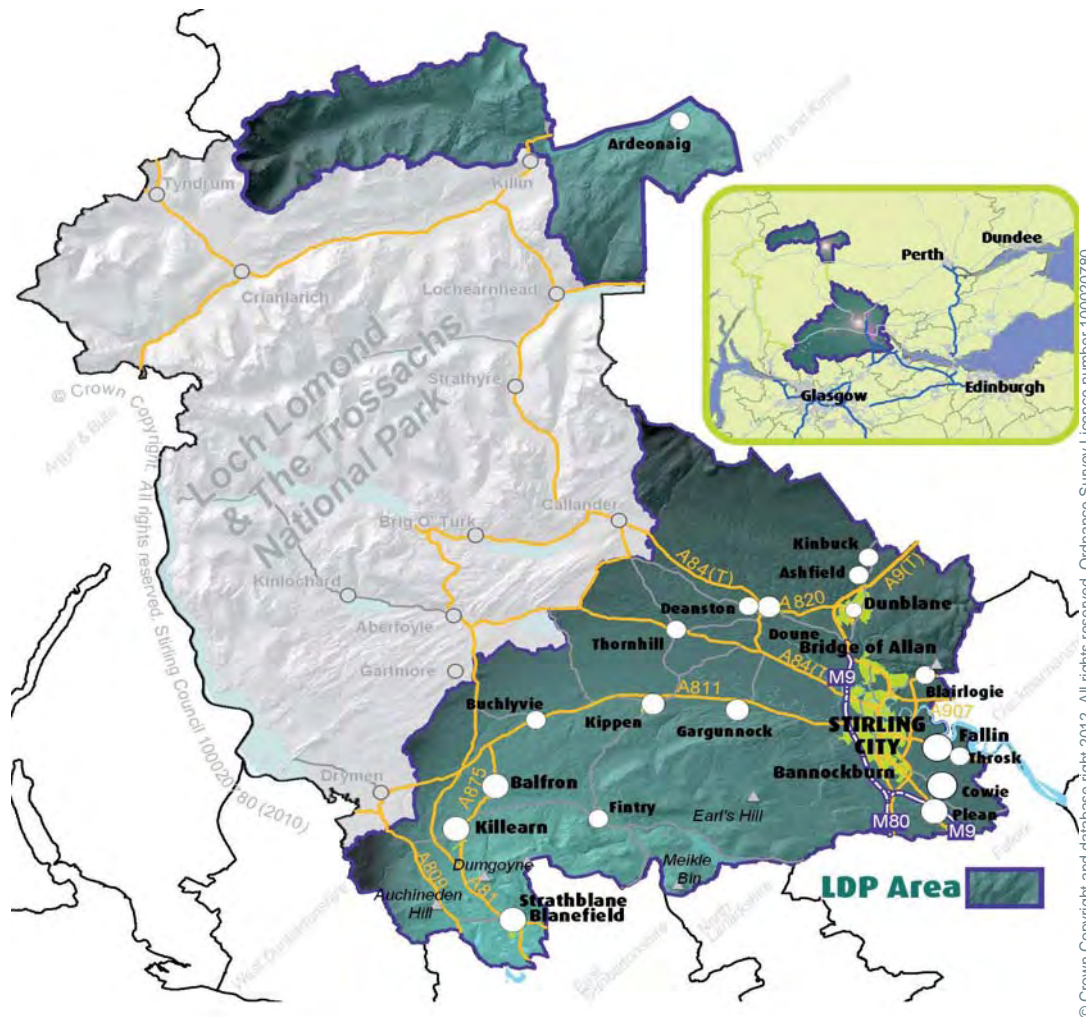


Figure 2: Area covered by the Local Development Plan.

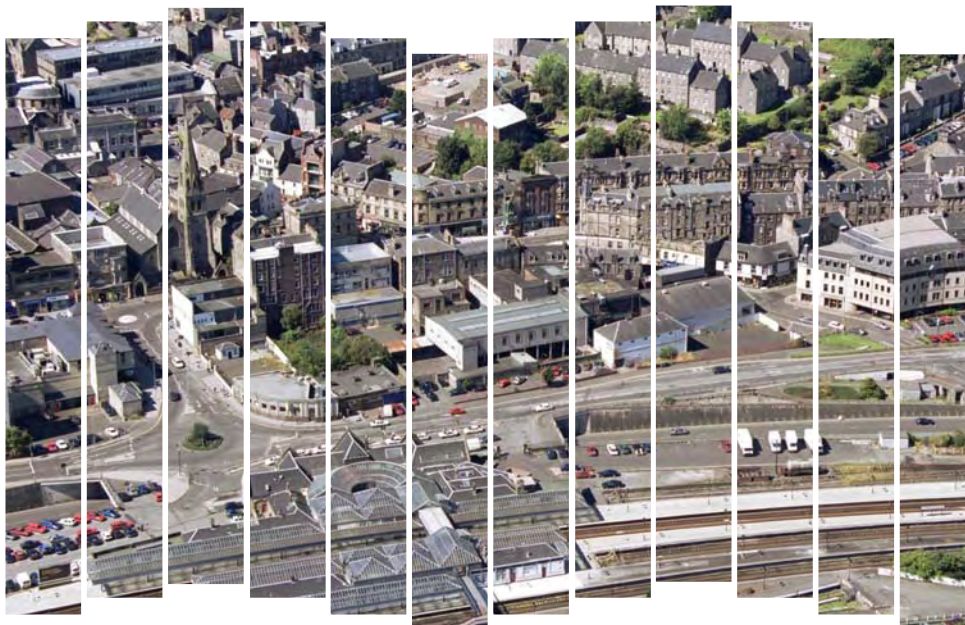
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# Stirling Local Development Plan

## 1. Introduction

- 1.1 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. The Draft Proposed Plan was published as an interim document for consultation purposes, prior to publishing this Proposed Plan. Details of the timetable for the preparation of the Plan are contained in the Development Plan Scheme at: [www.stirling.gov.uk/localdevplan](http://www.stirling.gov.uk/localdevplan)
- 1.2 The Proposed Plan covers the whole of the Stirling LDP area (see figure 2). It contains a Vision looking ahead 20 years to 2034. When it is formally adopted in 2014, this new Plan and supporting Supplementary Guidance, will replace the existing Stirling Local Plan (1999), Local Plan Alteration 1A (2007), Alteration 2 (2006), the Clackmannanshire and Stirling Structure Plan (2002) (as it relates to the Stirling LDP area), and all accompanying Supplementary Planning Guidance.
- 1.3 The Proposed Plan is the outcome of extensive research and engagement with key agencies, local communities, businesses and developers undertaken since 2009.
- 1.4 The Proposed Plan has also been subject to Strategic Environmental Assessment (SEA), Habitat Regulations Appraisal (HRA) and an Equalities Impact Assessment (EqIA).
- 1.5 The Plan is supported by a Participation Statement which outlines the consultation process undertaken, and by the Action Programme which sets out the action necessary to implement the strategy and policies of the Plan.



## 2. How you can comment on the Proposed Plan

- 2.1 Consultation on the Proposed Plan takes place over 8 weeks from 15th October until 10th December 2012. All aspects of the Proposed Plan – the vision, spatial strategy, policies, glossary and schedules, and all the supporting documentation, can be commented on including the Supplementary Guidance and the Conservation Area boundary changes and the Background Reports. However, only comments made to the Plan itself will be considered at Examination.
- 2.2 Representations should be concise but should fully explain the issues and changes in the Plan that would be required to remove any concerns, as there is no automatic opportunity to expand on the representation later on in the process. Any unresolved objections on the content of the Plan will be considered by a Scottish Government appointed Reporter at a public Examination of the Plan. This is likely to take place in Summer 2013.
- 2.3 Representations to the Proposed Plan must be made in writing, on the appropriate form available to download from the link below, 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**

**Tel: 01786 442522**

**Email: [ldp@stirling.gov.uk](mailto:ldp@stirling.gov.uk)**

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

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







### 3. The Approach to the Vision, Spatial Strategy and Policies

- 3.1 The Stirling LDP is very different from previous Development Plans for the area. There are fewer Policies, and more supplementary advice and guidance, reflecting the Council's positive attitude to development that supports the Vision. The Plan resides within a complex policy framework where Stirling Council, as the planning authority, has a statutory obligation to deliver a planning service to the public and also to support and align with other strategies, objectives and agendas set out in national legislation. The Plan does not seek to duplicate these responsibilities which are outlined elsewhere but provides broad statements of principle to support these aims, and where appropriate, provides external links to definitive legislation on the issue.
- 3.2 Notwithstanding this, the Plan is governed by its own Vision and Spatial Strategy, which sets the context for the scale and location of development and the high-level policy framework within which development proposals will be considered. The site assessment process, specific land allocations and resulting land requirement, all reflect the aspirations set by the Vision and Spatial Strategy.

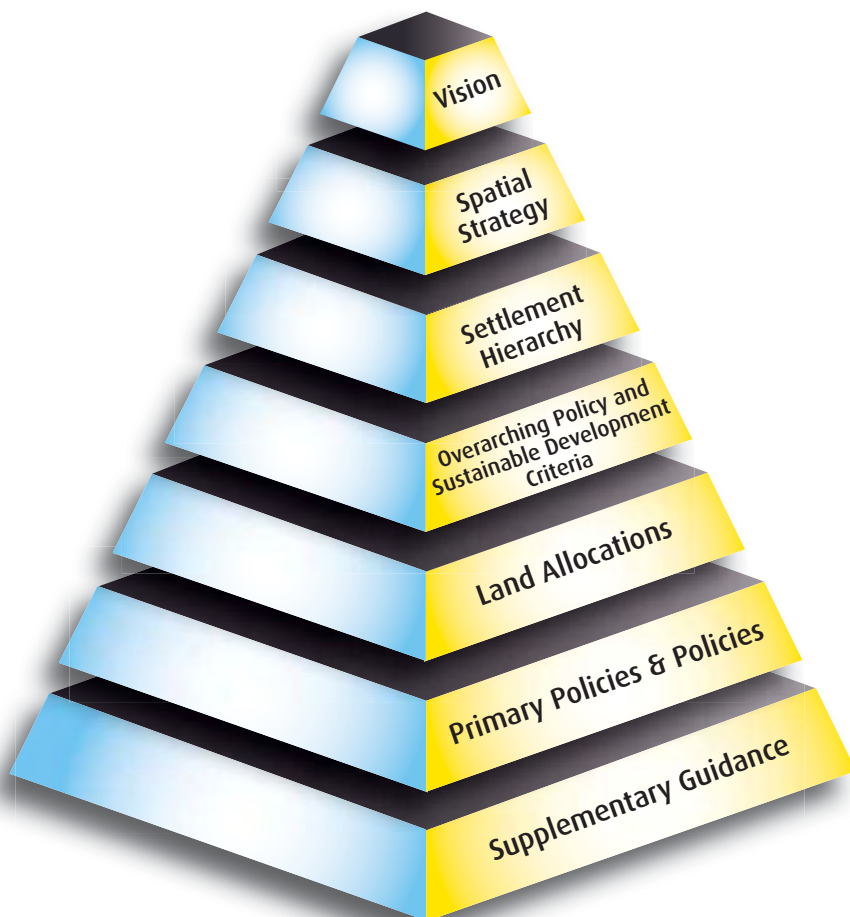


Figure 3: Diagram showing constituent parts of the Plan and relative hierarchy.

3.3 The policy framework covers the following main themes for the Plan from which the overarching Policy and the more detailed Primary Policies (PP), Policies and any associated Supplementary Guidance are derived:-

- A. Placemaking and implementing the Spatial Strategy
- B. Climate Change adaptation and mitigation
- C. Conservation of historic and natural heritage
- D. Managing and utilising local resources

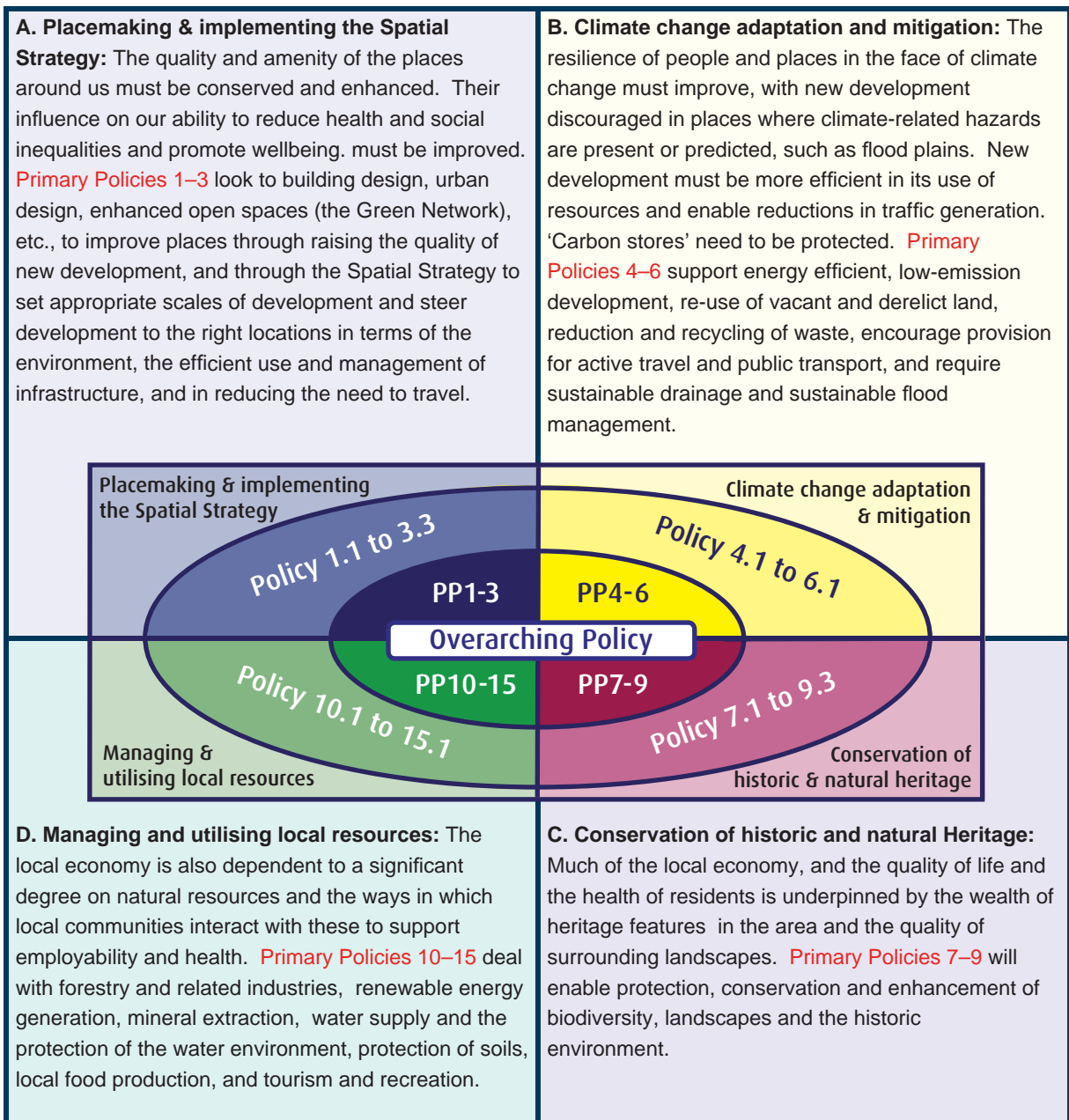


Figure 4: Overarching Policies and Policies.



## How to use this Local Development Plan

- 3.4 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 the Council's aspirations for new housing and business space. Design and placemaking 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 environment or waste management, does not mean that such issues are irrelevant; all aspects need to be fully considered.

Definitions of terms used throughout the Plan are contained within the Glossary of Terms (Section 9).





## 4. Local Development Plan Vision

The Local Development Plan **Vision** for the Stirling area in 2034 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, spend their leisure time and where tourists choose to visit. 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. It will be a key destination on the tourist map of Scotland, and business tourism will make a significant contribution to the economy. 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.



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In the **City** (substantially within the City Corridor), there will be: -

- Mixed use areas with new housing (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 open space green corridors 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 tourism accommodation, retail and office space – in quality buildings.
- More business and retail space 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.
- More opportunities for using Park & Ride services, an attractive cycle network, and an improved pedestrian environment across the city.
- 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.
- Green Network enhancements enabling the river corridor<sup>1</sup> to contribute much more to the quality 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 are able to cope with any changed climate regime.

#### At Durieshill –

- The new village will be well established, with substantial levels of new housing of various tenures, and commensurate secondary and primary educational and community facilities, transport infrastructure and employment opportunities, all within a planned landscape fitting into the wider Green Network.

In the **villages and smaller towns** there will be:-

- Small to medium sized infill 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 premises and tourism related development including retail.
- Some local renewable power generation - wind turbines, communal biomass boilers, etc
- Local waste management and recycling sites.
- More recreational activity and facilities, allotments, community orchards and other local food production enterprises.



<sup>1</sup> 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.

In the **countryside** there will be:-

- More houses, appropriately located and generally in small groups.
- More woodland (especially where it creates recreational opportunities or links important fragmented habitats).
- More tourism and recreational activity and facilities close to the city.
- Some different land uses – perhaps different crops such as for biomass, 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.





## 5. Spatial Strategy

*The Spatial Strategy contains the Plan Proposals i.e. 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 of the Plan 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 for relatively small scale and householder developments.*

5.1 The Spatial Strategy table (Table 1), the Key Diagrams, Settlement Hierarchy and Settlement Statements (Chapter 10) 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, is aligned with sustainable development principles and offers opportunities for enhancement and regeneration of these areas.

### 5.2 The Council supports sustainable economic growth

Achieving economic growth means change, and some change requires development; this Plan 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.





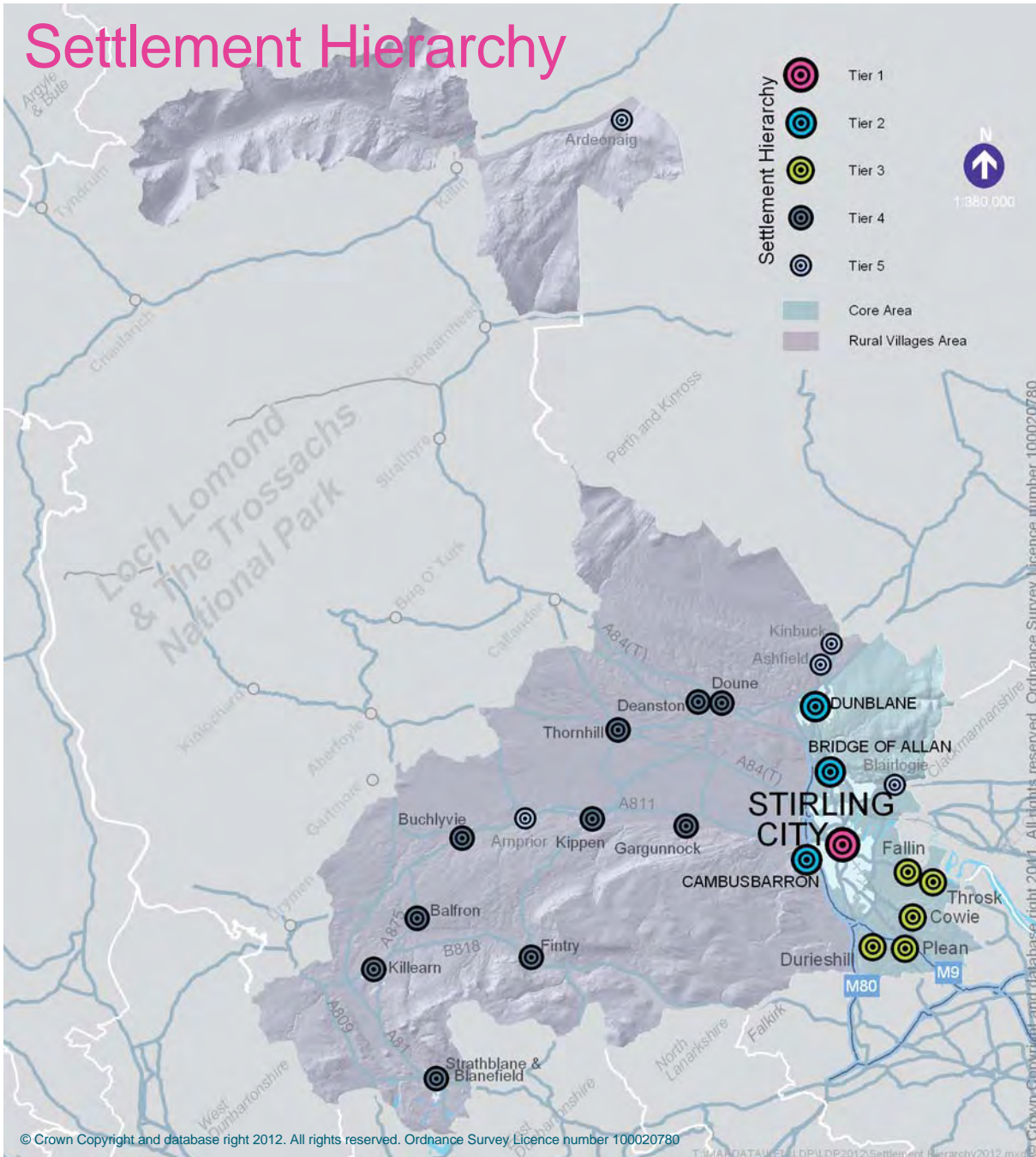
**Table 1: Spatial Strategy**

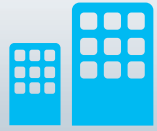
Strategic Areas (Settlement Hierarchy Tier)	Issues	Development Approach	Description of Approach
<b>Stirling Core Area:</b>  Stirling City (Tier 1)  Bridge of Allan, Dunblane, Cambusbarrow (Tier 2)  Eastern Villages, Durieshill (Tier 3)	<p>Need to reduce the need to travel, and reduce demands on servicing and infrastructure.</p> <p>Strengthen the existing urban structure and its legibility by extending into and improving the diversity and accessibility of existing neighbourhoods.</p> <p>Higher density development needs to be carefully balanced with the protection of the historic core of the City.</p> <p>Mixed-use sites required to enable development cross funding for other uses and opportunities to enhance and utilise the river corridor.</p>	<b>Urban Consolidation</b>	<p>Uses up vacant and brownfield land and property. Concentrate higher density, mixed-use development within the City Corridor and the existing urban area consistent with the scale of the City and its role in terms of the Settlement Hierarchy.</p> <p>Development opportunities identified 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>Maximise potential for improved connectivity of these areas for public transport, walking and cycling.</p>
	<p>Support the City Centre as a vibrant shopping destination and reduce expenditure leakage.</p>		<b>Strategic Development</b>
	<p>Reducing pressure on other more sensitive Green Belt areas. All servicing and infrastructure requirements will require to be provided.</p>	<b>Regeneration</b>	
	<p>Need for more varied tenure mix, particular needs housing and affordable housing opportunities to assist areas of deprivation and retain a more balanced population.</p> <p>Regeneration should deliver opportunities for environment improvements in existing communities and local employment opportunities.</p>		<b>Stirling Rural Villages Area (Tiers 4 &amp; 5)</b>
<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 in the area and employment opportunities.</p> <p>Provide a choice of development locations and self-build opportunities in the countryside.</p>			





