Stirling Local Development Plan: Proposed Plan
June 2016
Foreword

“Stirling’s 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 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 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 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 Local Development Plan indicates the 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 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”

Johanna Boyd
Leader of Stirling Council
Stirling Local Development Plan

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Figure 1: Area covered by the Local Development Plan.
1. Introduction

1.1 Welcome to the Stirling Local Development Plan: Proposed Plan. This document sets out how the Council wants to see the Stirling LDP area develop over the next 10-20 years. Key to the area’s future success is ensuring that all development contributes to and enhances Stirling’s vibrancy. The Council is seeking to build on the city’s rich heritage and its geographical location in the heart of Scotland to become a city of opportunity.

1.2 This Proposed Plan represents the Council’s settled view on how the area should be developed from the plan’s adoption in 2017 to 2027 and beyond to 2037. It has taken account of a wide range of publications and views including National Planning Framework 3 (NPF3), Scottish Planning Policy, the Council’s City Development Framework, other Council strategies such as the Local Housing Strategy and Economic Strategy and representations received at the ‘call for sites’ and Main Issues Report public consultations. Extensive engagement with the key agencies, developers and the public has also been undertaken.

1.3 The Plan covers the whole of the Stirling LDP area (see Figure 1) and, once adopted in late 2017, it will replace the Stirling Local Development Plan 2014 and all accompanying Supplementary Guidance. An Action Programme setting out the actions necessary to implement the strategy and policies of the Plan sits alongside the plan ensuring that the LDP is delivery focussed and that all parties involved in the future development in the Stirling LDP area are fully aware of their respective roles.

1.4 Assessments undertaken for the plan include a Strategic Environmental Assessment (SEA), a Habitat Regulations Appraisal (HRA) and an Equalities Impact Assessment (EqIA).
2. How you can comment on the Proposed Plan

2.1 Consultation on the Proposed Plan and its associated documents takes place over an 11 week period starting 11 July 2016 and ending 23 September 2016.

2.2 Responses should be completed using the Council’s LDP Representation form which can be downloaded from the link below or requested in hard copy from the postal address or telephone number below. These addresses should also be used to return completed forms. The Council would strongly encourage the use of the LDP Representation form and it is preferable that forms are either e-mailed or posted and not both in order to avoid confusion in the administration process.

2.3 All unresolved representations will be considered by a Reporter appointed by Scottish Ministers at a Local Development Plan Examination who will determine whether any changes should be made to the Plan. It should be noted that only those comments relating to the Proposed Plan will be examined by the Reporter. There is no automatic opportunity for parties to expand on their representation later in the process so it is important that a full