# Settlement Hierarchy





# Key Diagram - Core Area

5. SPATIAL STRATEGY

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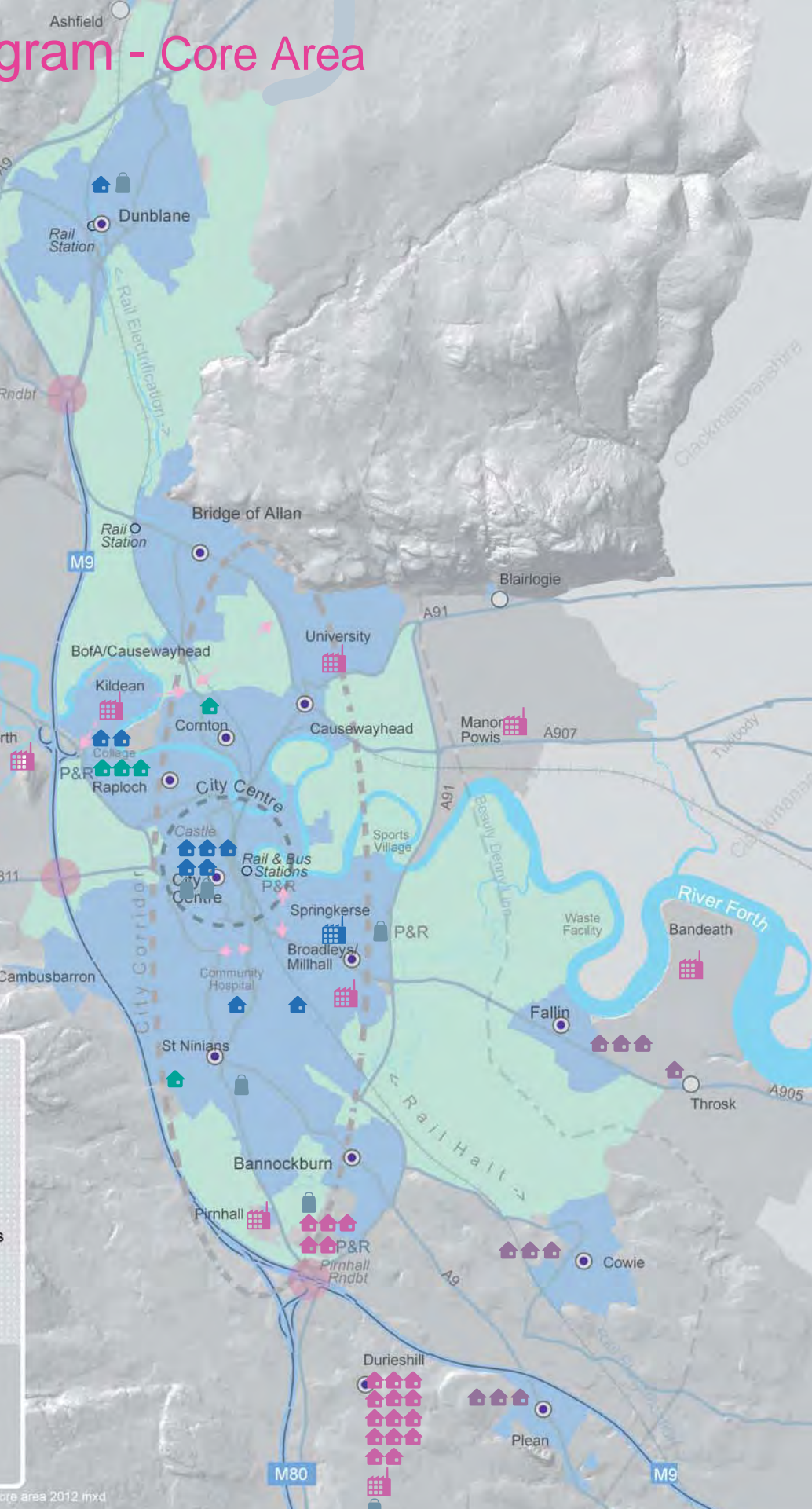
**Legend**

- Retail Development Areas
- Urban Consolidation
- Existing Regeneration Areas
- Strategic Development Areas
- New Regeneration Priority Areas
- Settlement Network Centres
- Green Belt

**Transport Proposals**  
See City Transport Strategy (CTS) for further details.

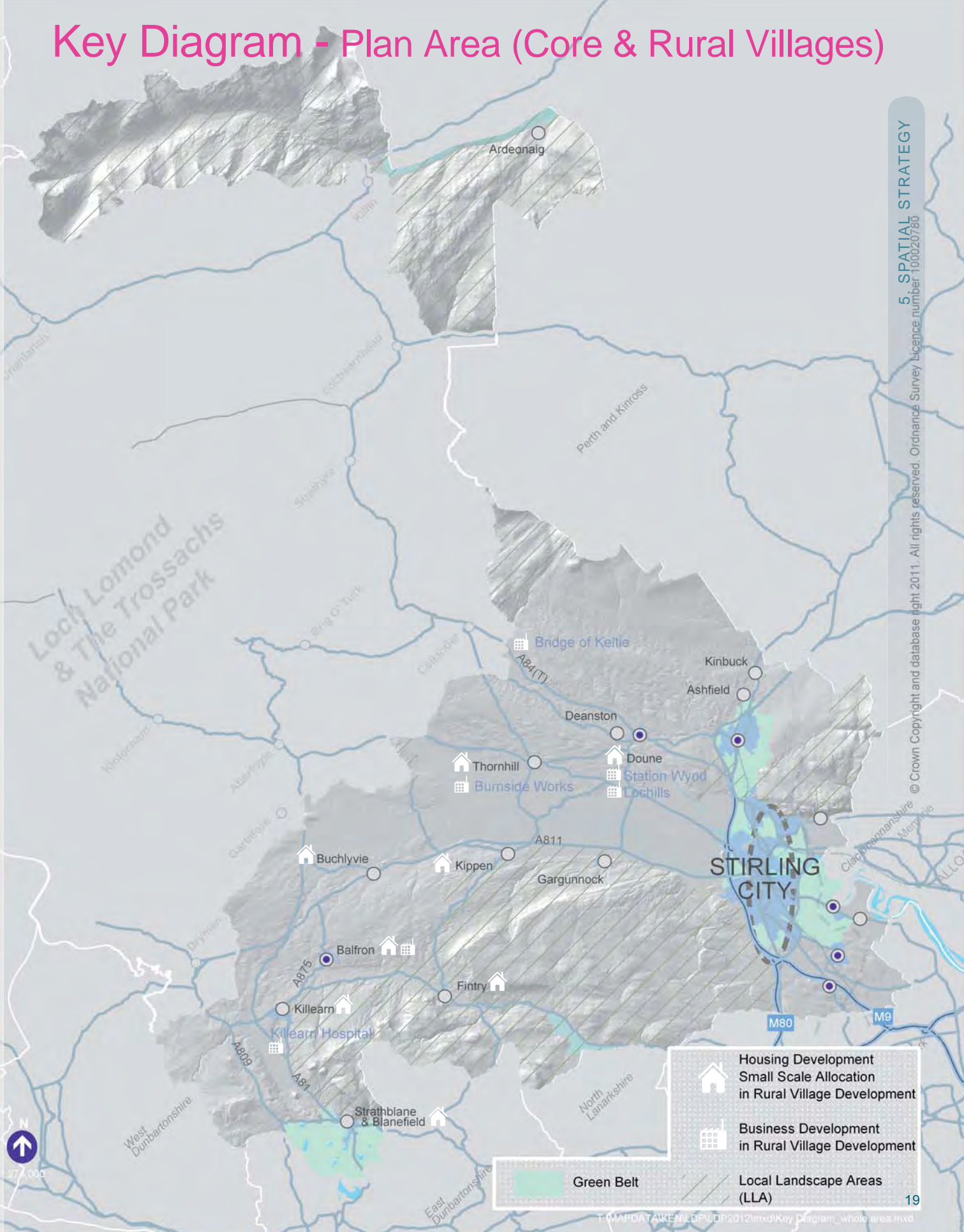
- P&R Park & Ride New & Improved
- New / Upgraded Road Links
- New / Upgraded Junction

## STIRLING CITY





# Key Diagram - Plan Area (Core & Rural Villages)



5. SPATIAL STRATEGY  
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	Housing Development
	Business Development
	Green Belt
	Local Landscape Areas (LLA)
	Small Scale Allocation in Rural Village Development
	Business Development in Rural Village Development



## 6. Setting the Land Requirement for Housing, Business and Retail

- 6.1 The LDP Main Issues Report (MIR) was published in May 2010 and sets out the agreed approach of the Council and its community planning partners in planning for future growth in the Stirling area. The Vision and Spatial Strategy Options highlight the City Visioning process and identify placemaking as being at the heart of the strategy for determining the levels of growth and future development requirements for the Stirling area. The MIR argues that rather than use an arbitrary target for population growth, proper placemaking requires growth that is sustainable, and which protects the character and environmental quality of the Stirling area<sup>2</sup>.
- 6.2 The Proposed Plan's Vision and Spatial Strategy continue to support the MIR placemaking approach and assess the need for development alongside the need to tackle some of the spatial implications of economic, social and environmental change. This is further documented in the Vision and Spatial Strategy Background Report<sup>3</sup>. The Council's Vision is to deliver quality developments, recognise placemaking, and protect the intrinsic character and identity of the City of Stirling, its settlements and its landscape. Therefore, rather than start with a development target and then aim to find suitable locations to accommodate that level of growth, the strategy starts with the spatial issues and then determines how to tackle these through appropriate land use and development. This approach has directly influenced the housing and employment land requirement and retail floorspace requirement in the Proposed Plan.

### Housing Land Requirement

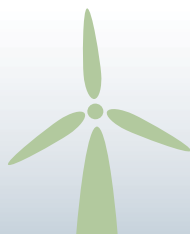
- 6.3 The provision of land for housing and the timely release of that land to enable the building of homes is a key component of the Plan. The broader objective of the Plan in relation to housing is the creation of sustainable mixed communities, including the provision of quality dwellings in the right 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.
- 6.4 Scottish Planning Policy (SPP) requires the Council to plan for 'generous amounts' of new housing land to meet identified housing requirements across all tenures, including affordable housing, and related policy objectives. The scale, nature and distribution of the housing requirement for the area and the housing supply target<sup>4</sup> is based on the outcome of the Stirling Housing Need and Demand Assessment<sup>5</sup> taking account of the following:
- The estimated impacts of housing market interventions.
  - Reviewing actual housing supply in recent years.
  - Considering issues that will impact upon future supply e.g. current and forecast economic circumstances.
  - Setting supply targets which are realistic and will help to meet identified needs.

2. *Main Issues Report Chapter 3 'Vision and Key Objectives' for the Local Development Plan:* [http://www.stirling.gov.uk/\\_\\_documents/planning/future-development/local-development-plan/mir.pdf](http://www.stirling.gov.uk/__documents/planning/future-development/local-development-plan/mir.pdf)

3. *Stirling LDP Vision and Spatial Strategy Background Report September 2012:* <http://www.stirling.gov.uk/services/housing/planning-and-building-standards/local-and-statutory-development-plans/local-development-plan>

4. *Draft Local Housing Strategy Chapter 1:* <http://www.stirling.gov.uk/services/housing/local-housing-strategy>

5. *Housing Need and Demand Assessment:* [http://www.stirling.gov.uk/\\_\\_documents/temporary-uploads/housing\\_and\\_customer-service/local-housing-strategy/stirlings-hnda-19july2011v2.pdf](http://www.stirling.gov.uk/__documents/temporary-uploads/housing_and_customer-service/local-housing-strategy/stirlings-hnda-19july2011v2.pdf)



- 6.5 Wider strategic economic, social and environmental policy objectives have also been taken into account when determining the scale and distribution of the housing requirement and the housing supply target for the area. These include:
- Ensuring a good range and choice of locations for new development to meet local housing pressures.
  - Delivering new housing, particularly affordable, and the efficient use of existing accommodation.
  - Ensuring the mix and range of house types provided meets the changing population demographics and improves diversity.
  - Ensuring the scale of new housing development is appropriate to existing communities, supports placemaking and is supported by the necessary infrastructure.
  - Reducing the levels of social polarisation and inequality.
- 6.6 In setting the housing land requirement for the Plan, the Council's approach has been directly influenced by the above factors, and the need to identify and allocate suitable sites which have a high likelihood of coming forward within the timeframe considered by the Plan and which are consistent with the Plan's Vision, Spatial Strategy and Settlement Hierarchy. The Housing Land Requirement Background Report further details the approach to setting the housing land requirement<sup>6</sup>.
- 6.7 Tables 2 and 3 set out the housing land requirement within the Plan. The Plan allocates a range of sites that are effective, or capable of becoming effective to meet this requirement up to year 10 beyond the predicted year of plan adoption (i.e. 2014/2024). Ongoing monitoring through the Housing Land Audit and if necessary earlier release of sites from later phases and periods, will ensure there is a 5 year effective supply at all times, consistent with Scottish Planning Policy.
- 6.8 The housing land requirement for Period 1 (2010/24) is made up of the following:
- Completions and existing housing supply
  - Small sites allowance
  - Additional Proposed Plan allocations.
- 6.9 Tables 2 and 4 detail the housing land requirement for the Plan by Strategic Area (Core Area and Rural Villages Area), for Period 1. All the sites which make up the land requirement are given in the Schedule in Appendix B. In comparing the land requirement with the Housing Supply Target (Table 3), the overall land requirement (at 5,927 units) will help to promote a wider range and choice of sites and to help offset any potential delays in implementing particular housing developments.

6. *Stirling Local Development Plan Housing Land Requirement Background Report - Sept. 2012: <http://www.stirling.gov.uk/services/housing/planning-and-building-standards/local-and-statutory-development-plans/local-development-plan>*



**Table 2: Housing Land Requirement (Housing Units) Period 1: 2010/2024**

	Completions 2010/11 (HLA & small sites*)	Existing Housing Supply (2011 HLA)	Small Sites Allowance 2011/24**	Proposed Plan Additional Allocations 2014/24	Total Land Requirement 2010/24
<b>Core area Market</b>	227	2,241	265	1,107	3,840
<b>Core area Affordable</b>	59	593	0	523	1,175
<b>Rural Area Market</b>	26	349	255	88	718
<b>Rural Area Affordable</b>	32	71	0	91	194
<b>Total</b>	<b>344</b>	<b>3,254</b>	<b>520</b>	<b>1,809</b>	<b>5,927</b>

\* Small site completions (<4 units) comprising of 16 units (all market) - Core (10), Rural (6).

\*\* Small sites allowance (<4 units) - assumed 40 units per annum (all market housing), based on 5 year average for small site completions ie Core 51% / Rural 49%.

**Table 3: Housing Supply Target (Housing Units) 2010/2024**

	Housing Supply Target per annum	Total Housing Supply Target - 2010/24
<b>Core Area Market</b>	288	4,032
<b>Core Area Affordable</b>	62	868
<b>Rural Area Market</b>	40	560
<b>Rural Area Affordable</b>	26	364
<b>Total</b>	<b>416</b>	<b>5,824</b>

Source: Draft Local Housing Strategy: Chapter 1.





**Table 4: Housing Land Requirement (Housing Units) by Strategic Area, Period 1: 2010/2024.**

		Existing Supply & Completions 2010/24	Proposed Plan Additional Allocations 2014/24	Total land supply effective or capable of becoming effective: Period 1		
		HLA 2011 & Small Sites		Phase 1 2010/19	Phase 2 2019/24	Total Period 1 2010/24
<b>Stirling Core</b>	<b>Urban Consolidation</b>	1,420	421	1,318	523	1,841
	<b>Regeneration</b>	584	809	1,011	382	1,393
	<b>Core in the Countryside</b>	22	0	22	0	22
	<b>Strategic Development</b>	1,100	400	600	900	1,500
	<b>Sub-total</b>	<b>3,126</b>	<b>1,630</b>	<b>2,951</b>	<b>1,805</b>	<b>4,756</b>
<b>Stirling Rural</b>	<b>Rural Villages Area</b>	472	179	532	119	651
	<b>Sub-Total</b>	<b>472</b>	<b>179</b>	<b>532</b>	<b>119</b>	<b>651</b>
	<b>Sub-Totals</b>	3,598	1,809	3,483	1,924	5,407
	<b>Small Sites Allowance</b>			320	200	520
	<b>Total</b>			<b>3,803</b>	<b>2,124</b>	<b>5,927</b>

- 6.10 In Period 2, beyond 2024, it is expected that the need and demand for housing land in the Stirling area will remain strong. Consistent with the long term Spatial Strategy set out in the Proposed Plan, the focus for growth in this period is likely to be to the south of Stirling City in the continuing strategic development areas of South Stirling Gateway (H055) and Durieshill (H057) (see Table 5).
- 6.11 Transport and education improvements brought about in part by these developments will enable other existing and new developments to come forward in Stirling City and the Eastern Villages. A strategy of ‘urban consolidation’ will continue and key brownfield sites continue to be built out including the former Stirling Royal Infirmary, the Ministry of Defence site and Viewforth. Beyond these sites, the supply of brownfield land is likely to diminish in the longer term, although the regeneration areas of Cornton, Cultenhove and Raploch will continue to provide for a variety of housing needs.
- 6.12 The growth of the Eastern Villages is set to continue into Period 2, with their associated regeneration benefits helping to improve the socio-economic and environmental aspects of these former mining communities. Other locations such as to the east of Dunblane at Kippendavie may contribute, providing key infrastructure constraints can be overcome, and subject to a future review of the Plan.
- 6.13 The potential for some development at Airthrey Kerse (as an extension to Causewayhead) is also signalled after 2024. However due to concerns over flood risk in this area, an appropriate developable area cannot be confirmed at this time, and therefore it will require to be determined in a future review of the Plan. No allowance for any housing land contribution from Airthrey Kerse is therefore made in Table 5.

6.14 Within the Rural Villages Area, the Spatial Strategy limits most new development to small-scale expansion of existing villages. In the period after 2024, villages such as Kippen, Gargunnoch and Doune may start to play a greater role in the provision of new housing providing infrastructure constraints can be overcome and subject to a future review of the Plan. Affordable housing need will continue to grow within the Rural Villages Area, and more innovative opportunities for delivering new housing development in this area will need to be considered in a future review of the LHS and LDP.

**Table 5: Scale of future housing land supply (housing units) by Strategic Area, Period 2: 2024-2034**

		Existing Supply 2024/34 (2011 HLA)	Additional Housing Land Supply 2024/34	Scale of Future Land Supply 2024/34
Stirling Core	Urban Consolidation	0	300	300
	Regeneration	985	545	1,530
	Strategic Development	1,400	400	1,800
Stirling Rural	Rural Villages & Housing in the Countryside	0	90	90
	<b>Total</b>	<b>2,385</b>	<b>1,335</b>	<b>3,720</b>

## Employment Land Requirement

6.15 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<sup>7</sup> (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. This aspiration is set within the context of the Vision, which aims to ensure that the high quality rural and urban environments are maintained while allowing for growth of appropriate scale in appropriate locations.

6.16 In order to measure the possible levels of employment growth and resultant land required, an employment land requirement was calculated. This 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<sup>8</sup> (BSS) and the resulting land requirement is highlighted in Table 6.

7. [http://www.stirling.gov.uk/\\_documents/temporary-uploads/economy,-planning\\_-and\\_-regulation/9072-community-planning-2009.pdf](http://www.stirling.gov.uk/_documents/temporary-uploads/economy,-planning_-and_-regulation/9072-community-planning-2009.pdf)

8. [http://www.stirling.gov.uk/\\_documents/economic-development/business-intelligence/economy,-planning\\_-and\\_-regulation/economic-support/strategies-and-studies/business-space-strategy-and-appraisal.pdf](http://www.stirling.gov.uk/_documents/economic-development/business-intelligence/economy,-planning_-and_-regulation/economic-support/strategies-and-studies/business-space-strategy-and-appraisal.pdf)





**Table 6: Employment Land Requirement (hectares) Period 1: 2010-2024**

<b>Business Space Strategy Target: 2010/2024</b>	<b>86.8 ha</b>
minus anticipated completions from existing supply until 2024	61.8 ha
<b>Additional Employment Land Requirement</b>	<b>25.0 ha</b>

- 6.17 It is recognised and accepted however that the BSS, written in 2010, may have been over-optimistic in its projection of growth and need for employment land due to the unforeseen economic circumstances. Notwithstanding this, the Plan has provision for a good range and choice of employment land, which will be monitored annually through the Employment Land Audit. Again, the land requirement reflects the need to identify and allocate suitable sites which have a high likelihood of coming forward within the timeframe considered by the Plan. If necessary, earlier release of sites can come forward from later phases or periods to maintain this supply.
- 6.18 The Spatial Strategy for employment land focuses on providing a range and choice of sites in generally sustainable locations (see Table 7). The strategy relies on a significant amount of the existing employment land supply becoming effective during the timeframe of the Plan, while additional allocations are put forward to ensure a range and choice can be maintained. Stirling City, and the strategic development sites around the City, will play the greatest role in meeting future business needs.
- 6.19 Within the rural area, in response to the Rural Stirling Business Space Study 2011 and to support the economic viability of rural communities, the Plan allocates a number of small sites for employment purposes and provides a flexible policy approach to ensure economic development in the countryside can be supported where appropriate.
- 6.20 A full discussion on the employment land aspects of the Plan is provided in the Background Report 'Employment Land Requirement Background Report'<sup>9</sup> and all the sites which make up the land requirement are given in the Schedule in Appendix B.



<sup>9</sup> Stirling Local Development Plan Employment Land Requirement Background Report September 2012: <http://www.stirling.gov.uk/services/housing/planning-and-building-standards/local-and-statutory-development-plans/local-development-plan>.



**Table 7: Employment Land Requirement (hectares) Period 1: 2010-2024**

		Existing Supply 2010/24	Additional Employment Land Allocations Period 1: 2014/24	Total Land Supply effective or capable of becoming effective: Period 1	
				Phase 1: 2010/19	Phase 2: 2019/24
Stirling Core	Urban Consolidation	13.6	0	13.6	0
	Regeneration	2.5	0.8	3.3	0
	Strategic Development	35.3	15.6	22.65	28.25
Stirling Rural	Rural Villages	10.4	3.6	8.2	5.8
<b>Total</b>		<b>61.8 ha</b>	<b>20.0 ha</b>	<b>47.75 ha</b>	<b>34.05 ha</b>

6.21 For the longer term, the scale and location of employment land identified for Period 2 of the Plan, after 2024, is likely to take place in the main strategic allocations around the City through the continuing development of Broadleys, Milhall, South Stirling Gateway, Stirling University Innovation Park, Kildean and Craigforth. A future supply of 84ha will be maintained at Bandeath.

**Table 8: Scale of Future Employment Land Supply (hectares) by Strategic Area, Period 2: 2024/34**

		Scale of Future Land Supply 2024/34
Stirling Core	Urban Consolidation	0
	Regeneration	0
	Strategic Development	117.4
Stirling Rural	Rural Villages	5.0
<b>Total</b>		<b>122.4</b>



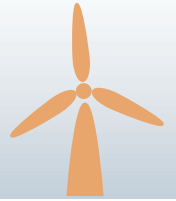
## Retail Floorspace Requirements

- 6.22 Recent Council studies in 2009<sup>10</sup>, 2010<sup>11</sup> and 2011<sup>12</sup> into the capacity for further retail floorspace in the Stirling area have identified, in both qualitative and quantitative terms, the need for further retail floorspace in particular locations.
- 6.23 Consistent with the hierarchy of Network of Centres identified within the Plan (see Policy 2.6 and SG09), land is allocated for retail purposes (see Tables 9 and 10) to meet the future demand for modern retail space. All the sites allocated for such purposes are identified in the Schedule in Appendix B.
- 6.24 Stirling City Centre has the main role in meeting the current and future personal and convenience retailing needs for the Stirling area, as well as tourism, leisure and other services, and will continue to be protected. Sites at Station Road (R02 and R03) and Spittal Street (R04) are identified within the City Centre for personal retailing. The boundary of the City Centre has been expanded to allow for future expansion for a range of purposes. Sites within the City Centre are identified at Burghmuir (R05), STEP/Vico (R06), and Rainbow Slides (R01) to meet future retail space and other city centre uses space needs. Supported by the City Centre Development Framework (SG08B), this will help manage the demand for such uses and resist the pressure for out of centre retail developments that could threaten the vitality and viability of the City Centre.
- 6.25 Outwith the City Centre, existing town and local centres are defined and protected as part of the Network of Centres, and the potential for additional retail capacity is identified. The Commercial Centre of Springkerse includes allocations of land for household bulky goods retailing, as part of mixed use developments proposed for this area at Springkerse (R11), Crookbridge (R12) and Milhall (R13). New Superstore (convenience) development is identified for the City Centre at STEP/Vico site (R06), Burghmuir (R05), at the former MFI site, St Ninians (R07), Durieshill (R10) and Barbush, Dunblane (R08). Further convenience retail (c.4000 sq.m) is anticipated either at Bannockburn, within the South Stirling Gateway (R09) or at Crookbridge (R12), the aim of which is to improve such provision in the southern area of Stirling and reduce expenditure leakage to other areas.
- 6.26 For the longer term, the retail requirements for the Stirling area are more difficult to predict due to the future economic uncertainties of the retail market. It is likely however, that the existing supply and additional allocations will continue to build out over the longer term. The supply of retail floorspace will be monitored through the annual Retail Monitoring Report and additional allocations brought forward, if required, in a future review of the Plan.

10. [http://www.stirling.gov.uk/\\_\\_documents/planning/future-development/retail-development/stirling-retail-capacity-study-update.pdf](http://www.stirling.gov.uk/__documents/planning/future-development/retail-development/stirling-retail-capacity-study-update.pdf)

11. [http://www.stirling.gov.uk/\\_\\_documents/planning/future-development/retail-development/convenience-retail-study-final-report-sept10.pdf](http://www.stirling.gov.uk/__documents/planning/future-development/retail-development/convenience-retail-study-final-report-sept10.pdf)

12. [http://www.stirling.gov.uk/\\_\\_documents/planning/future-development/local-development-plan/supporting-reports-ldp/background-report-dunblane-retail-req-2.pdf](http://www.stirling.gov.uk/__documents/planning/future-development/local-development-plan/supporting-reports-ldp/background-report-dunblane-retail-req-2.pdf)

**Table 9: Stirling Convenience Retail Floorspace supply (sq.m net), 2010/20**

		Existing Supply 2010/20	Additional Requirement 2010/20	Total floorspace: Period 1: 2010/20
<b>Stirling Core</b>	<b>Convenience Retail</b>	5,165*	4,000	9,165

\* STEP/Vico (R06), Burghmuir (R05) and Former MFI Site, St.Ninians (R07) - with planning permission for superstore developments

**Table 10: Comparison Retail Floorspace (sq.m net), 2010/25**

		Existing Supply 2010/25	Additional Requirement 2010/25	Total floorspace Period 1: 2010-25
<b>Stirling Core</b>	<b>Personal Retail (City Centre)</b>	2,400*	7,600	10,000
	<b>Household Bulky Goods (Springkerse Commercial Centre)</b>	2,230**	5,109	7,339
<b>Total Comparison</b>		<b>4,630</b>	<b>12,709</b>	<b>17,339</b>

\* STEP/Vico (R06) (as part of superstore) and Burghmuir (R05) - sites with planning permission for personal goods retailing

\*\* Springkerse (R11) planning permission for household bulky goods retailing



## 7. The Overarching Policy, Primary Policies and Policies

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 range of topics covered by **Primary Policies** has been determined by considering those issues of particular local concern. Primary Policies are backed up with more detailed **Policies**. Many Primary Policies and Policies are further supported by **Supplementary Guidance (SG)**.

### Overarching Policy

This Plan supports good quality development, in the right place, that meets the community's needs (social, economic and environmental), in order to contribute positively to the creation of vibrant, mixed and healthy communities. All developments, land use changes and other proposals, plus related frameworks, masterplans, planning briefs, strategies, etc, will require to demonstrate the following: -

- (a) Compatibility with the Spatial Strategy and conformity with the relevant Sustainable Development Criteria.
- (b) A design-led approach, including high standards of design, reinforcement of a sense of place, integration with neighbouring areas and the wider community.
- (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.
- (f) 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 (these are derived from Scottish Planning Policy)

1. Improve the overall 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 and safer 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.

## A. Placemaking and Implementing the Spatial Strategy (Primary Policies 1-3 & Policies 1.1-3.3)

This Plan prioritises the importance of design, urban design and placemaking in order to ensure that the developments envisaged for the coming decades will maintain and improve the character and assets of the area. While not losing sight of the housing and other land requirements, the concept of placemaking through better design is prioritised.

This Plan recognises that the quality and amenity of the places around us must be conserved and enhanced, as these are key to influencing our ability to reduce social inequalities and lead healthier lives, and be economically attractive and competitive. Therefore, policies included within this section seek to improve places through raising the quality of new development, setting appropriate scales of development and steering proposed development to the right locations in terms of our social and economic aims, the environment, and efficient use and management of infrastructure.

As a result, consolidating the built up areas is the priority, as is the regeneration of existing communities, followed by strategic greenfield expansion, which builds on existing infrastructure whilst limiting adverse environmental impacts. Small-scale development in the countryside is generally supported where environmental criteria can be satisfied, and the Green Belts continue to protect the character, identity and setting of settlements. The concept of a Green Network is promoted, ensuring that important open spaces and green corridors are protected and provided in new development and that all development contributes to the enhancement of the Green Network.

### Primary Policy 1: Placemaking

In order to achieve the Council's Placemaking objectives, development of all scales must: -

- (a) 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.
- (b) Be of quality, having regard to any relevant design guidance, landscape character guidance, Conservation Area Character Assessments and Settlement Statements.
- (c) Be located so as to reduce the need to encroach onto greenfield sites and to maximise sustainability benefits. Developments should utilise vacant and under-used land and buildings within settlements at higher densities where appropriate.
- (d) Safeguard and enhance built and natural heritage, contribute to the implementation of the Council's Open Space Strategy and Green Network objectives, and respect existing and proposed Green Belts.



## Policy 1.1: Site Planning

All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to 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; contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings; be safely accessed; and create a sense of identity within the development.
- (b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.
- (c) The design should be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, scale, massing, and should use materials, finishes and colours which complement those prevalent.
- (d) In urban settings in particular, 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 areas of open space.
- (e) All buildings, streets and open 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. Any adopted core path and other established right of access should be retained.
- (f) It should be demonstrated that buildings and spaces have been designed with future adaptability in mind wherever possible and appropriate.
- (g) Existing buildings, structures and natural features that contribute to local townscape and biodiversity should be retained and sensitively integrated into proposals.

All new development should comply with SG01 which supports this policy by providing detailed guidance on all aspects of site planning and design.

## Policy 1.2: Design Process

In order to ensure that the aims of Placemaking and quality site planning are met: -

- (a) Preparation of Development Frameworks and/or Masterplans will be required for areas or sites requiring a comprehensive approach to the provision, design, and location of uses, open space and infrastructure. Thereafter, detailed proposals coming forward for all or part of the site will be expected to demonstrate cognisance and compliance with the relevant Development Framework/Masterplan.
- (b) Planning Briefs will be prepared by the Council for sites where merited by the size, sensitivity, and/or complexity of the site and proposals. Thereafter, detailed proposals coming forward for all or part of the site will be expected to comply with the relevant Planning Brief.
- (c) Design Statements and Design and Access Statements\* will be required in support of Planning Applications in all instances set out in SG01.

[Preparation of all documents, and their content, should comply with the relevant guidance contained within SG01.]

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



### Policy 1.3: Green Network and Open Space

All development proposals will be assessed in terms of their impact on, and potential to contribute to, national and local Green Network and Open Space Strategy objectives in terms of the following: -

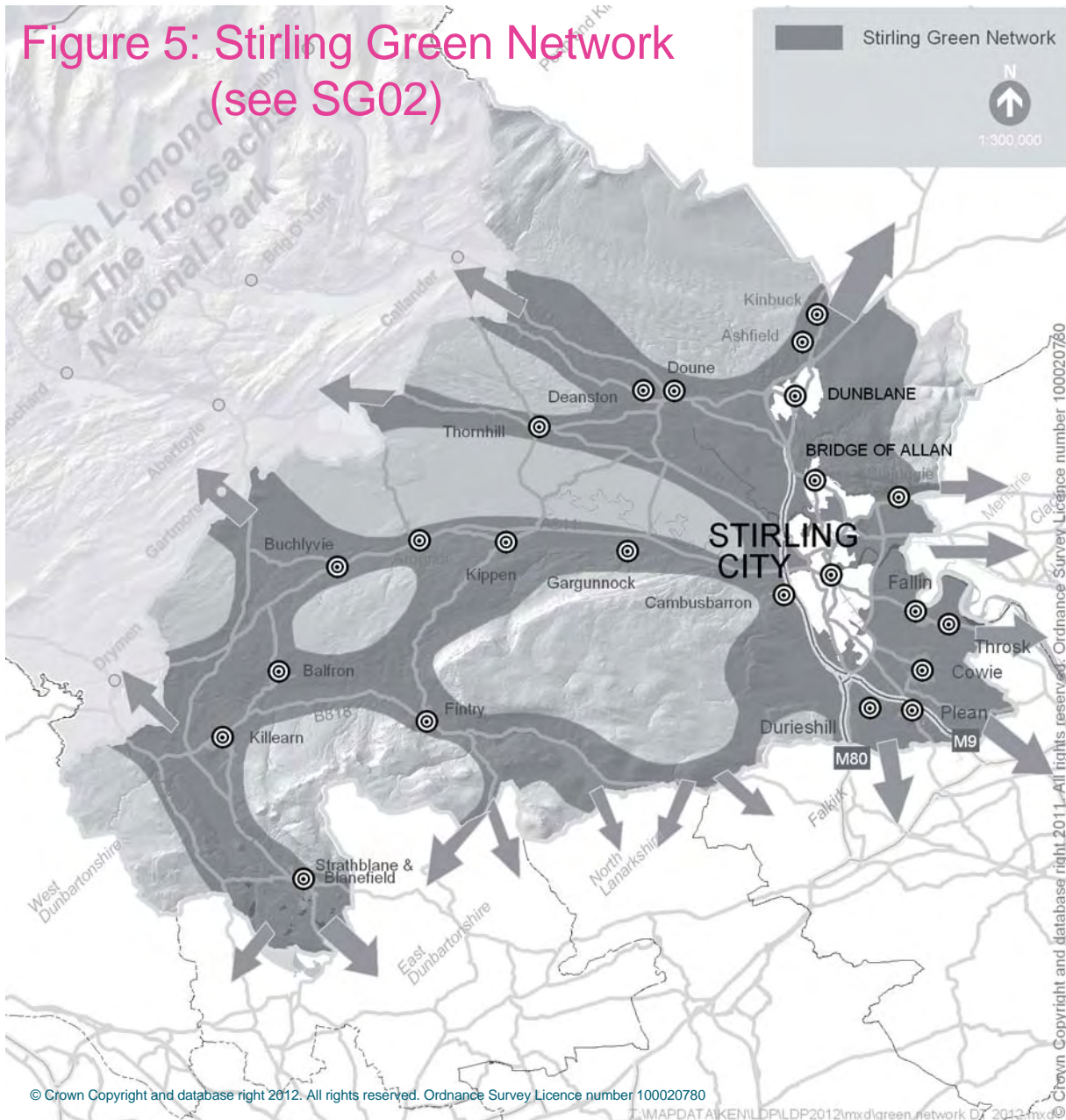
- (a) The safeguarding of existing, and the provision of new elements contributing to the Green Network, will be considered in the context of the above objectives, biodiversity conservation, the River Basin Management Plans, the Flood Risk Management Plan and any relevant Conservation Area Character Appraisal.
- (b) Proposals adjacent to, encroaching upon, or in the vicinity of, existing open spaces and green corridors, should maintain or enhance functionality and connectivity (active travel routes, habitat networks, etc). Such proposals resulting in a net reduction of open space, including loss of connectivity or accessibility, should ensure that the remaining elements of the Green Network are enhanced and that alternative routes are provided or enabled.
- (c) There will be a presumption against the loss of open space unless its loss, or replacement with alternative provision, has been found to be acceptable in accordance with the above considerations. In instances where it is agreed by the Council open space can be lost, adequate compensatory measures will be required.
- (d) New development should, where necessary, incorporate accessible multifunctional open space of the appropriate quantity and quality to meet the needs arising from the nature of the development itself. In some instances it may be more appropriate to remedy local deficiencies (both in terms of quality and quantity) that have been identified in the Open Space Strategy, and which would be exacerbated by additional development.
- (e) Financial contributions may be sought for the purposes of providing open space and wider contributions to the Green Network, consistent with SG02, Policy 3.3 and SG16. Means to ensure the long term maintenance of new and existing open space created in association with development will also be secured.

[SG02 supports this policy by providing further detail of Green Network objectives, open space requirements, etc. For the avoidance of doubt, Green Network includes 'blue' infrastructure such as rivers and watercourses].





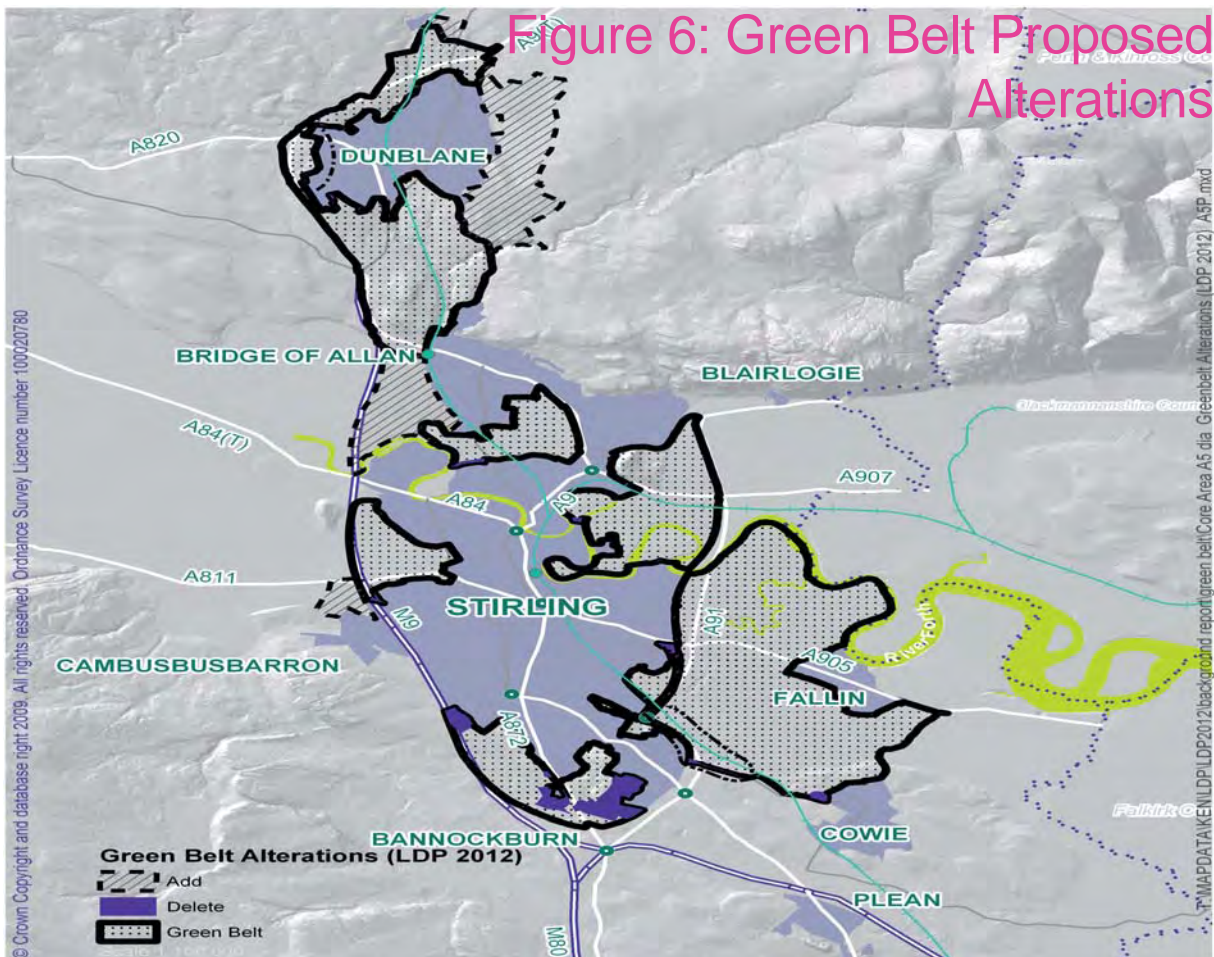
Figure 5: Stirling Green Network (see SG02)



## Policy 1.4: Green Belts

- (a) 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 role and function by individual or cumulative impacts. Development in the Green Belt will only be supported where it supports diversification of the rural economy and is for the purposes of: -
- i) Agriculture, woodland, forestry and/or horticulture uses (including allotments).
  - ii) Recreational uses compatible with an agricultural or natural countryside setting.
  - iii) Essential infrastructure (such as electronic communications, electricity grid connections and new transport infrastructure supported by the National, Regional and Local Transport Strategies).
  - iv) Re-using redundant rural vernacular buildings (see also Policy 2.10, and for further design guidance SG11).
- (b) Support may be given to single houses in the Green Belt (outwith Building Groups or Infill situations) for specific purposes where consistent with Policy 2.10 and SG10.

[SG03 supports this policy by outlining the main objectives of the Green Belts designated in the Stirling area and their core role and function].





## Primary Policy 2: Supporting the Vision and Spatial Strategy

Development proposals considered consistent with the Plan's Vision and Spatial Strategy will be supported as follows: -

- (a) The priority for the Development Plan is to support and enable the major developments of the Spatial Strategy. Sufficient land is allocated in locations to provide a range and choice of sites and uses. Should existing sites and allocations prove ineffective, this will be addressed in the first instance through consideration of advancing alternate developments from later Plan phases.
- (b) Outwith allocated sites, the Core Area will be the preferred location for new build development on sites located close to, and easily accessible by, major public transport routes. In the Rural Villages Area and areas of Countryside, development will be more constrained by accessibility, infrastructure, landscape and biodiversity considerations. However new employment development, and other developments that will provide significant economic and social support to the rural area will be encouraged in appropriate circumstances.

[SG08 and the production of associated Development Frameworks, Masterplans and Planning Briefs for specific sites, supports this policy by endorsing particular development proposals as part of the Spatial Strategy].

### Policy 2.1: Housing Land Requirement

- (a) New housing development will be supported in principle, where land is allocated for housing purposes in the Plan (see Appendix B). The housing land requirement allows for a generous supply. 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.
- (b) The housing land supply will be monitored annually through the Housing Land Audit and reviewed biennially as the Action Programme is updated. Developments will require to accord with the proposed phasing detailed in the Settlement Statements and LDP Action Programme unless the site requires to come forward to maintain an effective supply in accordance with PP2.

### Policy 2.2: Planning for Mixed Communities and Affordable Housing

- (a) All new residential development schemes should provide a range of housing of different types and sizes, and where required, different tenures and affordability. The different kinds of housing should be well integrated through the entire development scheme, ensuring that the siting and layout and architectural quality and design, is appropriate to the site and surrounding area.
- (b) For larger development schemes (20 units or more) any market housing proposed should aim to meet the needs of smaller households, older people and lower income households consistent with local housing needs.

- (c) All new residential development schemes, including conversions, of 4 or more units, 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. The level of provision will be determined as follows: -
- i) Schemes consisting of between 4 and 19 units (inclusive) – 25% (or 50% in Highly Pressured Areas) of the total number of units, or a financial contribution if there are suitable alternative development sites in the housing market area.
  - ii) Schemes consisting of 20 units or more - 25% (or 50% in Highly Pressured Areas) of the total number of units, preferably provided on-site.
  - iii) Although the priority is to deliver affordable housing on-site, particularly on larger schemes, the Council will be flexible in implementing its affordable housing policy to suit the particular circumstances of the settlement, the site and funding arrangements.
- (d) A planning obligation will be used to secure the affordable housing contribution and to determine the phasing and delivery mechanisms, consistent with Policy 3.3 and SG16.

[SG04 supports this policy by providing greater clarity on the definitions of affordable housing, the Council's flexible approach to on and off-site provision, the % requirements, and the level of financial contributions].

### Policy 2.3: Particular Needs Housing and Accommodation

- (a) All new residential developments should consider and provide for particular housing needs where evidenced through local area analysis on housing needs.
- (b) It is preferable that all new housing be built to 'varying needs' or 'lifetime homes' standards to support independent living, be accessible to as wide a range of people as possible, and allow the potential for future adaptation.
- (c) Development providing 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 supported 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.
- (d) There will be a presumption against the further provision of private nursing or residential care home accommodation unless it supports the Council's strategy for 'Reshaping Older People's Care' which moves away from institutional care to more flexible home based care in suitable housing. In determining applications for such accommodation, consultation will be undertaken with the Council's Head of Social Services and NHS Forth Valley.
- (e) The formation of 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: -
- i) It can be demonstrated that suitable in-curtilage waste and recycling storage space will be provided;
  - ii) Parking or road safety problems will not be created or exacerbated;
  - iii) Appropriate maintenance arrangements are in place for any external spaces / garden ground associated with the HMO; and
  - iv) The locational criteria set out in SG05 can be met.



- (f) There is a private permanent site for Showpeople at Riverside, Stirling. Any improvements to this established facility that requires planning permission will generally be supported. There is no evidence from the HNDA to suggest that additional provision is required in the near future, however should any proposals come forward, they will be determined in accordance with other appropriate policies in the Plan.

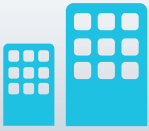
[Part (e) should be read in conjunction with SG05, which defines the formation of HMOs in houses and in flats for the purposes of this policy].

### Policy 2.4: Safeguarding Employment Land and Property

- (a) All employment land and property, (particularly those sites allocated in the Plan at Appendix B), for Class 4 business, Class 5 general industry, Class 6 storage and distribution, and/or waste management purposes, will be safeguarded for employment generating uses.
- (b) For allocated sites and sites within the Employment Safeguarding Areas shown on the Proposals Maps, other uses will only be supported where one or more of the following circumstances apply: -
- i) The site is no longer required to maintain an effective supply of employment land set out within the Spatial Strategy - see also part (d).
  - ii) The use is ancillary to, or complements, the overall employment use (e.g. small scale renewable energy developments).
  - iii) The use is consistent with Policy 2.8 dealing with sites suitable for a mix of uses, and is to be delivered in conjunction with an employment use, thereby enabling the majority of the site to be developed for employment purposes.
- (c) For unallocated sites, other uses will only be supported where it has been proven that the site has been unsuccessfully marketed for employment purposes for a period of 12 months or more.
- (d) The Schedule at Appendix B lists the existing land supply and new land allocations that make up the overall supply of employment land. These will be monitored through the annual Employment Land Audit, which will also monitor windfalls, and will be used to determine if an effective land supply is being maintained and if a change of use is appropriate.

### Policy 2.5: Employment Development

- (a) In order to provide a good choice and mix of employment land and support vibrant and prosperous communities, development for business, general industry, storage or distribution and/or waste management facilities will be supported where it meets one or more of the following criteria: -
- i) It is located within an allocated employment site or an area safeguarded for such uses, and is compatible with the Key Site Requirements.
  - ii) It demonstrates considerable economic benefits to the Stirling economy, is located within the Core Area, and cannot be located on an allocated site / safeguarded employment area.
- (b) Partial change of use to enable working from home will be supported in appropriate circumstances, but will be restricted to activities that will not impact on residential amenity either alone or through cumulative impact.



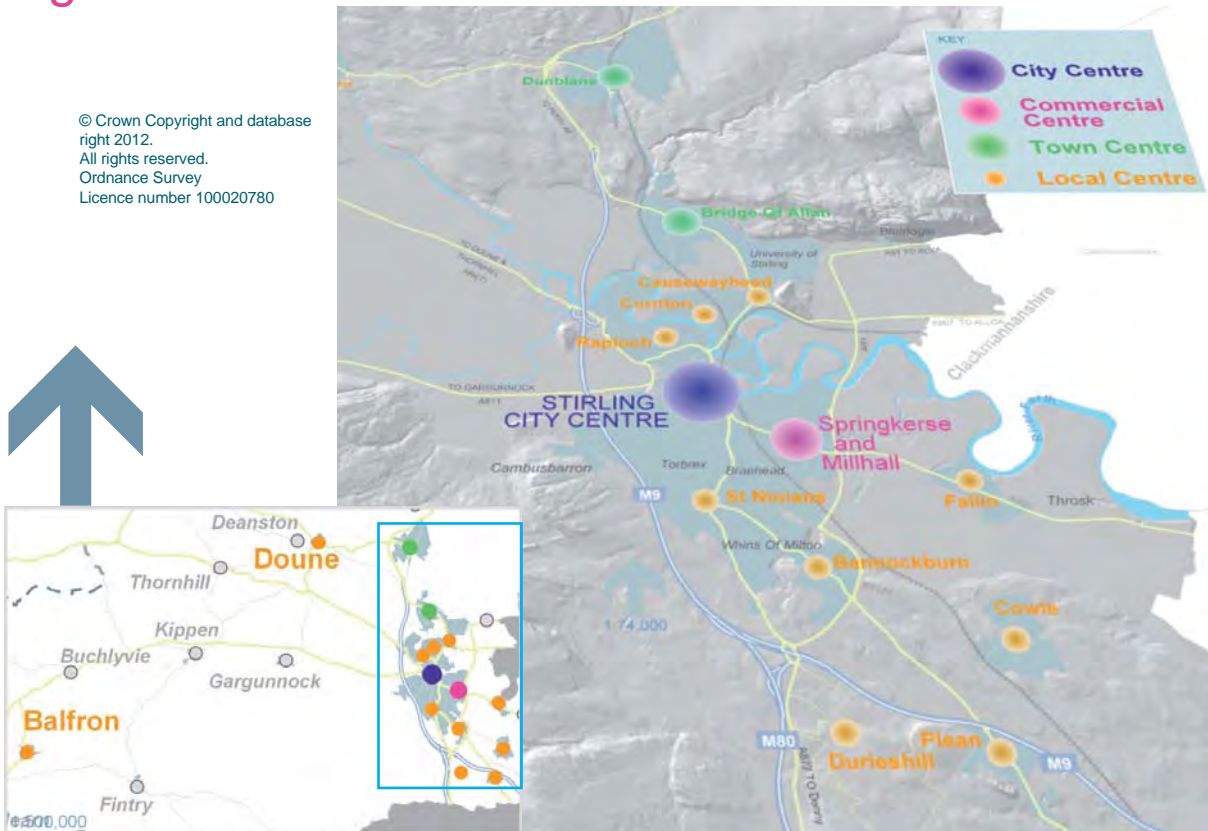
## Policy 2.6: The Network of Centres

- (a) Proposals for all new retail and commercial leisure development within the identified Network of Centres will be assessed against Policy 2.7 Retail and Commercial Leisure Development.
- (b) In addition, within all Network Centres: -
- i) There will be support for Class 1 retail uses (where consistent with the role and function of the centre).
  - ii) Class 3 uses (restaurants, cafes, snack bars etc.), public houses, and hot-food takeaways will be supported 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.
  - iii) Changes of use to residential use will not generally be supported on the ground floor of buildings.
  - iv) All developments must have an active frontage at street level, and be designed to include measures that will enhance the character and appearance of the Centre. (The advice contained in SG22 should be referred to when replacing or carrying out works to shopfronts).
- (c) Within Stirling City Centre: -
- i) All developments should comply with the City Centre Development Framework (SG08B), where applicable.
  - ii) Within the Prime Retail Area, 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 to the satisfaction of the Council.
  - iii) Outwith the Prime Retail Area, in order to ensure a diversity of uses, changes of use that provide economic and social activity during both day and evening will be supported.
  - iv) No proposal for a public car park (including stand-alone car parks, and those that are associated with new development) will be supported, unless it can be shown to meet an identified shortfall in car parking provision. This will also apply to proposals in edge of City Centre locations.
- (d) Within Bridge of Allan, Dunblane and all Local Centres, there will be a presumption against the loss of all uses (particularly Class 1 retail), which contribute to their vitality and viability, or which serve an important community and / or employment function (e.g. Sub Post Offices or pharmacies).

[SG09 supports this policy in defining the boundaries, setting out the role and function, and the hierarchy that exists between the Network of Centres].



# Figure 7: Network of Centres



## Policy 2.7: Retail and Commercial Leisure Development

- (a) New retail and commercial leisure development will be supported where it is located within a site allocated for such uses (see Appendix B), and is compatible with the Key Site Requirements.
- (b) Support will be given to small-scale (maximum 500 sq.m. gross floorspace) convenience retail development to serve the needs of existing or new residential / employment / mixed use sites which are within a walk-in catchment of the proposed development, and are in a highly accessible location for walking and cycling.
- (c) Proposals for small-scale retailing in association with other uses will only be supported where there is a demonstrable locational need in association with an existing or proposed use, and the retailing element is clearly ancillary. Proposals will also be required to meet part (d) where they raise concerns in terms of the vitality and viability of Network Centres.
- (d) All other retail or commercial leisure development\* must provide evidence that the sequential approach to site selection has been used by providing justification as to why more sequentially preferable sites have been assessed and discounted as unsuitable or unavailable.

In addition, all of the following criteria i to iii must be satisfied where proposals are located either: -

**Within a Network Centre** (excluding the City Centre) where the proposal is inconsistent with the role and function of the Centre as specified in SG09 and / or of a scale that could adversely impact upon the vitality and viability of a Centre; or

**On sites outwith Network Centres** that are not allocated for retail or commercial leisure uses or are inconsistent with the site allocation and its Key Site Requirements.

- i) Demonstrate that there will be no unacceptable individual or cumulative impact on the vitality and viability of any Centre within the Network. A Retail Impact Analysis (RIA) must accompany proposals for more than 2,500sq.m. gross floorspace. For smaller developments, the requirement for an RIA will be at the Council's discretion.
  - ii) Demonstrate that the development will help to meet proven qualitative and quantitative deficiencies in existing provision.
  - iii) Demonstrate that the development will be of a scale, character, and design, commensurate both with the size of the catchment to be served, and if applicable, with the Centre(s) closest to where it is located.
- (e) Planning Permissions covered by any part of this policy may be subject to conditions and / or planning obligations governing the overall amount and configuration of floorspace, and the range of goods to be sold.

[\* Includes expansion or change of use of an existing property which significantly alters its scale, form, role, or function, e.g. layout reconfiguration, or the addition of mezzanine floors].

### Policy 2.8: Sites Suitable for a Mix of Uses

- (a) Development incorporating a mix of uses will be expected and supported in the following instances: -
- i) On allocated sites where a mix of uses has been identified in Key Site Requirements;
  - ii) On sites within the defined Network of Centres;
  - iii) On sites located close to, and easily accessed by, major public transport routes and nodes within the Core Area, and which are considered to support the Spatial Strategy;
  - iv) 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 (where specifically referred to in the Key Site Requirements).
- (b) Mixed use proposals will be expected to demonstrate compliance with both the following criteria: -
- i) The mix and proportion of uses proposed is appropriate for the location, site and wider community.
  - ii) The layout, distribution of uses, density of development and resultant built form is appropriate for the site and its environs (see SG01).





## Policy 2.9: Economic Development in the Countryside

- (a) In order to support a healthy and vibrant rural economy, developments supporting rural economic activity in the Countryside\* will be encouraged to locate: -
- i) In and around the Rural Activity Areas;
  - ii) Close to villages, where there is a greater possibility for a realistic choice of access; or
  - iii) Where redundant or under-utilised buildings can be used, and particularly where traditional rural buildings can be restored and re-used, including as part of a mixed-used development (see also Policy 2.8 and SG11).
- (b) Businesses based on recreational activities and with a site-specific need for a Countryside location will be encouraged.
- (c) Smaller-scale developments that are compatible with neighbouring residential properties may be permitted in Building Groups and Infill situations (as defined in Policy 2.10 and SG10) or as part of Farm Steading developments (see SG11).

[SG10 and SG11 support this policy by providing locational and siting guidance for economic development in the countryside].

[\*Countryside is defined by the Countryside Policy Boundary shown on the Proposals Maps].

## Policy 2.10: Housing in the Countryside

- (a) New houses (including those for holiday let outwith managed chalet developments), of a scale, layout and design suitable for their intended location, will be supported in the Countryside\* where one or more of the following circumstances apply: -
- i) When they are within or visually related to existing Building Groups and Clusters.
  - ii) Where they will occupy Infill sites relative to existing rows of houses.
  - iii) 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.
  - iv) When the Replacement or Renovation of a single house is proposed.
  - v) When the proposal is for the Conversion, redevelopment or replacement of a Farm Steading or other range or cluster of Non-Domestic Buildings.
  - vi) When the proposal will result in the beneficial re-use of a Brownfield Site.
- (b) Development opportunities within designated Green Belts will be significantly constrained (see Policy 1.4 and SG10).

[SG10 supports this policy by providing details of the definitions of terms used, requirements relative to Listed Buildings, affordable housing, Green Belts, etc, and procedures allowing for the identification and formation of Small Settlements. SG10 also includes guidance on siting and design, landscaping, energy efficiency etc].

[SG11 supports this policy by providing specific design guidance in relation to the reuse of redundant rural buildings].

[\*Countryside is defined by the Countryside Policy Boundary shown on Proposals Maps].



### Policy 2.11: 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 supported 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 2.12: Residential Alterations and Extensions

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

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

[SG12 supports this policy by providing further guidance on the siting and design of alterations and extensions].



### Policy 2.13: Residential Caravans

- (a) The provision of residential caravan(s) as an alternative to permanent housing on a temporary basis will be supported where one or more of the following circumstances applies: -
- i) To provide residential accommodation where on-site presence is necessary for the proper management of a newly-established rural business.
  - ii) Where a house is being renovated or constructed on a self-build basis or where the future occupiers have no alternative accommodation during this period.
  - iii) To house construction workers for an approved development during the construction period.

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

- (b) The Council runs a permanent site for Gypsies / Travellers at Bridgend, Stirling, which is considered appropriate to meet their ongoing needs. Any improvements to this established facility that requires planning permission will generally be supported.
- (c) Outwith the above location, additional permanent sites for Gypsies / Travellers will be supported where consistent with other policies in the Plan and where all the following criteria can be met: -
- (i) It will not adversely affect the built and / or landscape character of the area.
  - (ii) It provides an appropriate residential setting for such development.
  - (iii) Access to local services and education facilities can be provided.
  - (iv) Essential infrastructure such as water, sewage disposal, refuse collection and other services can be provided.
  - (v) Suitable parking and access arrangements to the local road network can be provided.
  - (vi) It can be demonstrated that the site will be properly managed and adequately secured.



### Policy 2.14: 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 public safety. Proposals should meet all of the following relevant 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) 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.
- (d) Advertisements should be sited so as not to obstruct or impede pedestrian flow.
- (e) Advertisements and signage on a Listed Building, within the curtilage of a Listed Building or within a Conservation Area, should preserve or enhance the character and appearance of the building and / or the Area (consistent with Policies 7.2 and 7.3).
- (f) 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 public safety grounds. Advertisement hoardings (i.e. structures providing space for commercial advertising) are unacceptable in the countryside.

[SG13 supports this policy by providing further guidance on the siting and design of advertisements].

### Policy 2.15: Mobile Hot Food Outlets

- (a) Proposals for mobile hot food outlets\* will only be supported in the following instances: -
  - (i) Where the outlet is required for a temporary period in association with a specific event; or
  - (ii) Where the outlet is located within an area where similar facilities are unavailable within reasonable travelling distance.
- (b) In the above instances: -
  - (i) Proposals must not adversely impact upon amenity, or the landscape quality, or character of the area.
  - (ii) Road and public safety must not be compromised.
  - (iii) Adequate off-road parking must be provided, in a location that is separate from the outlet.
  - (iv) On-site waste collection facilities must be provided.

[\* An Article 4 Direction removing permitted development rights for open-air retail markets (including single stalls and caravans used for the sale of goods), applies in the Plan area].



## Primary Policy 3: Provision of Infrastructure

- (a) Should no further infrastructure be provided, there will be significant infrastructure deficiencies as a result of the scale and location of development within the Plan. Management and enhancement of existing infrastructure, and reducing the demands for new infrastructure will be the preferred approach in supporting the implementation of the Spatial Strategy.
- (b) Land necessary for the provision of identified and anticipated infrastructure (ie. for enhancements to the transport network as identified in National, Regional and Local Transport Strategies, new or expanded schools, new and improved healthcare facilities and recycling bring sites), will be safeguarded where appropriate as shown in the Settlement Statements.
- (c) Shared use of facilities in the provision of educational, social, recreational, health and wider community infrastructure will be supported. The loss of services through changes of use/demolition, where they serve an important community and/or employment function (e.g. post offices, pharmacies), will also be resisted.
- (d) Continuing enhancement of electronic communications infrastructure will be encouraged in accordance with the principles set out in SPP (2010).
- (e) Where appropriate, transport infrastructure corridors, sustainable drainage elements, open space and Green Corridor provision etc., should be integrated with the Green Network (see Policy 1.3 and SG02).

[Infrastructure provision and enhancement is likely to require input from developers. Policy 3.3 and SG16 support this policy by defining the scope of, and mechanisms for securing Developer Contributions].

### Policy 3.1: Addressing the Travel Demands of New Development

- (a) In order to create accessible developments in sustainable locations, new development should be located where safely and conveniently accessible by walking, cycling and public transport as well as by motor vehicles.
- (b) Development should aim to reduce its travel demands, and to ensure that residual demands are met in a manner which ensures a safe and realistic choice of access by walking, cycling, public transport and motor vehicles.

[SG14 supports the above policy by providing guidance on how developments will be expected to assess and demonstrate there is a safe and realistic choice of access. Accordingly, SG14 includes advice on transport statements, transport assessments, travel plans, improving walking, cycling and public transport access and parking standards. SG14, Policy 3.3 and SG16 also set out when developer contributions will be required to either ensure a safe and realistic choice of access and / or enable infrastructure improvements necessary as a consequence of the cumulative impact of developments].

## Policy 3.2: Site Drainage

### (a) Foul Drainage

- (i) 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 equivalent) and other sewered areas. Scottish Water should be consulted where there is limited or no capacity at waste water treatment works. A private drainage system would only be considered in the sewered area as a temporary measure where there is no capacity in the existing sewer system. In such cases the private system should be built to relevant Scottish Water standards to allow adoption once connection to the public sewerage system is available.
- (ii) In other settlements (population equivalents less than 2000) where there is no, or a limited collection system a private system may be permitted where it does not have a detrimental effect on the natural environment, surrounding uses or local amenity. A discharge to land (i.e. a 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.

### (b) Surface Water Drainage

- (i) Surface water from new development shall be treated by a Sustainable Drainage System (SuDS) before it is discharged into the water environment, in accordance with the CIRIA C697 document 'The Suds Manual' and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition.
- (ii) All proposed developments that include roads should be designed in accordance with the SuDS for Roads Manual (2010), published by the Society of Chief Officers of Transportation in Scotland.
- (iii) Taking account of the location, scale and type of development, planning applications may require to be submitted with a drainage strategy in accordance with Scottish Government Planning Advice Note 61 – Planning and Sustainable Urban Drainage Systems (paras. 23 and 24).

[SG34 supports this policy by providing more detailed information and guidance on the role of the planning system in protecting the water environment from deterioration, and as a means to implement improvement measures by influencing the location and design of new development].



### Policy 3.3: Developer Contributions

- (a) 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 or services. The need to seek contributions towards additional infrastructure will be determined through considering existing capacity and also cumulative development pressures arising from other proposals in the Local Development Plan.
- (b) Contributions will be sought for both critical and necessary infrastructure (as outlined with SG16) and where secured through a Planning Obligation (a Section 75 Agreement or other legal agreement as necessary), be consistent with Circular 1/2010.
- (c) The provision of on-site affordable housing is a priority for the Council and developer contributions will be used primarily to deliver affordable housing on-site unless an appropriate off-site opportunity is considered by the Council to be more suitable in accordance with Policy 2.2 and SG04.
- (d) Developers will be required to make a fair and reasonable contribution (financial or 'in kind'), which is necessary and proportionate to the scale and nature of the development, relative to: -
  - (i) Ensuring that there is a safe and realistic choice of access including addressing the impact on transport networks in the immediate vicinity of the development. In addition in the City (Core) Area, there will also be a requirement for developments (above thresholds set out in SG14) to contribute to infrastructure necessary as a consequence of the cumulative impact of developments. In remote rural locations not served by a fixed route bus service, contributions may be sought towards the DRT service.
  - (ii) The provision of primary and secondary education facilities to ensure sufficient school capacity is in place to accommodate the development, which for the Education Core Area will be considered on a cumulative basis as a consequence of the impact of developments in this area. SG15 sets out the methodology used to measure the impact and the solutions for each geographical area.
  - (iii) The improvement of existing and/or the provision of new community facilities resulting from development proposed in the Regeneration Areas. Specific site requirements are identified in the Key Site Requirements set out in the relevant Settlement Statements.
  - (iv) The provision of new or improvements to existing Open Space and Green Corridors which contributes to the protection and enhancement of the Green Network. Contributions to off-site provision will only be sought where on-site provision is not appropriate. SG02 sets out the rationale and methodology for seeking developer contributions in particular circumstances.
  - (v) The cost of meeting new or expanded local health service infrastructure resulting from new development in the identified 'pressured locations' as set out in SG06. Specific requirements are identified in the Key Site Requirements set out in the relevant Settlement Statements.
  - (vi) As a result of new development, the provision of new or expanded on- and off-site facilities for the provision, storage, collection and recycling of household waste, including Household Recycling Centres as set out in SG19.



- (e) The Council will work with the agencies responsible for the provision and management of infrastructure, and the developer industry, via an Infrastructure Working Group to consider cumulative impacts and establish an equitable system of securing developer contributions. In this way, the contributions for each site set out in the Key Site Requirements can be kept under review and the LDP Action Programme updated accordingly.

[SG16 supports this policy by setting out further guidance on the scope of and mechanisms for Developer Contributions and the legal, administrative and financial arrangements].

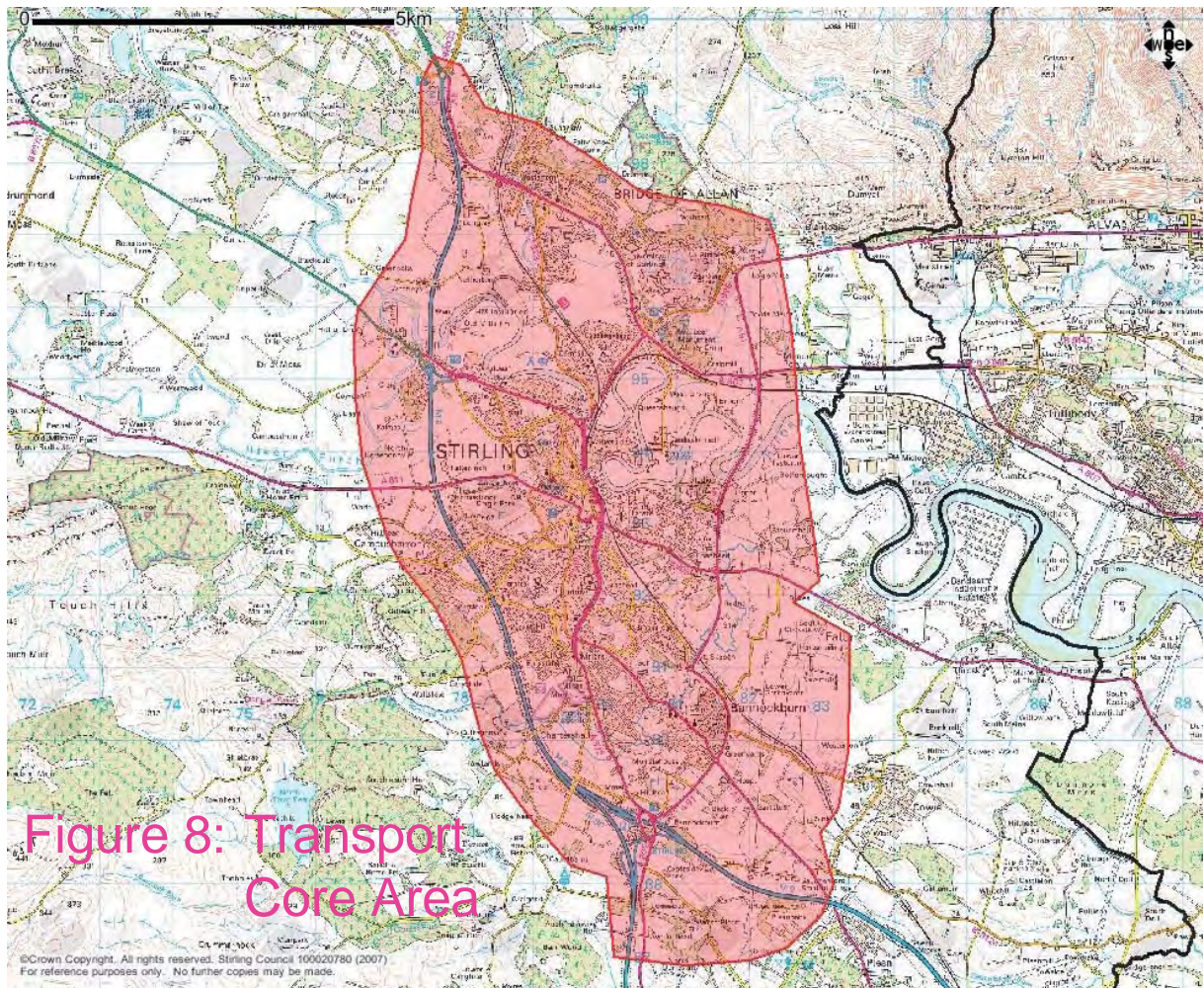
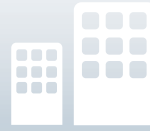


Figure 8: Transport Core Area





## B. Climate Change Adaptation and Mitigation (Primary Policies 4-6 & Policies 4.1-6.1)

The resilience of places must improve in order to adapt to the ever-increasing challenges of a changing climate, with new development strongly discouraged in places where climate-related hazards are already present or predicted, such as flood plains. New development needs to be more efficient in its use of resources and enable traffic reduction. Carbon stores also need to be protected and enhanced.

Mitigation of climate change involves reducing greenhouse gas emissions by changing the way we build and use buildings to reduce use of resources, energy and heat and by carrying out as many activities as possible in ways that reduce resource use, waste and travel. This is strongly linked to placemaking. In addition to the design and construction of new development, adapting to the changes in climate projected to take place in Scotland over the lifetime of existing developments includes retro-fitting appropriate adaptations to the current building stock and infrastructure as well as avoiding and managing flooding.

The policies found within this section of the Plan therefore seek to support energy-efficient, low-emission, climate-adapted development and encourage use of vacant and derelict land, reduction and recycling of waste, provision for active travel and public transport, and require sustainable drainage and flood management.

### Primary Policy 4: Greenhouse Gas Reduction

- (a) In order to contribute to the aims of greenhouse gas reduction, all new development should: -
- (i) Be in sustainable locations (with reference to the proposed main use or mix of uses, and existing or proposed infrastructure capacity).
  - (ii) Optimise accessibility to active travel opportunities and public transport.
  - (iii) Employ sustainable construction materials and methods, and provide energy and heat efficient accommodation with design and layout of buildings optimising passive environmental gains (solar, shelter, water use etc).
  - (iv) Where practical, meet energy and heat requirements by on-site renewable generation and/or by linking to local area networks.
- (b) Proposals to establish local energy and/or heat distribution networks will be supported 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.
- (c) Alterations to existing buildings to achieve better energy performance will be supported subject to satisfying Primary Policy 7 and Policies 7.5 and 7.7 where they relate to Listed Buildings or Conservation Areas.



### Policy 4.1: Low and Zero Carbon Buildings

- (a) 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%\* in 2016.
- (b) Part (a) does not apply where development of any of the following types is proposed: -
- Extensions to existing buildings
  - Changes of use or conversion of 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;
  - Buildings which will not be heated or cooled other than for the purposes of frost protection.
- (c) Other solutions will be considered where: -
- (i) An applicant is able to demonstrate that there are significant technical constraints in using on-site low and zero-carbon generating technologies; or
  - (ii) There is likely to be an adverse impact on the historic environment (see Policy 7.7).
- (d) All relevant applications must be accompanied by a 'Low and Zero-Carbon Buildings Statement' demonstrating compliance with this policy.

[SG17 supports this policy by providing further guidance on how the requirements of this policy can be met, and the information required in the Low and Zero- Carbon Buildings Statement].

[\* It is recognised that Building Standards are likely to change during the lifetime of this Plan. Therefore, the requirements are percentages of the Building Standard in operation at the time at which applications are being determined].





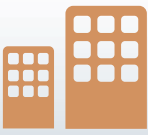
## Policy 4.2: Protection of Carbon-Rich Soils

- (a) The categorisation of carbon-rich soils is detailed in SNH information note 318, along with limited information on extent and distribution of carbon-rich soils. Forthcoming guidance from SNH will provide more detailed spatial data regarding location of carbon-rich soils. If the mapped data highlights that carbon-rich soils may be present at the development site a detailed soil investigation would be required to identify the exact location of the carbon-rich soils on site in order that appropriate mitigation measures are incorporated into the development.

For the purposes of this policy peat accumulations are deemed to fall within Category 6 of the soil map units, and high carbon content soils are deemed to fall within Category 3 (Organo-mineral no peat), Category 4 (Organo-mineral with some peat) and Category 5 (Organo-mineral with peat).

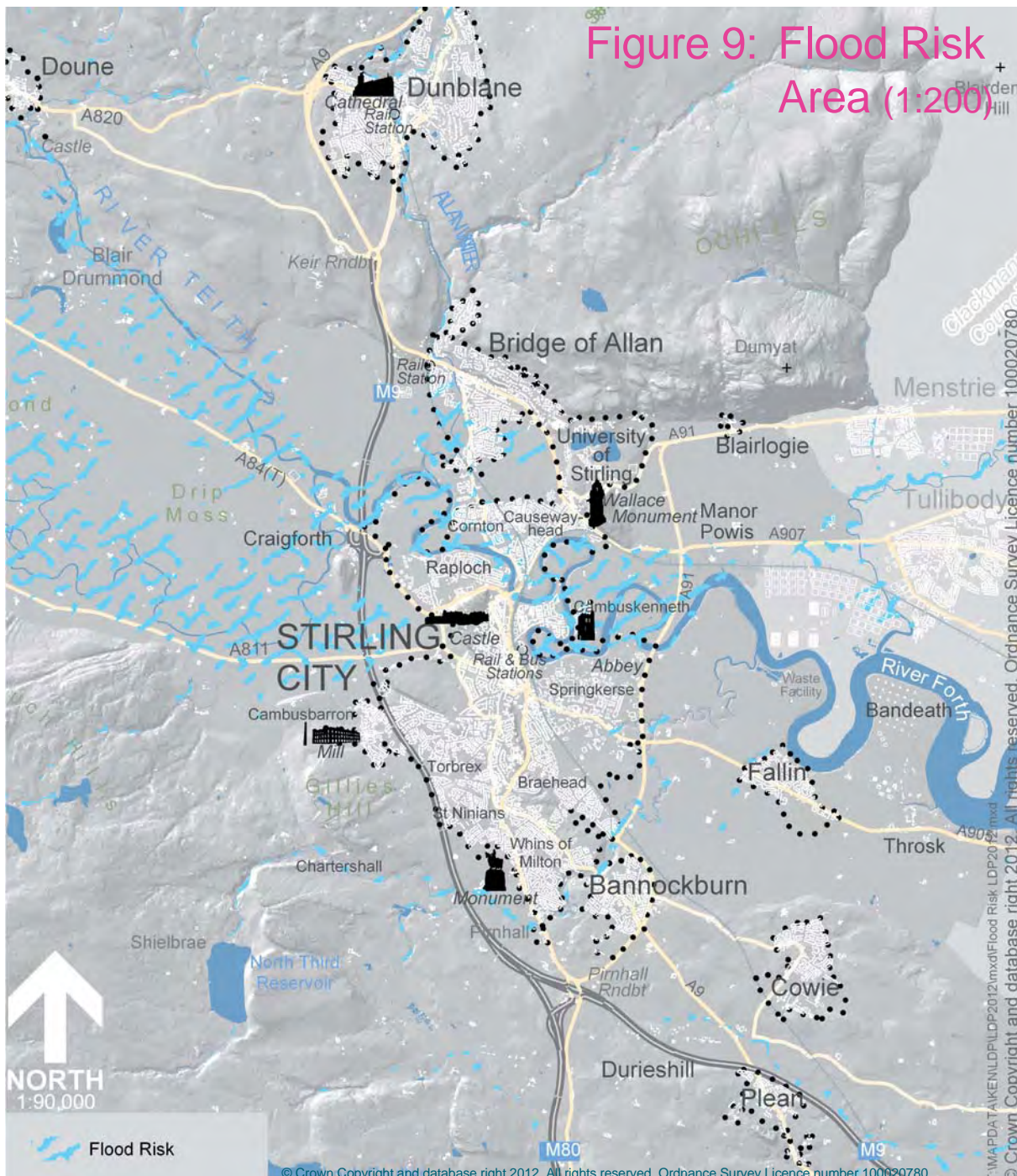
- (b) The role of carbon-rich soils in retaining carbon dioxide will be maintained by: -
- (i) Protecting from development or land use change peat accumulations or high carbon content soils not already designated for habitat conservation reasons (i.e. Natura sites, SSSIs, Local Nature Conservation Sites and Geological Conservation Review Sites);
  - (ii) Supporting proposals which include re-wetting and / or other restoration measures which provide a demonstrable carbon and / or biodiversity benefit.
- (c) Exceptions to the presumption against development may be permitted for renewable energy generating developments in areas of peat accumulations or areas of high carbon soils, where it can be demonstrated that the balance of advantage in terms of climate change mitigation lies with the energy generation proposal, as determined by the Scottish Government's 'Calculating carbon savings from wind farms on Scottish peat lands – A New Approach (June 2010)', or equivalent evidence. A peat management plan must be submitted which demonstrates that appropriate mitigation measures are in place to minimise impact on peat, including avoidance of development on areas of deep peat. Details of the requirements for a peat management plan are included in the "Developments on peatland: Guidance on the assessment of peat volumes, reuse of excavated peat and the minimisation of waste" guidance.

[Definitions and links to the above referenced documents are contained within the Glossary].



## Primary Policy 5: Flood Risk Management

- a) Development on the functional flood plain should be avoided. The functional flood plain will be safeguarded from development in order to maintain its water conveyance and storage capacity. (Note: SPP (Feb 2010) states that for planning purposes the functional flood plain will generally have a greater than 0.5% (1:200) probability of flooding in any year).
- b) Development proposals on areas shown to be at risk of flooding on the Indicative River and Coastal Flood Map (Scotland), or adjacent to a small watercourse (which has not been assessed on the Indicative River and Coastal Flood Map (Scotland) i.e. with a catchment area less than 3km<sup>2</sup>), or in an area known to be at risk of flooding from any source: -
  - i) Shall be informed by a Flood Risk Assessment (FRA) assessing the risk from all sources of flooding to determine the functional flood plain. The FRA shall be carried out in compliance with SEPA's Technical Flood Risk Guidance for Stakeholders;
  - ii) Will be assessed against advice and the Risk Framework in Scottish Planning Policy (Feb 2010) relating to Flooding and Drainage (paras. 38 and 196 to 211); and
  - iii) Shall not result in a use that is more vulnerable to flooding or has a larger footprint than any previous development on the site.
- c) Surface water from new development shall be treated by a Sustainable Drainage System (SuDS) before it is discharged into the water environment, in accordance with the CIRIA C697 document 'The Suds Manual' and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition.
- d) 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 relevant Flood Risk Management Plans (due to be adopted in 2016), will not be permitted.
- e) A precautionary approach will be taken 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.
- f) In exceptional circumstances, as set out in SPP (Feb 2010), where development is considered acceptable in an area at risk of flooding, water resilient materials, construction methods, including appropriate finished floor levels, should be utilised.
- g) Development outwith the functional flood plain is not necessarily, not at risk to flooding. A precautionary approach is therefore advisable and water resilient materials, construction methods, including appropriate finished floor levels, should be utilized as and when determined by an FRA.
- h) Developers of sites outwith functional flood plains will be encouraged to provide, where appropriate, features contributing to sustainable flood management.





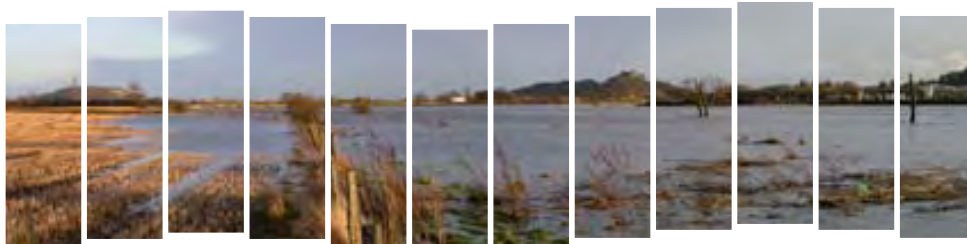
### Policy 5.1: Reinstate Natural Watercourses

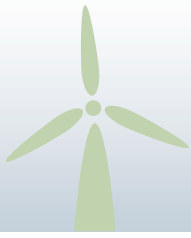
In the interests of sustainable flood management (and the protection and improvement of the water environment) development proposals will be expected to:-

- (a) Incorporate drainage solutions that avoid channel modification, except works aimed at achieving more natural watercourses and wetlands.
- (b) Open out previously culverted watercourses whenever possible.
- (c) Remove redundant water engineering installations.

[SG18 supports this policy by summarising the legislation, policy and guidance relating to planning and flood risk management].

[SG34 supports this policy by providing information and guidance on the role of planning system in protecting the water environment from deterioration, and as a means to implement improvement measures by influencing the location and design of new development].





## Primary Policy 6: Resource Use and Waste Management

In seeking to reduce the amount of waste created, and reduce the demand for new resources, new development: -

- (a) That reuses vacant, derelict and other brownfield land will be encouraged where appropriate.
- (b) On land that is contaminated, will require to be preceded by remediation to a standard commensurate with its new use.
- (c) Should minimise waste at source during construction and operational phases and should, wherever possible, reuse materials on site, and include appropriate facilities for composting and for the sorting, storage and collection of waste.
- (d) Will, where appropriate, require to submit a Site Waste Management Plan proportionate to the scale of development.
- (e) Of waste management infrastructure on new or existing sites, will require to demonstrate how it conforms to and meets the needs and objectives identified in the Zero Waste Plan.





### Policy 6.1: Provision and Safeguarding of Waste Management Infrastructure

(a) Development proposal for waste management infrastructure or facilities should meet with all the following criteria: -

- (i) Conform to the Zero Waste Plan.
- (ii) Be located within or adjacent to existing waste management sites\*, on land designated for employment development or safeguarded for employment use (Policy 2.4 and 2.5), or in association with major land uses allocations, as required by SG19.
- (iii) Will manage the waste in line with the waste hierarchy and zero waste plan and minimise transport of waste from its source, while recognising that special waste may require specialist facilities outwith the area.
- (iv) Consider the potential for 'energy from waste' and / or reuse of waste heat (e.g. by preparing a heat plan).
- (v) Where appropriate, provide restoration, aftercare and after-use proposals to be agreed in advance of operations. Restoration bonds will be required to be lodged.

(b) 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 for reasons such as noise, odour, hours of operation etc.

(c) Waste infrastructure and facilities being provided as part of wider development opportunities are expected to meet with the requirements set out in SG19.

[SG19 supports this policy by providing further guidance on waste management requirements on development sites].

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





## C. Conservation of Historic and Natural Heritage (Primary Policies 7-9 & Policies 7.1-9.3)

Geography, geology and history are so intrinsic to the character of the Stirling area that they effectively define it, and are key elements in placemaking. Stirling's unique geographical position in Scotland has marked it as a gateway to the north and has endowed the City with a wealth of built heritage and natural assets. Therefore, policies under this section seek to enable protection, conservation and enhancement of biodiversity, landscapes and the historic environment.

Much of the historic environment is given statutory protection through specific designations. There are around 1500 Listed Buildings (85 Category A, over 700 Category B, the remainder Category C), 28 Conservation Areas, 12 nationally important Gardens and Design Landscapes, and 148 Scheduled Monuments in the Plan area. The over 4000 entries in the Stirling Sites and Monuments Record include a wide range of undesignated features, structures and sites, and the Historic Scotland Battlefield Inventory designates historic battlefield sites at Bannockburn, Sheriffmuir, Stirling Bridge and Sauchieburn.

Along with the extensive historic landscapes that also carry elements of the past, the historic environment adds richness and context to homes, places of work and other activities. No part of Stirling City is more than a 15 minute walk from an asset of national or international significance.

Adapting the historic environment to modern circumstances is a complex issue, and the policies in this section of the Plan (and their associated supplementary guidance) seek to address the most frequently arising situations. Conservation Area Character Appraisals have also been prepared, providing a more informed basis to judge the impact of development proposals in these areas, and identify opportunities for improved management. The City Centre Development Framework (SG08B) highlights the significant role the Castle plays in Stirling's identity.

In addition to the above heritage features which are themselves of great heritage importance, so too is the landscape setting. Stirling is fortunate in the quality of its landscape resource, with around 60% of the area designated as Special Landscape Areas. This Plan is therefore strong on landscape conservation and seeks to encourage new landscape elements in development proposals, and remediation of neglected features important to landscape character.

About 7% of the Plan area is designated for its nature conservation interest, and of this area, over half has international importance. Protection is extended to the Firth of Forth Special Protection Area (SPA), (also a RAMSAR site), Special Areas of Conservation (SACs), Flanders Moss National Nature Reserve (NNR), Local Nature Reserves (LNR) and Sites of Special Scientific Interest (SSSIs) which are wholly or partly within the area.

Beyond this, biodiversity interest 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. While the legislative basis of wildlife conservation measures applied through the planning process is a matter for other strategies, the Council has a duty to further the conservation of biodiversity.



## Primary Policy 7: Historic Environment

The historic environment contributes in a unique way to the character of the Stirling area. It is important in forming the identity of places and providing a cultural, educational, social, and economic resource. The historic environment and, where appropriate, the settings of its component features, will therefore be safeguarded, preserved and enhanced. Developments and other proposals that would have a negative impact on these assets will not normally be supported. 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 context of the Stirling Plan area).
- (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 7.1: Archaeology & Historic Building Recording (designated & undesignated buildings/sites)

- (a) There will be a presumption against development that impacts physically upon either a Scheduled Monument, a nationally important monument or significantly detracts from the setting of such monuments.
- (b) 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.
- (c) 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.

[SG23 supports this policy by providing further guidance on the variety, nature and scope of archaeological remains in the Stirling area, as well as the potential types of required archaeological mitigation and the broader national policy context].

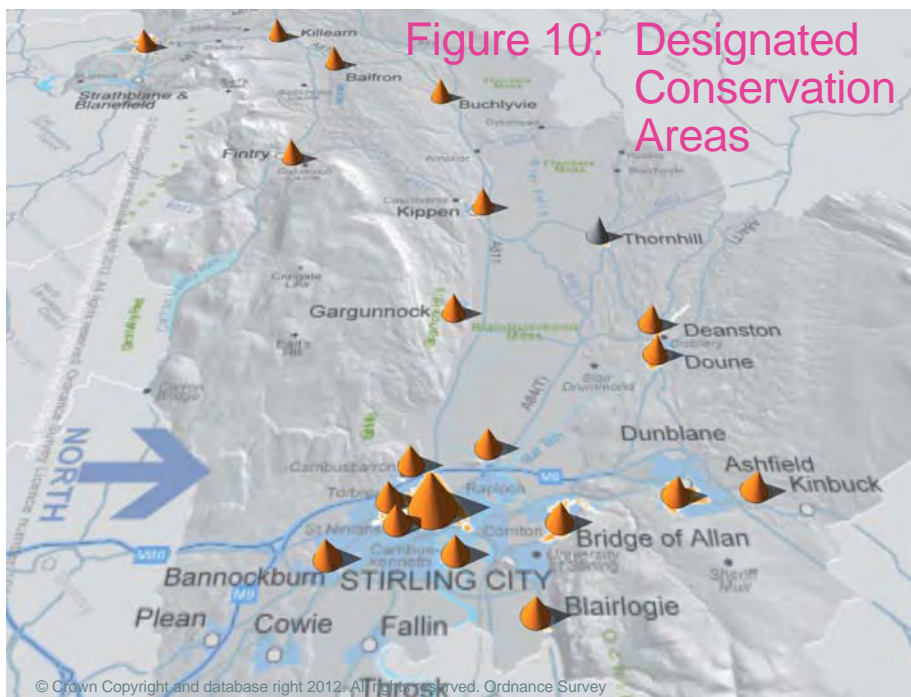
[SG21 supports this policy by providing further guidance on the appropriate levels of building recording required, with varying degrees of impact on historic buildings of differing status, and the broader national policy context].



### Policy 7.2: Development within and outwith Conservation Areas

- (a) Development within a Conservation Area and development outwith, that will impact on the conservation area, shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should: -
  - (i) 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. [See Policy 7.4 for the treatment of boundaries / hardstandings in Conservation Areas and Listed Buildings].
  - (ii) Retain existing natural and built features which contribute to the character of the Conservation Area and / or its setting.
- (b) Given the importance of assessing design matters, applications for Planning Permission in Principle will not normally be considered appropriate for development proposals in Conservation Areas.
- (c) 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 Part (a)(ii) and Policy 7.3. 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 commence until evidence is given of contracts let for the approved redevelopment.

[Character Appraisals of the character and qualities of the Conservation Areas have been produced and inform specific Key Site Requirements, Development Frameworks, Masterplans, and Planning Briefs. Specific opportunities for action, enhancement and management strategies within Conservation Areas will be taken forward in the development of the Settlement Statements/Strategies, see Action Programme].



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### Policy 7.3: Development affecting Listed Buildings

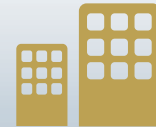
- (a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.
- (b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply: -
  - (i) The building is no longer of special interest.
  - (ii) The building is beyond repair.
  - (iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
  - (iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
- (c) 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 or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG21).

### Policy 7.4: 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 and their settings, new development will not generally be supported within the gardens and grounds of existing buildings or if served by rear access lanes. Support may be given to developments 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;
- (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 and / or setting and character of the Listed Building; and
- (c) The retention of existing boundaries and landscape treatments that contribute to the character of the area / building and proposed 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.

[SG25 supports this policy by providing further guidance on the treatment of external areas, boundaries, parking areas, etc.].



### Policy 7.5: New/Replacement Windows – Listed Buildings and Conservation Areas

There will be a presumption in favour of the retention (with traditional repair/sympathetic refurbishment if required) of original windows or other windows of historic significance. Replacement of, or alteration to, existing windows will be considered as follows: -

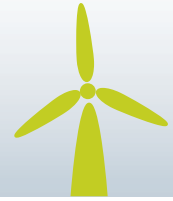
- (a) Where original windows or other windows of historic significance are proven to be beyond repair, replacement matching them in every respect including materials, dimensions, profiles, opening method and finish will be acceptable. Reuse of historic glass and other features may be required.
- (b) Where original windows, or other windows of historic significance, no longer exist, support will be given to proposals which reinstate a historically correct window type, including design, material and opening method.
- (c) Double-glazing may be acceptable where part (a) or (b) of this policy applies or where it can be incorporated within the existing joinery, and, only where there will be no loss of historic glass and no adverse impact on the character or appearance of the Listed Building or Conservation Area.
- (d) Secondary glazing is supported where it can be internally installed without detriment to the external appearance of the building or internal features of interest.

### Policy 7.6: New/Replacement Shopfronts within Listed Buildings and Conservation Areas

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 retention 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 character or architectural integrity of the building concerned or the character of the Conservation Area.
- (d) Remove shopfronts and introduce an alternative frontage treatment at street level, only where clear historic evidence supports this as the original appearance, and where the existing shopfront treatment is of no architectural or historic interest.

[SG22 supports this policy by providing further design guidance on proposals for new or altered shopfronts in the above situations].



### Policy 7.7: Energy Efficiency & Micro-Renewables within Listed Buildings and Conservation Areas

Alterations and proposals involving the sensitive introduction of energy efficiency measures and/or micro-renewables installations to Listed Buildings and in Conservation Areas will be supported, where the proposals ensure that the character and appearance of the Listed Building, Conservation Area and their settings are preserved or enhanced.

[SG20 supports the above policy by providing further guidance on suitable proposals, in particular ensuring measures for improving the energy efficiency of the existing building have been maximised].

### Policy 7.8: Development affecting Battlefields, Gardens and Designed Landscapes

- (a) 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 supported 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.
- (b) Development affecting sites within 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.

[SG24 supports this policy by providing further guidance on the number and nature of Battlefield Inventory sites in the Stirling Plan area, their key characteristics, the potential types of required mitigation and the broader policy context].

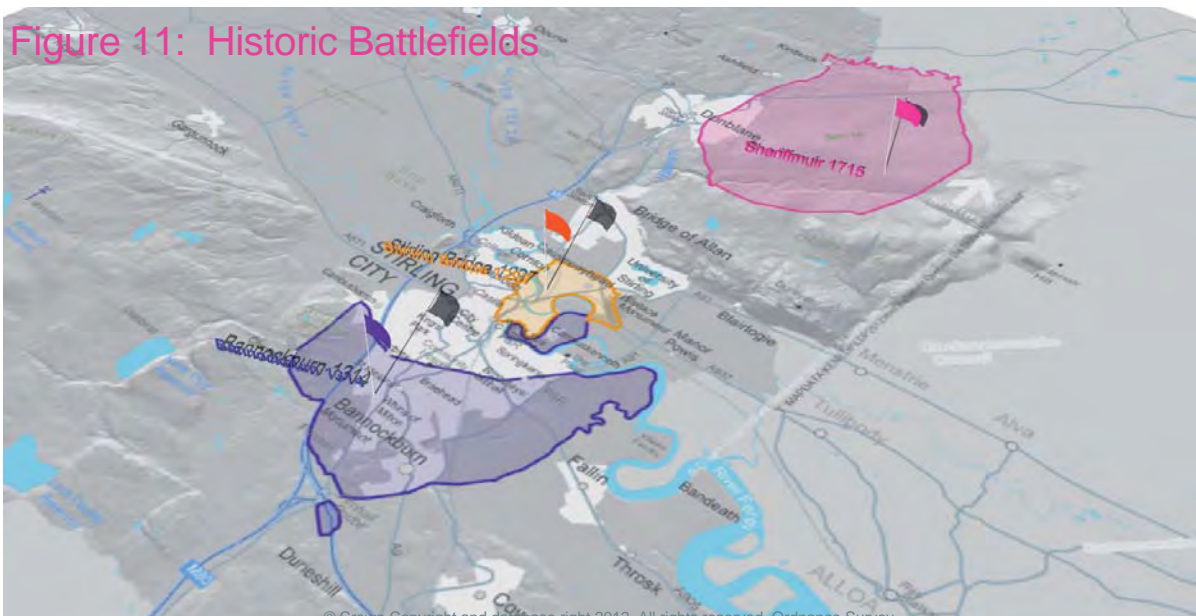


Figure 11: Historic Battlefields



## Primary Policy 8: Conservation and Enhancement of Biodiversity

- (a) The protection, conservation and enhancement of wildlife, its habitats and other natural features in international and national designated sites will be supported in line with statutory requirements. International designations comprise of Natura sites, i.e. Special Protection Areas (SPAs) and Special Areas of Conservation (SACs); and national sites comprise of Sites of Special Scientific Interest (SSSIs) and the Flanders Moss National Nature Reserve (NNR).
- (b) Development proposals brought forward in relation to any policy, proposal or strategy in this Plan, that are likely to have a significant effect on a Natura site, will not be in accordance with the Plan, unless it can be ascertained that, by means of appropriate assessment, that the integrity of the site will not be adversely affected.
- (c) When considering development proposals account must also be taken of statutory requirements in relation to protected species, including European Protected Species listed in Annexes I, II, IV and V of the Habitats Directive and Annex I of the Birds Directive.
- (d) The Planning Authority will: -
  - (i) Consider the potential of all development proposals to contribute positively to biodiversity conservation and enhancement, and will seek mitigation for any adverse impacts.
  - (ii) Identify and protect Local Nature Conservation Sites and Geological Conservation Review Sites (see Policies 8.2 and 8.3).
  - (iii) In the context of the Green Network and Integrated Habitat Network, seek to identify, protect and enhance habitat networks and create linking features.
- (e) Areas not covered by statutory or local designations will have an appropriate level of protection if they are deemed to be important for their contributions to local biodiversity or form an important link within the Integrated Habitat Network.

[SG26 supports this policy and provides general information on designated sites, links to the relevant legislation and statutory requirements and guidance in relation to biodiversity and checklists for habitat and protected species surveys].

### Policy 8.1: Biodiversity Duty

- (a) 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.
- (b) Developments likely to lead to a significant loss of biodiversity (relative to the Stirling Biodiversity Action Plan, the Scottish Biodiversity List and 'Natural Heritage Futures') will only be supported 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 supports this policy by outlining what the general biodiversity interest is in the area, and provides guidance on surveying for biodiversity and links to natural heritage information].



## Policy 8.2: Proposals affecting Local Nature Conservation Sites (LNCS)

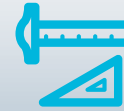
Development proposals should not adversely affect sites of value to local nature conservation (LNCS). Where development proposals have the potential to impact on such a site:-

- (a) The developer should carry out a biodiversity assessment, with particular reference to those nature conservation interest(s) for which the site has been identified.
- (b) Where significant adverse impacts are likely, development will only be supported if 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 supports this policy and includes details of the sites concerned, and advice on surveying for biodiversity, links to natural heritage information, etc.].







### Policy 8.3: Proposals affecting Geological Conservation Review Sites (GCRS)

Development proposals should not adversely affect sites of value to local geodiversity (GCRS). Where development proposals have the potential to impact on such a site:-

- (a) The developer should carry out an assessment, with particular reference to those geodiversity interest(s) for which the site has been identified.
- (b) Where significant adverse impacts are likely, development will only be supported if there are overriding social or economic reasons why the development should go ahead. In such circumstances geo-diversity interests will be maintained as far as possible through planning conditions and / or planning agreements.

[SG26 supports this policy and includes details of the GCR sites].

### Figure 12: Geological Conservation Review Sites



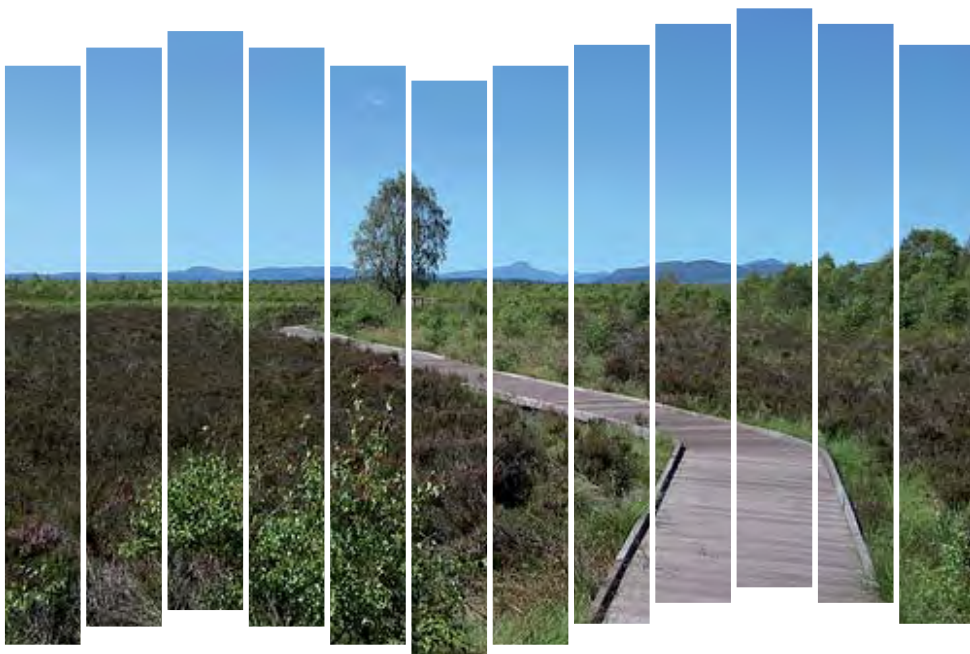


## Primary Policy 9: Managing Landscape Change

- (a) 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. All development proposals should comply with the following:-
- (i) Recognise the reasons for any special landscape designation that applies, and take account of guidance as to the types and scales of development that may be acceptable (see Policy 9.1 and SG27).
  - (ii) Outwith designated landscape areas, demonstrate that the capacity of the local landscape to accommodate new development of the type and scale envisaged has been taken into account, with reference to the guidance included with the landscape character assessments (see SG28).
  - (iii) Avoid adverse cumulative effects on landscape character and visual amenity.
  - (iv) Include appropriate provision for landscape and planting works to maintain or enhance landscape quality and contribute to enhancing the Green Network.
- (b) 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.

[SG27 supports this policy by providing locations and citations for designated landscapes which identify the special qualities, sensitivities to change, development guidance and landscape enhancement potential for these areas].

[SG28 supports this policy by providing locations and a description of the character of all the lowland and highland local landscape character areas and notes on managing landscape change in these areas].





## Policy 9.1: 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 (see SG27). 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.

### (a) National Scenic Area (NSA):

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

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

### (b) Local Landscape Areas (LLAs)

Development proposals will only be supported where it can be demonstrated that: -

- (i) The landscape character, scenic interest and qualities for which the area has been designated will not be adversely affected; or
- (ii) There is a specific nationally recognised 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 supports this policy by providing locations and citations for designated landscapes which identify the special qualities, sensitivities to change, development guidance and landscape enhancement potential for these areas].

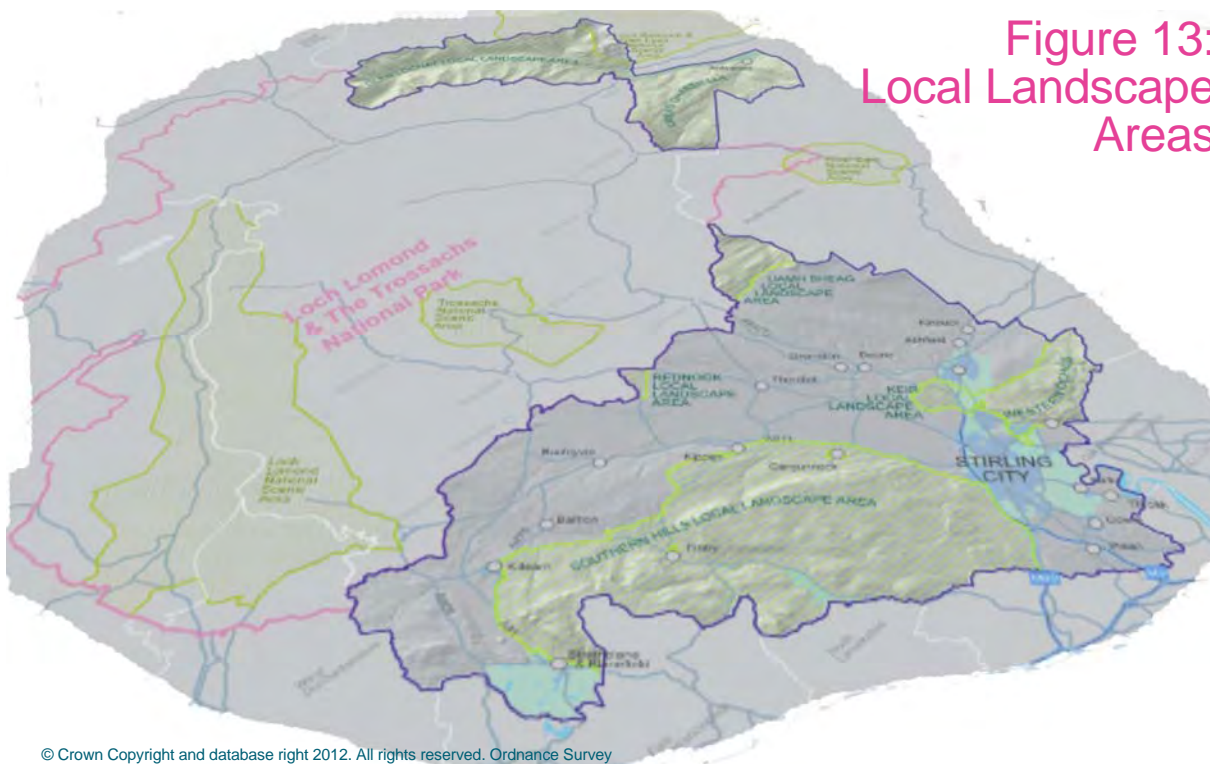


Figure 13:  
Local Landscape  
Areas



### Policy 9.2: Landscaping and Planting in Association with Development

Development should 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 supports this policy by providing guidance on landscape and planting requirements for new developments].



## D. Managing and Utilising Local Resources (Primary Policies 10-15 & Policies 10.1-15.1)

The local economy is dependent to a significant degree on natural resources and therefore the policies in this section 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.

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, tourism and cultural qualities, as well as the landscapes and employment opportunities that these create.

Sand, gravel and hard rock quarries have a part to play in the economy, and future supplies to wider markets will have an impact on requirements in the coming decades. New technology has allowed the exploration into Unconventional Gas in the area and policy is needed to deal with emerging coal-bed methane extraction. The Plan area has the potential to contribute to energy generation through most of the renewable and low-carbon technologies currently being developed, and the relevant policies encourage all forms of renewable low-carbon generation and heat production within environmental capacities.

Tourism makes a significant contribution to the economy of the Plan area: some 440,000 tourists visit Stirling Castle annually, and the proximity of Stirling to the Loch Lomond and Trossachs National Park, is a considerable asset. However there is a need to raise awareness of the Plan area's overall tourism offer, increase the duration of the average tourist's stay in the area, and improve the business / conference tourism accommodation offering in the City. Such improvements are encouraged through policy, along with other appropriate accommodation and visitor facilities.

## Primary Policy 10: Forests, Woodlands and Trees

- (a) Stirling Council has prepared a Forest and Woodland Strategy in partnership with Clackmannanshire Council and Forestry Commission Scotland. Within the context of the Strategy the Council will: -
- (i) Adopt a vision for protection, future expansion and restructuring of woodland to meet national objectives and local needs.
  - (ii) Encourage sustainable forestry that delivers a range of economic, social and environmental benefits, including the mitigation of climate change and ecological adaptation.
  - (iii) Set out the local circumstances and factors in the assessment of planting and felling proposals.
  - (iv) Support the contribution of the forestry sector to local sustainable economic growth and employment development.
- (b) Additionally the Council will, through the development management process:-
- (i) Promote Tree Preservation Orders (TPOs) to protect trees and groups of trees important for amenity, or because of their cultural or historic interest, or on account of their contribution to the character and appearance of Conservation Areas.
  - (ii) Protect existing woodland, especially woods with high natural and cultural heritage value. The criteria set out in the Scottish Government's policy on Control of Woodland Removal will be used to determine the acceptability of woodland removal.
  - (iii) Seek to expand woodland cover and, where practicable, secure establishment of new woodland in advance of development, particularly in association with: -
    - Larger scale development proposals and / or developments on the edges of settlements as set out in the Key Site Requirements.
    - Existing woodland or Green Corridors (see Policy 1.3).
    - In areas of degraded landscape.

[SG30 supports this policy by outlining the Councils Forest and Woodland Strategy. This will be further developed as SG30A to identify the planning specific issues that relate to the Strategy].

[SG31 is also relevant by providing guidance on the protection and management of trees on development sites].



### Policy 10.1: Development Impact on Trees and Hedgerows

- (a) Development proposals should 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.
- (b) During the construction phase ensure the protection and management of retained trees on development sites in accordance with BS 5837:2012 Trees in relation to design, demolition and construction (April 2012).
- (c) All proposals on sites with existing trees or other significant vegetation features within or close to the site boundaries should: -
  - (i) Include an appropriate tree survey and demonstrate how the findings of the tree survey and assessment have informed the development proposals.
  - (ii) Identify trees proposed for removal and retention, with details of how protection will be afforded.
  - (iii) Bring forward tree planting proposals to compensate for any removal and / or workable mitigation measures where development would impair connectivity between important woodland habitats.
  - (iv) 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). Developers should notify owners of any affected trees.
  - (v) Ensure the long-term retention of existing and proposed trees by positioning buildings an appropriate distance from them, taking into account the ultimate height of the trees.

[SG31 supports this policy by providing guidance on the protection and management of trees on development sites]

[SG32 supports this policy by providing guidance on the legal circumstances surrounding trees].



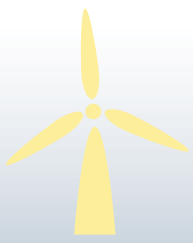
## Primary Policy 11: Minerals and Other Extractive Industries

- (a) Development will not generally be supported if it sterilises, degrades or otherwise makes unavailable, important mineral deposits such as coal, sand, gravel and hard rock or coal bed methane reserves. Working of minerals in advance of development will be encouraged, where appropriate. Extraction that contributes to the minimum 10 year supply of permitted reserves of construction aggregates (in order to comply with SPP) in the area will be supported, subject to part (c), below. Extensions to existing operations will be considered over new operations in other locations. The recycling and reuse of waste materials will be encouraged to help conserve mineral resources.
- (b) The area east of Stirling and south of the Forth is identified as highly constrained, for environmental and social reasons, relative to surface mining of coal. The Spatial Strategy recognises the eastern villages as a priority area for regeneration. Therefore, any proposals for surface mining in this area will be supported only if the applicant can demonstrate that there are national, community or economic interests which would outweigh the likely environmental impacts or that the proposal is environmentally acceptable or can be made so.
- (c) For any extraction proposal, sufficient information should be submitted to enable a full assessment of the likely effects of development to be made. Together with proposals for restoration, appropriate control, mitigation, operation and monitoring, either financial bonds for restoration or the support of an industry guarantee scheme may be required in certain circumstances and any requirements in relation to bonds or guarantees will be included in the planning conditions of the mineral development. Extractive waste management plans will be required \*.
- (d) Proposals for the extraction of unconventional gas (coal bed methane, shale gas and other forms of onshore oil and gas exploration) shall be considered using the policy outlined above.

\* In planning for restorative works, enhancement of natural heritage should be considered, as this may offer increased benefits to the placemaking agenda.







## Primary Policy 12: Renewable Energy

The Scottish Government's 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. The Plan area has the potential to contribute to energy generation through most of the renewable and low-carbon technologies currently being developed.

Wind turbines may have specific implications for landscape character and visual intrusion, particularly with regard to larger scale developments, in terms of both overall height and numbers of turbines. Other renewables and low carbon energy developments will be considered where they are to be sensitively introduced. Renewable energy generation projects will therefore require to accord with Policies 12.1 (where appropriate) and 12.2.

### Policy 12.1: Wind Turbines

- (a) Proposals for the installation of wind turbines will be assessed against: -
- (i) National planning policy and guidance current at the time of determination of applications.
  - (ii) Current locational and design guidance of Scottish Natural Heritage.
  - (iii) Stirling Council's 'Areas of Significant Protection' and 'Areas of Search', as detailed in SG33.
  - (iv) The findings of the Stirling Landscape Sensitivity and Capacity Study for Wind Energy Development' (March 2008).
- (b) 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. Conservation of the character and quality of landscapes is a primary consideration (see Primary Policy 9, SG27 and SG28).

[SG33 supports this policy and provides a consolidated version of Stirling Council's Supplementary Planning Guidance – 'Interim Locational Policy and Guidance for Renewable Energy Developments', adopted in March 2011. In addition to defining 'Areas of Significant Protection' and 'Areas of Search' it also includes guidance on siting and design, landscape and visual assessment, community turbines and other relevant technical, planning and environmental criteria. See also Policy 4.2 for criteria relating to the protection of carbon-rich soils].





## Policy 12.2: Other Renewable and Low Carbon Energy Developments

- a) Hydro power developments, including enhanced output from existing installations, will be supported, subject to detailed environmental assessment and appropriate mitigation of potentially adverse environmental impacts, including visual and landscape impacts\*. Account will also be taken of potential cumulative impacts on the water environment and flood risk, and the requirements of relevant River Basin Management Plans and Local Flood Risk Management Plans (mid 2016 onwards).
- b) Other forms of renewable and low carbon energy technologies will be supported (e.g. geothermal resources, anaerobic digestion, landfill gases, waste biomass and carbon capture / sequestration) subject to detailed environmental assessment and appropriate mitigation of potentially adverse environmental impacts\*\*.
- c) Biomass fuelled heat and power facilities will generally co-locate with consumers. Related developments (e.g. fuel processing plant) in rural locations will also be supported, subject to environmental impacts being avoided or mitigated.
- d) Micro-renewable energy development excluded from permitted development rights will be supported in principle. Potential impact on the character and appearance of the historic environment will be an important consideration (see also Policy 7.7).

\* Developers should consult SEPA with reference to their guidance on run-of-river hydropower schemes that includes a Controlled Activities Regulations screening checklist.  
(<http://search.sepa.org.uk/sepa?action=search&q=run%20of%20river%20hydro>).

\*\* Developers should consult SEPA with reference to their Thermal Treatment of Waste Guidelines (2009, amended 2011).



## Primary Policy 13: The Water Environment

- (a) All development must minimise and mitigate any potential impacts on the water environment. When considering any proposals likely to impact upon the water environment, the Council will ensure proposals accord with the protection and improvement objectives of the Scotland River Basin Management Plan and relevant Area Management Plans, forthcoming Flood Risk management Plans (mid 2016), and appropriate biodiversity, marine planning and green network considerations. The Scottish Environment Protection Agency, Scottish Water and Scottish Natural Heritage will be consulted as appropriate.
- (b) The Stirling area includes important areas for local and regional drinking water supply catchments. Development proposals must have regard to potential adverse impacts on drinking water supply catchments, including private licensed supplies.

[SG34 supports this policy and provides more detailed information and guidance on the role of the planning system in protecting the water environment from deterioration, and as a means to implement improvement measures by influencing the location and design of new development].





## Primary Policy 14: 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: -

- (a) Consider means of minimising impact on soil resources.
- (b) Implement appropriate soil management measures, particularly for valuable soils such as good quality agricultural soils\* and soils with a high organic content. (Any proposals affecting peat accumulations will be subject to Policy 4.2).
- (c) Adopt best practice when moving, storing and reinstating soils. (See Natural Scotland Regulatory Guidance 'Promoting the sustainable reuse of greenfield soils in construction').
- (d) Consider opportunities to re-use soils necessarily excavated from the site.

[\* Defined for the purposes of this policy as Land Capability for Agriculture (LCA) Classification 3.1 and 3.2].

### Policy 14.1: Encourage Local Food Production

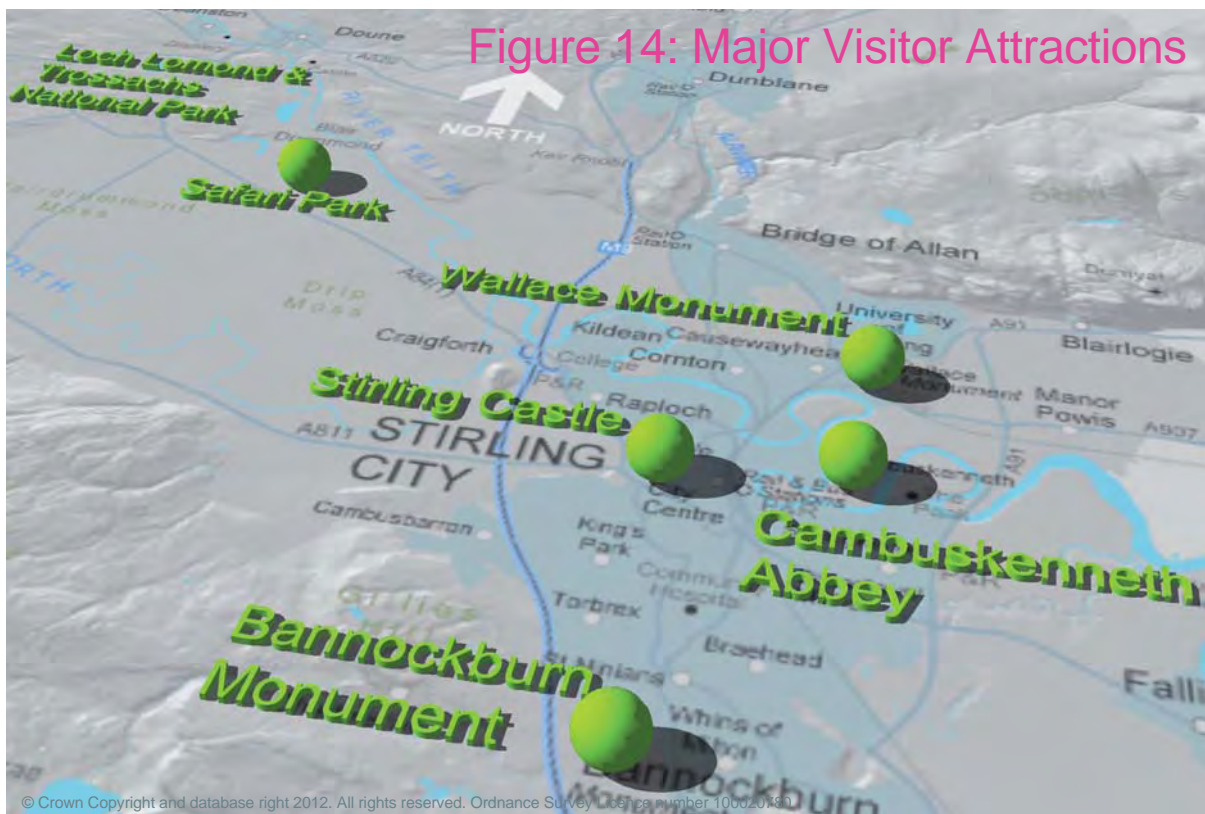
- (a) Developments associated with local food production (including fish farms) and associated activities such as processing, distribution and marketing, will be supported where environmentally acceptable.
- (b) Support will be given for forms of development that provide space for allotments, other communal growing areas or orchards.
- (c) Approval will be given to the conversion of open space to food production where Green Networks and Open Space Strategy objectives are not compromised.
- (d) Locations for associated markets will only be approved on a temporary basis, with renewal of permissions dependent upon satisfactory site management.



## Primary Policy 15: Tourism and Recreational Development

Tourism and recreational activities make a significant contribution to the economy of the Plan area, and are based substantially on the quality of the natural and built environment. Proposals for tourism and recreational development should: -

- (a) Increase the volume and value of tourism and recreation to the local economy, and the duration of the visitor stay and tourism season;
- (b) Preserve and enhance the quality of the natural and historic environment, and the visitor experience; and
- (c) Where appropriate improve the provision of facilities for the business / conference tourism accommodation offering, particularly within the Core Area.





### Policy 15.1: Tourism development including facilities and accommodation

- (a) Proposals for tourism and recreational development including facilities and accommodation, will be supported where they: -
- (i) Are commensurate in scale with their location and setting within the built and natural environment;
  - (ii) Complement existing tourist facilities and help facilitate the sustainable management of tourists at or between major tourist destinations;
  - (iii) Promote a wider spread of visitors and therefore economic benefits; and
  - (iv) Promote responsible access to, interpretation of, and effective management and enhancement of the natural and historic environment, and cultural heritage.
- (b) In addition, the following specific types of tourist accommodation will only be supported in the following circumstances: -
- (i) The sensitive expansion of existing tourist caravan and campsites will be supported in preference to the establishment of new sites.
  - (ii) Proposals for chalet developments (as defined in SG35), will be supported where the landscape can accommodate such development without it being visually prominent. Such proposals must also comply with SG35.
- (c) Planning permission covered by any part of this policy may be subject to conditions and/or planning obligations to control use.

[\*Proposals for houses for holiday letting purposes in the Countryside, falling outwith the scope of criterion (b)(ii), will be assessed separately under Policy 2.10.]

[SG35 supports this policy by providing detailed guidance on the location, siting, and design of chalet developments].



## 8. List of Policies and Related Supplementary Guidance

<b>Overarching Policy and Sustainable Development Criteria</b> - applies to all new developments	
<b>PP (Primary Policy):</b> - 15 high level policies.	
<b>Policy:</b> Policies relating to the Primary Policies	
<b>SG (Supplementary Guidance):</b> - statutory policy, guidance and advice related to the Primary Policies and/or Policies	
<b>Overarching Policy and Sustainable Development Criteria</b>	
<b>PP1</b>	<b>Placemaking</b>
Policy 1.1	Site Planning
Policy 1.2	Design Process
Policy 1.3	Green Network and Open Space
Policy 1.4	Green Belts
SG01	Placemaking
SG02	Green Network
SG03	Green Belts
<b>PP2</b>	<b>Supporting the Vision and Spatial Strategy</b>
Policy 2.1	Housing Land Requirement
Policy 2.2	Planning for Mixed Communities and Affordable Housing
Policy 2.3	Particular Needs Housing and Accommodation
Policy 2.4	Safeguarding Employment Land and Property
Policy 2.5	Employment Development
Policy 2.6	The Network of Centres
Policy 2.7	Retail and Commercial Leisure Development
Policy 2.8	Sites Suitable for a Mix of Uses
Policy 2.9	Economic Development in the Countryside
Policy 2.10	Housing in the Countryside
Policy 2.11	Houses in Garden Ground/Curtilages
Policy 2.12	Residential Alteration and Extensions
Policy 2.13	Residential Caravans
Policy 2.14	Advertisements
Policy 2.15	Mobile Hot Food Outlets

SG04	Affordable Housing
SG05	Houses in Multiple Occupation
SG08	All Development Frameworks, Masterplans and Planning Briefs
SG08A	Stirling's Major Growth Area - Durieshill
SG08B	City Centre Development Framework
SG09	Network of Centres
SG10	Housing in the Countryside, including Design Guide
SG11	New Uses for Redundant Rural Buildings
SG12	Householder Alterations and Extensions
SG13	Advertisements
<b>PP3</b>	<b>Provision of Infrastructure</b>
Policy 3.1	Addressing the Travel Demands of New Development
Policy 3.2	Site Drainage
Policy 3.3	Developer Contributions
SG14	Ensuring a Choice of Access for New Developments
SG15	Education Facilities
SG06	Health Care Facilities
SG16	Developer Contributions

<b>PP4</b>	<b>Greenhouse Gas Reduction</b>
Policy 4.1	Low and Zero Carbon Development
Policy 4.2	Protection of Carbon-Rich Soils
SG17	Low and Zero Risk Carbon Buildings
<b>PP5</b>	<b>Flood Risk Management</b>
Policy 5.1	Reinstate Natural Watercourses
SG18	Planning and Flood Risk Management
<b>PP6</b>	<b>Resource Use and Waste Management</b>
Policy 6.1	Provision and Safeguarding of Waste Management Infrastructure
SG19	Waste Management Requirements for Development Sites

<b>PP7</b>	<b>Historic Environment</b>
Policy 7.1	Archaeology and Historic Building Recording
Policy 7.2	Development within Conservation Areas
Policy 7.3	Development affecting Listed Buildings
Policy 7.4	Development in Gardens/Curtilages within Conservation Areas and around Listed Buildings
Policy 7.5	New/Replacement windows - Conservation Areas and Listed Buildings
Policy 7.6	New/Replacement shopfronts within Listed Buildings and Conservation Areas
Policy 7.7	Energy Efficiency and Micro-renewables within Listed Buildings and Conservation Areas
Policy 7.8	Development affecting Battlefields, Gardens and Designed Landscapes





SG20	Energy Efficiency and Micro-Renewables in the Historic Environment
SG21	Building Recording
SG22	Shopfronts
SG23	Archaeology
SG24	Battlefields
SG25	Boundaries and Hardstandings in Conservation Areas
SG07	Conservation Area Appraisals
<b>PP8</b>	<b>Conservation and Enhancement of Biodiversity</b>
Policy 8.1	Biodiversity Duty
Policy 8.2	Proposals affecting Local Nature Conservation Sites (LNCS)
Policy 8.3	Proposals affecting Geological Conservation Review (GCR) sites
SG26	SG - Biodiversity Conservation
<b>PP9</b>	<b>Managing Landscape Change</b>
Policy 9.1	Protecting Special Landscapes (NSA, LLAs)
Policy 9.2	Landscape and Planting in Association with Development
SG27	Protecting Special Landscapes
SG28	Landscape Character Assessments
SG29	Landscape and Planting Requirements for New Developments
<b>PP10</b>	<b>Forests, Woodland and Trees</b>
Policy 10.1	Development Impact on Trees and Hedgerows
SG30	Forest and Woodland Strategy
SG31	Trees and New Development
SG32	Trees and the Law
<b>PP11</b>	<b>Minerals and Other Extractive Activities</b>
<b>PP12</b>	<b>Renewable Energy</b>
Policy 12.1	Wind Turbines
Policy 12.2	Other Renewable and Low Energy Developments
SG33	Wind Farms and Wind Turbines
<b>PP13</b>	<b>The Water Environment</b>
SG34	The Water Environment
<b>PP14</b>	<b>Soil Conservation and Agricultural Land</b>
Policy 14.1	Encourage Local Food Production
<b>PP15</b>	<b>Tourism and Recreational Development</b>
Policy 15.1	Tourism Development including Facilities and Accommodation
SG35	Chalet Developments



## 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/department/organisation that 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.

**Battlefields (Inventory Site):** 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.

<http://www.historic-scotland.gov.uk/index/heritage/battlefields.htm>

**Best Practicable Environmental Option:** This emphasises the protection and conservation of the environment across land, air and water. The procedure establishes for a given set of objectives, the option that provides the most benefits or the least damage to the environment, as a whole, at acceptable cost, in the long term as well as in the short term.

**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.



**Calculating carbon savings from wind farms on Scottish peat lands:** A New Approach (June 2010) – Scottish Government publication.

<http://www.scotland.gov.uk/Publications/2008/06/25114657/0>

**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 and 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.

**Control of Woodland Removal:** Scottish Government policy approved in June 2008 which seeks to protect the existing forest resource in Scotland, and supports woodland removal (deforestation) only where it would achieve significant and clearly defined additional public benefits.

[http://www.forestry.gov.uk/pdf/fcfc125.pdf/\\$FILE/fcfc125.pdf](http://www.forestry.gov.uk/pdf/fcfc125.pdf/$FILE/fcfc125.pdf)

**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 2.10 on Housing in the Countryside and Policy 2.9 Economic Development 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.

**Demand Responsive Transport (DRT):** A service provided in the more remote rural areas that are inadequately served by commercial public transport services. DRT is a public transport service which differs from conventional transport in that it does not run on fixed routes or timetables. The cost of providing the DRT service is directly related to the number of trips generated in the area (see SG14).



**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.

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

**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 that 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 will 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 alone 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:** All land and buildings used or designated for purposes under Classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution) of the 1997 Town and Country Planning (Use Classes) (Scotland) Order, considered to be appropriate or marketable as per the definition set out in SPP and by the Planning Authority in consultation with the Economic Development Service.

**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:** Scottish Government requirement to maintain a 5 year effective land supply at all times.

**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.

**Garden and 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". May also include non inventory sites of more local interest.

<http://www.historic-scotland.gov.uk/index/heritage/gardens.htm>

**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 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):** A staged procedure to determine whether or not a plan or project is likely to have a significant effect on a European site. An 'appropriate assessment' is required where a plan or project is likely to have a significant effect on a European site either alone or in combination with other plans or projects.

**Highly Pressured Areas (Housing):** Priority locations for the development of affordable housing where a 50% affordable housing contribution will be required. The highly pressured areas are the Stirling Rural Villages Area (Local Housing Strategy sub-area), Dunblane & Bridge of Allan.

**House(s) in Multiple Occupation:** For the purposes of Policy 2.3, an HMO is a house where more than 5 residents live together as unrelated individuals, or a flat where 3 or more residents live together as unrelated individuals. Further detail is provided in SG05.

**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.

**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 (referred to as housing units) 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.

**Integrated Habitat Network (IHN):** A specific project (by the Forestry Commission under the aegis of CSGN) which examines the functional connectivity of existing habitat patches and helps indicate where efforts might best be focused to enhance habitat networks.



**Land Capability for Agriculture:** Macaulay Land Use Research Institute classification system used to rank land on the basis of its potential productivity and cropping flexibility.

<http://www.macaulay.ac.uk/explorescotland/lca.html>

**Lifetime Homes Standard:** A set of design criteria that provide a model for building accessible and adaptable homes which allow for an inclusive design approach to general housing.

**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:** One of the 3 categories of development (others being National and Major) used for Development Management purposes and defined in The Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

**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:** A statement required to be submitted with all relevant planning applications in order to comply with Policy 4.1. Details of the information required to be included in the statement can be found in SG17.

**Major Development:** One of the 3 categories of development (others being National and Local) used for Development Management purposes and defined in The Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

**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:** One of the 3 categories of development (others being Local and Major) used for Development Management purposes and defined in The Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. National Developments are identified in the National Planning Framework and 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."

**Natural Heritage Futures:** SNH reports (2009) for the Eastern Lowlands, West Central Belt, and Loch Lomond, The Trossachs and Breadalbane relative to the Plan area, which offer long term visions for the area in terms of landscape and wildlife.

<http://www.snh.gov.uk/about-snh/what-we-do/nhf/nhf-downloads/>

**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:** Spatially defined centres located within the city, towns, and villages, each with an identified role and function that will be used as the basis for decision making on sites that are proposed for retail or commercial leisure development within the centres. A hierarchy exists between the centres. Further information is provided in 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. The Council's Open Space Strategy is published separately from the Local Development Plan.

**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).





**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 older people and 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 **Household (bulky goods) Retail**.

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

**Planning Brief:** A guide to developing a site produced by the Council, where merited by the size, sensitivity, and/or complexity of the site and/or the particular development proposal.

**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.

**Pressured Areas (Housing):** Areas covered by Pressured Area Status removing the right to buy in particular circumstances (approved by Scottish Government). It covers the whole Stirling Rural Sub-Area and in the Stirling Core Area at Cambusbarrow, Dunblane, Bridge of Allan, Causewayhead, Stirling town centre, Broomridge, St Ninians, Riverside and Braehead, Bannockburn, Whins of Milton, Hillpark and Firs.

**Pressured Areas (NHS Forth Valley):** Areas containing existing Health Care Facilities considered to be at pressure in terms of capacity as a result of new development in the area.

**Prime Retail Area:** The area as defined on the Proposals Maps for Stirling. It is the main focus for retail activity within the City Centre and the Plan area as a whole, and where the loss of Class 1 retail uses will be resisted in accordance with Policy 2.6. See **Network of Centres**.

**Promoting the Sustainable Reuse of Greenfield Soils in Construction:** Natural Scotland (March 2010) guidance prepared with (SEPA) the Civil Engineering Contractors Association (Scotland) (CECA) and the Environment Industries Commission (EIC) to promote the sustainable reuse of greenfield soils.

<http://www.sepa.org.uk/planning/idoc.ashx?docid=f2099206-fe50-448e-8eb4-4d90289fade4&version=-1>

**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.

**Regional Transport Strategy (TACTRAN):** The Tayside and Central Scotland Transport Partnership (TACTRAN) was established on 1 December 2005 as one of seven statutory Regional Transport Partnerships across Scotland. It sets out a vision for improving the region's transport infrastructure, services and other facilities over the period to 2023.

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

**Reshaping Older Peoples Care:** A model of care developed by Stirling Council whereby older people (aged 65 and over) will benefit through improvements in the availability and quality of care offered to them enabling people to stay at home longer.

**Retail Impact Analysis (RIA):** An assessment of the likely individual or cumulative impact of a proposed development on the **vitality and viability** of Network Centres.

**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 partner organisations 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 Biodiversity List:** A list of animals, plants and habitats that Scottish Ministers consider to be of principal importance for biodiversity conservation in Scotland.

<http://www.snh.gov.uk/protecting-scotlands-nature/biodiversity-scotland/scottish-biodiversity-list/>

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

**Scottish Natural Heritage (SNH) Information Note 318:** Identification of carbon-rich soil mapping units, which can be found at;

<http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-rocks-and-minerals/soils-and-development> or; <http://www.snh.gov.uk/docs/A602512.pdf>.

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

**Scottish Soils Framework:** Scottish Government (2009) document that promotes the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland.

<http://www.scotland.gov.uk/Resource/Doc/273170/0081576.pdf>



**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'.

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

**Sequential Approach:** The sequential approach requires that locations for all retail and commercial leisure developments be considered in the following order:

- City Centre, Town and Local Centres
- Edge of Centre
- Commercial Centre
- Out of Centre locations that are, or can be made, easily accessible by a choice of transport modes.

**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.

**Strategic Transport Projects Review (STPR):** Sets the Scottish Government's 29 transport investment priorities for the next 20 years.

**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):** Statutory planning guidance to accompany the development plan incorporating guidance 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.

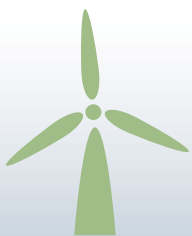
**Use Classes Order:** The Statutory Instrument termed The Town and Country Planning (Use Classes) (Scotland) Order 1997 which sets out various classes of use for the purpose of clarifying when a change of use requires planning permission.

**Varying Needs Standard:** Good practice on the design of housing to achieve flexibility and suitability for people of all abilities mainly used by Registered Social Landlords.

**Vitality and Viability:** Vitality is a measure of how lively and busy a Network Centre is. Viability is a measure of the capacity of a Network Centre to attract ongoing investment for maintenance, improvement, and adaptation to changing needs. 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.

**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.

Description of land owned by planning authority (a)					Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land (b)		
Ref	Land description	City/Town	Grid X	Grid y	LDP Policy	Section	Ref Site
B42	Buchanan Street/ Dunmore Street	Balfron	254752	688596	Policy 2.5	Employment	B42
B43	Balfron Depot	Balfron	254575	688958	Policy 2.5	Business	B43
H083	Depot Site	Balfron	254573	688960	Policy 2.1	Housing	H083
H088	KH Parsons Workshop	Balfron	254787	688644	Policy 2.1	Housing	H088
H089	Former garage	Balfron	254840	688989	Policy 2.1	Housing	H089
H090	64 Buchanan Street	Balfron	254701	688761	Policy 2.1	Housing	H090
B44	Callander East Bridge of Keltie	Callander	265032	706770	Policy 2.5	Employment	B44
B54	Tradstocks	Stirling	277217	695731	Policy 2.5	Employment	B54
H093	Leny Road South A	Deanston	271151	701748	Policy 2.1	Housing	H093
H094	Leny Road South B	Deanston	271056	701643	Policy 2.1	Housing	H094
H096	Moray Street	Doune	272723	701795	Policy 2.1	Housing	H096
H098	Menzies Terrace	Fintry	261672	687140	Policy 2.1	Housing	H098
H100	Crosshead Road	Killearn	252276	685761	Policy 2.1	Housing	H100
H105	Former Nursery	Kippen	264963	694481	Policy 2.1	Housing	H105
H106	Campsie Road	Strathblane	256495	679321	Policy 2.1	Housing	H106
H060	Cornton	Cornton	279558	695335	Policy 2.1	Housing	H060
B01	Berryhills Main Street Cowie	Cowie	283297	689214	Policy 2.5	Employment	B01
B02	Cowie Main Street west of units 1 - 3	Cowie	283596	689172	Policy 2.5	Employment	B02
H074	Berryhills South/North	Cowie	283297	689214	Policy 2.1	Housing	H074
H076	Ochil View	Cowie	284269	689301	Policy 2.1	Housing	H076
H125	32 Main Street	Cowie	283696	689224	Policy 2.1	Housing	H125
H058	Newpark	Cultenhove	278936	690931	Policy 2.1	Housing	H058
H059	Cultenhove	Cultenhove	279039	691242	Policy 2.1	Housing	H059
B03	Fallin Polmaise Park (former depot)	Fallin	283925	691461	Policy 2.5	Employment	B03
H078	BMX site	Fallin	283565	691535	Policy 2.1	Housing	H078
H069	Plean	Plean	283299	687151	Policy 2.1	Housing	H069
H070	Balfour Crescent	Plean	283546	687199	Policy 2.1	Housing	H070
H071	Coal Merchants Yard	Plean	283434	687524	Policy 2.1	Housing	H071
H072	Touchill Farm	Plean	283270	687077	Policy 2.1	Housing	H072
H073	Main Street 1	Plean	283625	686675	Policy 2.1	Housing	H073



Description of land owned by planning authority (a)					Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land (b)		
Ref	Land description	City/Town	Grid X	Grid y	LDP Policy	Section	Ref Site
B04	BackO'Hill	Raploch	279036	694596	Policy 2.5	Employment	B04
H053	Area 23 Kildean Hospital	Raploch	278586	694934	Policy 2.1	Housing	H053
H061	Area 8 Raploch Schools	Raploch	278405	694754	Policy 2.1	Housing	H061
H066	Area 6 Gowanhill Gardens	Raploch	278798	694363	Policy 2.1	Housing	H066
H067	Area 9 Kildean	Raploch	278675	694930	Policy 2.1	Housing	H067
H068	Area 10 The Nursery	Raploch	278524	694463	Policy 2.1	Housing	H068
H080	Throsk	Throsk	285122	691253	Policy 2.1	Housing	H080
H081	East of 39 Kersie Road	Throsk	285277	691141	Policy 2.1	Housing	H081
R09	South Stirling Gateway	Bannockburn	280895	689456	Policy 2.7	Retail	R09
B24	Manor Farm Business Extension	Blairlogie	283060	695312	Policy 2.5	Employment	B24
H056	Airthrey Kerse	Stirling	279817	696182	Policy 2.1	Housing	H056
H057	Durieshill	Durieshill	281558	687246	Policy 2.1	Housing	H057
R10	Durieshill	Durieshill	281558	687246	Policy 2.7	Retail	R10
B15	Bandeath East	Fallin / Throsk	285348	691759	Policy 2.5	Employment	B15
B17	West of Throsk House	Fallin / Throsk	285397	691534	Policy 2.5	Employment	B17
B18	Throsk B	Fallin / Throsk	285349	691173	Policy 2.5	Employment	B18
B22	Throsk C (part 4)	Fallin / Throsk	285680	691201	Policy 2.5	Employment	B22
R11	Springkerse	Stirling	281396	692849	Policy 2.7	Retail	R11
R12	Crookbridge	Stirling	281378	692504	Policy 2.7	Retail	R12
R13	Milhall	Stirling	281305	692247	Policy 2.7	Retail	R13
B06	Kildean	Stirling	278073	695374	Policy 2.5	Employment	B06
B09	Durieshill	Stirling	281558	687246	Policy 2.5	Employment	B09
B11	Millhall, East	Stirling	281338	692218	Policy 2.5	Employment	B11
B12	Broadleys B Expansion	Stirling	281147	692385	Policy 2.5	Employment	B12
H001	Former Womens Aid Refuge	Bannockburn	280655	690515	Policy 2.1	Housing	H001
H002	Firs Crescent	Bannockburn	280896	690716	Policy 2.1	Housing	H002
H003	Quakerfield/Downie Place	Bannockburn	281150	690293	Policy 2.1	Housing	H003
H004	13 Union Street	Bridge of Allan	279097	697447	Policy 2.1	Housing	H004
H005	4 Inverallan Road	Bridge of Allan	278784	697550	Policy 2.1	Housing	H005
H007	Adjacent Carsaig Court	Bridge of Allan	279176	696223	Policy 2.1	Housing	H007
H010	The Coppice	Bridge of Allan	279155	696314	Policy 2.1	Housing	H010
H015	Dunblane High School	Dunblane	277215	700806	Policy 2.1	Housing	H015
H020	Dunblane - Bogside	Dunblane	278540	701615	Policy 2.1	Housing	H020
R07	Former MFI	St.Ninans	279656	691217	Policy 2.7	Retail	R07
B26	Crookbridge	Stirling	281378	692504	Policy 2.5	Employment	B26
B27	Forthside	Stirling	279966	693492	Policy 2.5	Employment	B27
B34	Springkerse Roundabout, Springkerse	Stirling	281402	693302	Policy 2.5	Employment	B34
B35	Munro Road A, Springkerse	Stirling	281218	693127	Policy 2.5	Employment	B35



Description of land owned by planning authority (a)					Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land (b)		
Ref	Land description	City/Town	Grid X	Grid y	LDP Policy	Section	Ref Site
B37	11 Borrowmeadow Road, Springkerse	Stirling	281025	693308	Policy 2.5	Employment	B37
B38	South West Springkerse Roundabout	Stirling	281201	693229	Policy 2.5	Employment	B38
B40	15 Borrowmeadow Road, Springkerse	Stirling	281084	693270	Policy 2.5	Employment	B40
H023	Braehead 1 (Broom Road)	Stirling	280481	692059	Policy 2.1	Housing	H023
H024	Torbrex 1A	Stirling	278787	691330	Policy 2.1	Housing	H024
H027	56 Abbey Road	Stirling	280507	694000	Policy 2.1	Housing	H027
H029	Stirling High School	Stirling	279056	692199	Policy 2.1	Housing	H029
H030	Wallace High School	Stirling	279953	695334	Policy 2.1	Housing	H030
H031	St Modans High School A	Stirling	279269	691141	Policy 2.1	Housing	H031
H032	St Modans High School B	Stirling	279357	691222	Policy 2.1	Housing	H032
H033	Forthside Phase 1	Stirling	279855	693740	Policy 2.1	Housing	H033
H034	Forthside Phase 2	Stirling	279904	693735	Policy 2.1	Housing	H034
H037	32 Baker Street	Stirling	279558	693577	Policy 2.1	Housing	H037
H038	South West of Milton Mill	Stirling	280117	689981	Policy 2.1	Housing	H038
H039	Torbrex House	Stirling	278889	691813	Policy 2.1	Housing	H039
H041	Former Bolt Works Sunnyside	Stirling	279335	691716	Policy 2.1	Housing	H041
H043	Barn Road	Stirling	279272	693974	Policy 2.1	Housing	H043
H044	De Moray Court	Stirling	279226	695680	Policy 2.1	Housing	H044
H047	Station Road	Stirling	279666	693648	Policy 2.1	Housing	H047
H048	Garages, Burghmuir Road	Stirling	279908	692538	Policy 2.1	Housing	H048
H049	Ministry of Defence Site	Stirling	280502	693290	Policy 2.1	Housing	H049
H050	Viewforth	Stirling	279662	692798	Policy 2.1	Housing	H050
H051	Edward Avenue	Stirling	280108	694194	Policy 2.1	Housing	H051
H052	SRI Site	Stirling	279755	692094	Policy 2.1	Housing	H052
H128	Stirling Ice Rink	Stirling	279156	692048	Policy 2.1	Housing	H128
H129	Tesco Site, Wallace Street	Stirling	279663	694134	Policy 2.1	Housing	H129
R01	Rainbow Slides	Stirling	279651	693841	Policy 2.7	Retail	R01
R02	Station Road (north)	Stirling	279690	693596	Policy 2.7	Retail	R02
R03	Station Road (south)	Stirling	279747	693481	Policy 2.7	Retail	R03
R04	Spittal Street	Stirling	279551	693465	Policy 2.7	Retail	R04
R05	Burghmuir	Stirling	279869	692958	Policy 2.7	Retail	R05
R06	STEP/Vico	Stirling	280161	693148	Policy 2.7	Retail	R06



## APPENDIX B

### Stirling Local Development Plan: Proposed Plan Schedule of Housing Sites (including Housing Land Audit Reference)

Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (HLA Ref)	Period 1 2010/24: Phase 1 2010/19 (housing units)	Period 1 2010/24: Phase 2 2019/24 (housing units)	Period 1: 2010/24 Total (housing units)	Period 2: 2024/34 Total (housing units)	Planning Permission at June 2011	
Stirling Core: Urban Consolidation	H001	Bannockburn	Former Womens Aid Refuge (SC153)	4	0	4	0	Y	
	H002		Firs Crescent	6	0	6	0	N	
	H003		Quakerfield/ Downie Place	4	0	4	0	N	
	H130		Milne Park Road	15	0	15	0	N	
	H004	Bridge of Allan	13 Union Street (SC008)	4	0	4	0	Y	
	H005		4 Inverallan Road (SC108)	12	0	12	0	Y	
	H006		Chalmers Church (SC118)	12	0	12	0	Y	
	H007		Adjacent Carsaig Court (SC137)	10	21	31	0	N	
	H008		90 Henderson Street (SC142)	7	0	7	0	Y	
	H009		Inverallan Lodge (SC143)	4	0	4	0	Y	
	H010		The Coppice (SC148)	0	8	8	0	N	
	H011		Cambusbarron	Hayford Mills Phase 2 (SC115)	37	0	37	0	Y
	H012			Polmaise Home Farm (SC018)	43	0	43	0	Y
	H013			Polmaise Home Farm II (SC019)	32	0	32	0	N
	H014	Dunblane	Anchorscross (SC033)	60	0	60	0	Y	
	H015		Dunblane High School (SC034)	66	0	66	0	Y	
	H016		Ault Wharrie House (SC102)	0	4	4	0	Y	
	H017		Ardnablane (SC120)	0	7	7	0	Y	
	H018		South of Allan Flats (SC151)	0	6	6	0	Y	
	H019		South of 21 High Street (SC178)	5	0	5	0	Y	
H020	Dunblane - Bogside		10	0	10	0	N		





Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (HLA Ref)	Period 1 2010/24: Phase 1 2010/19 (housing units)	Period 1 2010/24: Phase 2 2019/24 (housing units)	Period 1: 2010/24 Total (housing units)	Period 2: 2024/34 Total (housing units)	Planning Permission at June 2011
Stirling Core: Urban Consolidation	H021	Dunblane	Dunblane - Kippendavie	0	0	0	100	N
	H022	Stirling	West Haugh Farm (Remainder) (SC046)	3	0	3	0	Y
	H023		Braehead 1 (Broom Road) (SC047)	30	120	150	0	N
	H024		Torbrex 1A (SC048A)	28	0	28	0	Y
	H025		Torbrex 1B (SC048B)	23	0	23	0	Y
	H026		19 Cornton Road (SC051)	0	5	5	0	Y
	H027		56 Abbey Road (SC052)	8	0	8	0	Y
	H028		Riverbank Works (SC054)	0	80	80	0	N
	H029		Stirling High School (SC058)	175	0	175	0	Y
	H030		Wallace High School (SC059)	189	0	189	0	Y
	H031		St Modans High School A (SC060A)	18	0	18	0	Y
	H032		St Modans High School B (SC060B)	80	0	80	0	Y
	H033		Forthside Phase 1 (SC067A)	2	0	2	0	Y
	H034		Forthside Phase 2 (SC067B)	112	0	112	0	Y
	H035		78 Causewayhead Road (SC124)	9	0	9	0	Y
	H036		21 Dumbarton Road East (SC135)	0	6	6	0	Y
	H037		32 Baker Street (SC136)	33	33	66	0	Y
	H038		South West of Milton Mill (SC141)	4	0	4	0	Y
	H039		Torbrex House (SC155)	11	0	11	0	Y
	H041		Former Bolt Works Sunnyside (SC163)	4	0	4	0	Y
	H042		70-76 Murray Place (SC170)	6	0	6	0	Y

Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (HLA Ref)	Period 1 2010/24: Phase 1 2010/19 (housing units)	Period 1 2010/24: Phase 2 2019/24 (housing units)	Period 1: 2010/24 Total (housing units)	Period 2: 2024/34 Total (housing units)	Planning Permission at June 2011
Stirling Core: Urban Consolidation	H043	Stirling (cont)	Barn Road (SC171)	4	0	4	0	Y
	H044		De Moray Court (SC172)	5	0	5	0	N
	H045		111 Drip Road (SC177)	0	12	12	0	Y
	H046		11 Station Road (SC179)	6	0	6	0	N
	H047		Station Road (SC180)	62	0	62	0	Y
	H048		Garages, Burghmuir Road	10	0	10	0	N
	H049		Ministry of Defence Site	50	50	100	100	N
	H050		Viewforth	25	25	50	50	N
	H051		Edward Avenue	6	0	6	0	N
	H052		SRI Site	50	50	100	50	N
	H128		Stirling Ice Rink	20	0	20	0	N
	H129		Tesco Site, Wallace Street	0	100	100	0	N
	Stirling Core: Strategic Development Areas		H055	South Stirling Gateway	200	200	400	400
H056		Airthrey Kerse	0	0	0	tbc	N	
H057		Durieshill (SC074)	400	700	1100	1400	N	
Stirling Core: Regeneration Areas	H058	Culterhove	Newpark	50	50	100	0	N
	H059		Culterhove	25	25	50	50	N
	H060	Cornton	Cornton	25	25	50	50	N
	H061	Raploch	Area 8 Raploch Schools (SC049)	0	0	0	230	N
	H062		Area 3 Laurencecroft (SC050)	0	0	0	52	N
	H063		Area 7 Craigforth Crescent (SC075)	0	0	0	89	Y
	H064		Area 5 The Frontages (SC129)	77	0	77	0	Y
	H065		Area 4 Glendevon (SC144)	195	0	195	0	N
	H066		Area 6 Gowanhill Gardens (SC145)	0	0	0	114	N
	H131		Area 22 Drip Road Frontage	0	10	10	0	N
	H067		Area 9 Kildean (SC146)	25	0	25	0	N



Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (HLA Ref)	Period 1 2010/24: Phase 1 2010/19 (housing units)	Period 1 2010/24: Phase 2 2019/24 (housing units)	Period 1: 2010/24 Total (housing units)	Period 2: 2024/34 Total (housing units)	Planning Permission at June 2011
Stirling Core: Regeneration Areas	H053	Raploch	Area 23 Kildean Hospital	25	25	50	0	N
	H068		Area 10 The Nursery (SC147)	14	0	14	0	Y
	H069	Plean	Plean (SC168)	0	0	0	500	N
	H070		Balfour Crescent	4	0	4	0	N
	H071		Coal Merchants Yard (SC045)	15	0	15	0	N
	H072		Touchill Farm (SC041)	167	0	167	0	Y
	H073		Main Street 1 (SC044)	16	0	16	0	Y
	H074	Cowie	Berryhills South/ North	100	100	200	180	N
	H075		Station Road	10	15	25	25	N
	H076		Ochil View	20	20	40	40	N
	H125		32 Main Street (SC185)	16	0	16	0	N
	H077	Fallin	East Fallin	100	100	200	200	N
	H078		BMX site (SC037)	42	0	42	0	Y
	H079		Manse and Ice Creamery (SC134)	0	12	12	0	Y
	H080	Throsk	Throsk	75	0	75	0	N
	H081		East of 39 Kersie Road (SC109)	10	0	10	0	N
Stirling Core: Housing in the Countryside	H113	Countryside	Carbrook Mains Farm (SC103)	4	0	4	0	Y
	H121		Burnhead Farm (SC164)	7	0	7	0	Y
	H122		Powis Mains (SC165)	5	0	5	0	Y
	H123		Pendreich Farm (SC166)	6	0	6	0	Y



Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (HLA Ref)	Period 1 2010/24: Phase 1 2010/19 (housing units)	Period 1 2010/24: Phase 2 2019/24 (housing units)	Period 1: 2010/24 Total (housing units)	Period 2: 2024/34 Total (housing units)	Planning Permission at June 2011
Rural Villages Area	H083	Balfron	Depot Site	10	0	10	0	N
	H084		Endrick Gardens North [C] (SC498C)	7	0	7	0	Y
	H085		Dunmore (SC001)	35	0	35	0	N
	H086		Kiltrochan (SC002)	35	0	35	0	N
	H087		Shearers Garage (SC111)	0	4	4	0	N
	H088		KH Parsons Workshop (SC112)	0	19	19	0	N
	H089		Former garage (SC113)	0	4	4	0	N
Rural Villages Area	H090	Balfron (cont)	64 Buchanan Street (SC119)	0	10	10	0	Y
	H091		15-23 Buchanan Street (SC176)	6	0	6	0	Y
	H092	Buchlyvie	Montgomery Place	15	15	30	0	N
	H093	Deanston	Leny Road South A (SC026A)	14	0	14	0	Y
	H094		Leny Road South B (SC026B)	46	0	46	0	Y
	H095	Doune	Doune	0	0	0	60	N
	H096		Moray Street (SC027)	53	0	53	0	Y
	H097		Station Wynd (SC029)	99	0	99	0	Y
	H098	Fintry	Menzies Terrace	20	20	40	0	N
	H099		Main Street	8	0	8	0	N
	H100	Killearn	Crosshead Road	6	0	6	0	N
	H101		Station Road	25	25	50	0	N
	H103	Kippen	Burnside	0	0	0	30	N
	H104		Reid & Ure Garage (SC104)	4	0	4	0	Y
H105	Former Nursery (SC110)		18	0	18	0	Y	
H106	Strathblane	Campsie Road	30	0	30	0	N	
H108		South of 13 Old Mugdock Road (SC114)	5	0	5	0	N	
H109	Thornhill	Thornhill	0	5	5	0	N	
H110		Doig Street (South) (SC062)	4	4	8	0	N	
H111		Norrieston Glebe (SC064)	8	13	21	0	N	



Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (HLA Ref)	Period 1 2010/24: Phase 1 2010/19 (housing units)	Period 1 2010/24: Phase 2 2019/24 (housing units)	Period 1: 2010/24 Total (housing units)	Period 2: 2024/34 Total (housing units)	Planning Permission at June 2011
Rural Villages Area: Housing in the Countryside	H112	Countryside	The Steadings Finnich Malise (SC101)	4	0	4	0	N
	H114		Wester Auchentroig Coach House (SC105)	5	0	5	0	Y
	H115		Tombrake Farm (SC106)	5	0	5	0	Y
	H116		Dalnair House (SC132)	26	0	26	0	Y
	H117		Auchenteck Farm (SC138)	6	0	6	0	Y
Rural Villages Area: Housing in the Countryside	H118	Countryside (cont)	Dasherhead Farm (SC139)	6	0	6	0	Y
	H119		Craigforth (SC149)	8	0	8	0	Y
	H120		Dalnair Farm (SC150)	6	0	6	0	Y
	H124		Land at Wester Cambushinnie Farmhouse (SC175)	7	0	7	0	Y
	H126		Fairfield Farm (SC184)	5	0	5	0	Y

## Stirling Local Development Plan: Proposed Plan Schedule of Employment Sites

Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (ELA Ref)	Period 1 2010/24: Phase 1 2010/19 (Hectares)	Period 1 2010/24: Phase 2 2019/24 (Hectares)	Period 1: 2010/24 Total (Hectares)	Period 2: 2024/34 Total (Hectares)	Planning Permission at June 2011
Stirling Core: Urban Consolidation	B26	Stirling	Crookbridge (BSD37)	2.5		2.5		N
	B27		Forthside (BSD52)	0.5		0.5		Y
	B29		Broadleys 13/14, Craig Leith Road (BSD50)	1.9		1.9		Y
	B30		Broadleys 18 (BSD49)	1.7		1.7		Y
	B31		Broadleys 17, Craig Leith Road (BSD48)	1.1		1.1		Y
	B32		Broadleys 12, Craig Leith Road (BSD47)	0.5		0.5		N
	B33		Broadleys 2 (BSD46)	0.2		0.2		N
	B34		Springkerse Roundabout, Springkerse (BSD43)	0.7		0.7		N
	B35		Munro Road A, Springkerse (BSD42)	0.6		0.6		N
	B36		Munro Road C, Springkerse (BSD41)	0.4		0.4		N
	B37		11 Borrowmeadow Road, Springkerse (BSD40)	0.1		0.1		Y
	B38		South West Springkerse Roundabout (BSD39)	0.9		0.9		N
	B39		Cunningham Road, Springkerse (BSD38)	0.3		0.3		N
	B40		15 Borrowmeadow Road, Springkerse (BSD07)	0.3		0.3		N
	B41		12 Whitehouse Road, (BSD74)	0.8		0.8		Y
		B28	Dunblane	Barbush, Dunblane (BSD30)	1.1		1.1	



Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (ELA Ref)	Period 1 2010/24: Phase 1 2010/19 (Hectares)	Period 1 2010/24: Phase 2 2019/24 (Hectares)	Period 1: 2010/24 Total (Hectares)	Period 2: 2024/34 Total (Hectares)	Planning Permission at June 2011
Stirling Core: Strategic Development Areas	B06	Stirling	Kildean (BSD55)	6	6	12	6	N
	B05		Stirling University Innovation Park, Site 6 (BSD59)	1	0.9	1.9		Y
	B50		Stirling University Innovation Park, Site 6a (BSD59B)				0.6	N
	B51		Stirling University Innovation Park, Site 5 (BSD59C)				0.4	N
	B52		Stirling University Innovation Park, Site 7 (BSD59D)				1.9	N
Stirling Core: Strategic Development Areas	B53	Stirling	Stirling University Innovation Park, Site 8 (BSD59E)				1.7	N
	B07		Pirnhall (BSD56)		6.5	6.5		N
	B09		Durieshill (BSD57)		5	5		N
	B10		Bannockburn, (Stirling South Gateway) (BSD62)	2	1.9	3.9	4	N
	B11		Millhall, East (BSD63)	1.25	1.25	2.5	2.5	N
	B12		Broadleys B Expansion (BSD45)	1		1		N
	B13		Broadleys Extension Area (BSD44)	2.5	2.5	5	5	N
	B15	Fallin / Throsk	Bandeath East (BSD60A)				7.3	N
	B16		East of Block 6, Bandeath Industrial Estate (BSD60B)				1	N
	B17		West of Throsk House (BSD60C)				1.8	N
	B19		Bandeath Infill (BSD60F)				0.9	N
	B18		Throsk B (BSD60E)				0.3	N
	B20		Bandeath North (BSD02)				43	N
	B21		Bandeath West (BSD01)				41	N
B22	Throsk C (part 4) (BSD13)	3.2		3.2		Y		



Spatial Strategy Component	LDP Site Ref	Settlement / Area	Site Location/ (ELA Ref)	Period 1 2010/24: Phase 1 2010/19 (Hectares)	Period 1 2010/24: Phase 2 2019/24 (Hectares)	Period 1: 2010/24 Total (Hectares)	Period 2: 2024/34 Total (Hectares)	Planning Permission at June 2011
Stirling Core: Strategic Development Areas	B23	Fallin / Throsk	Throsk C (part1) (BSD11)	0.7		0.7		Y
	B24	Blairlogie	Manor Farm Business Extension (BSD72)	5	4.2	9.2		N
Stirling Core: Regeneration Areas	B01	Cowie	Berryhills Main Street Cowie (BSD29)	0.8		0.8		N
	B02		Cowie Main Street west of units 1 - 3 (BSD14)	0.7		0.7		N
	B03	Fallin	Fallin Polmaise Park (former depot) (BSD15)	0.8		0.8		N
	B04	Raploch	Back O'Hill (BSD53)	1.0		1.0		Y
Rural Villages Area	B42	Balfron	Buchanan Street/ Dunmore Street (BSD71)	0.3		0.3		N
	B43		Balfron Depot (BSD28)	0.5		0.5		N
	B44	Callander	Callander East Bridge of Keltie (BSD21)	0.9		0.9		N
	B45	Doune / Deanston	Station Wynd Doune (BSD26)	0.5		0.5		Y
	B46		Lochills (BSD25)	0.6		0.6		N
	B47	Killearn	Killearn Hospital (BSD31)	0	1.5	1.5	1	N
	B49	Thornhill	Burnside Works (BSD73)	0	0.3	0.3		N
	B48	Countryside	Stirling Agricultural Centre North of Hill of Drip Farm, Stirling (BSD10)	2.4		2.4		N
	B14		Craigforth (BSD54)		4	4	4	Y
B54	Tradstocks (BSD69)		3		3		N	





## Stirling Local Development Plan: Proposed Plan Schedule of Retail Sites

Strategy Area	LDP Ref	Settlement / Area	Site Location	Retail Goods Type	Retail floorspace (square metres)	Planning Consent at June 2011
<b>Stirling Core: Urban Consolidation</b>	R01	City Centre	Rainbow Slides	Personal Goods	To be confirmed	N
	R02	City Centre	Station Road (north)	Personal Goods	To be confirmed	Y
	R03	City Centre	Station Road (south)	Personal Goods	To be confirmed	N
	R04	City Centre	Spittal Street	Personal Goods	To be confirmed	N
	R05	City Centre	Burghmuir	Convenience Superstore, Personal Goods	1848 (net convenience), 1359 (net personal)	Y
	R06	City Centre	STEP/Vico	Convenience Superstore	9400 (gross)	Y
	R07	St.Ninans	Former MFI	Convenience Superstore	4650 (gross)	Y
	R08	Dunblane	Barbush	Convenience Superstore	3900 (gross)	N
<b>Stirling Core: Strategic Development Areas</b>	R09	Bannockburn	South Stirling Gateway	Convenience Superstore	To be confirmed	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 & Convenience Superstore	To be confirmed	N
	R13	Springkerse Commercial Centre	Millhall	Household bulky goods	To be confirmed	N

## Killlearn

### Description:

Killlearn is located on the A875 approximately 22 miles west of Stirling and 9 miles north of Milngavie. It has a population of approximately 1750. The quality of its landscape setting on south-west facing slopes overlooking the Blane Water and Endrick Water valley with the backdrop of the Campsie Fells to the east adds greatly to the character of the village, as do the open spaces within the village, including the Glebe.

The modern village has spread south and west from the historic core along the main street, now included in the Conservation Area.

### Spatial strategy considerations:

Killlearn is classed as a Rural Village and a Tier 4 settlement within the Settlement Hierarchy. It therefore has potential for modest amounts of new development as shown in the land supply table.

The Housing Need and Demand Assessment has shown there to be high levels of need and high house prices in the Stirling Rural sub area, that includes all the rural villages. There is a high ratio of waiting list applicants to lets. Therefore for developments of 4 units or more, a 50% affordable housing contribution will be required.

Killlearn has a designated Conservation Area, to safeguard the village's historic form, and a number of Listed Buildings. Conservation Area Character Appraisals (or shorter Statements) have been produced as Supplementary Guidance SG07 for all the existing Conservation Areas. The Council is considering altering Conservation Area boundaries (as shown on the Proposals Map) within some of the Areas and reviewing the use of Article 4 Directions and the classes included. Details of this are contained within the Appraisals.

The current consultation on the Proposed Plan affords opportunities to comment on the Conservation Area Appraisals (or Statements) and the merits of suggested boundary changes and changes to Article 4 Directions.

The West Highland Way lies to the west of the settlement and the Campsie Fells to the east are designated a Local Landscape Area, further Guidance on which is provided in SG27 Protecting Special Landscapes.

### Infrastructure considerations:

There is some capacity at the Turret Water Treatment Works and Killlearn Waste Water Treatment Works to accommodate new development. Early contact with Scottish Water should be made to determine actual capacities and possible solutions.

Capacity at Killlearn Primary School and Balfron High School is limited so housing development will need to be phased to allow them to accommodate further pupils. Further information on education provision can be found in SG15.



# Killearn



NORTH



The village has a range of quality open space, distributed evenly around the village centre and residential areas. The main open space features are:-

- Killearn Public Park - A large central park, incorporating attractive mature trees, and providing areas for sport/ recreation and play areas for a range of ages. There are some drainage problems in the playing fields.
- Killearn Kirk - The attractive Kirk sits in well maintained grounds in the village centre, with the Buchanan Memorial adjacent.
- Killearn Glen Community Woodland - A large mature woodland, with a series of connecting footpaths and scenic views of the river and waterfalls. There are drainage problems in some areas.

In relation to open space the main opportunities are to review the linkage of the central open spaces and primary school; upgrade the Graham Road park; improve access to Killearn Glen Wood; create allotment/community food growing area; review woodland as a community resource; review path network and green network/ connections in and around the village. Further details of the open space in Killearn and the opportunities to improve it can be found in the Open Space Opportunity Plans associated with the Open Space Strategy. (<http://www.stirling.gov.uk/services/community-life-and-leisure/parks-gardens-and-open-spaces/parks,-gardens-and-open-spaces-management-and-maintenance>). SG02 provides further guidance on the Green Network and open space provision for new development.

Waste management infrastructure will require to be upgraded and new or upgraded recycling Bring Sites should be provided in association with new development. Developer contributions towards waste management infrastructure will be collected for development schemes consistent within SG19.

Within the Rural Villages Area, new developments which are not served by a fixed route bus service may require to contribute towards the Council's Demand Responsive Transport (DRT) service. This will help meet the developer's responsibility of ensuring a choice of access. Further details on this is provided in SG14 and SG16

## Existing and Future Land Supply

The 'key site requirements' in the table are site-specific requirements only and do not represent an exhaustive list of all of the requirements to be met in the development of a site. Sites must also be developed in accordance with the Plan and Supplementary Guidance, as well as Development Masterplans, Frameworks and Briefs and extant planning permissions where applicable.

Land Use, Site Reference and Name	Indicative housing units or area in hectares (ha)			Key site requirements
	Period 1		Period 2	
	Phase 1: 2010/19	Phase 2: 2019/24	2024/34	
<b>Housing</b>				
<b>H100</b> Crosshead Road	6 units			<ul style="list-style-type: none"> <li>Small site suitable for affordable housing.</li> <li>Planning Permission granted December 2011.</li> </ul>
<b>H101</b> Station Road	25 units	25 units		<ul style="list-style-type: none"> <li>Vehicular access via a T-junction with associated traffic calming feature, e.g. mini roundabout and/or gateway feature. Potential for direct frontage access, but would require double driveway with in-curtilage turning facility.</li> <li>Public footway along site frontage and continuing to Gartness Road to be resurfaced. Footway alongside the Glebe to be extended to the south west by approx. 20 metres to provide safer crossing point on Station Road.</li> <li>Site layout and design to incorporate following features: -</li> <li>i) Frontage development of well spaced detached houses (minimum plot widths 20 m, minimum set back 12 m).</li> <li>ii) All buildings not to exceed 2.5 storeys with predominantly rendered finishes.</li> <li>iii) Provision/reinstatement of rubble stone dyke along frontage.</li> <li>iv) Structure planting along field boundaries to create new settlement edge.</li> <li>To ensure the maintenance of the integrity of the Endrick Water SAC foul and surface water drainage shall be treated to the relevant standards of Scottish Water and SEPA.</li> <li>Flood Risk Assessment required. Development on the functional flood plain should be avoided. Water resistant materials and measures may be required.</li> </ul>
<b>Employment</b>				
<b>B47</b> Killearn Hospital Rural Activity Area		1.5ha	1.0ha	<ul style="list-style-type: none"> <li>The site requires a Planning Brief because of its sensitive countryside location, landscape value and range of potential uses. The entire site is 11ha and 2.5ha of this is part of the business land supply.</li> <li>The remainder of the site may be suitable for residential, tourism and leisure development. The site has contamination issues. Residential development is permitted to a scale to enable the implementation of a contaminated land strategy and general site restoration, to be determined by a fully costed and independently audited restoration plan.</li> <li>Design to respect existing TPO on part of the site</li> <li>To ensure the maintenance of the integrity of the Endrick Water SAC foul and surface water drainage shall be treated to the relevant standards of Scottish Water and SEPA.</li> <li>Flood Risk Assessment required. Development on the functional flood plain should be avoided. Water resistant materials and measures may be required.</li> </ul>



**Key**

- H012 Housing Sites
- B47 Employment Site
- Countryside Policy Boundary
- Open Space Audit Sites - Policy 1.3
- Employment Safeguarding Areas - Policy 2.4
- Flood Risk - Primary Policy 5
- Conservation Areas - Primary Policy 7
- Retain
- Add
- Local Landscape Area - Policy 9.1

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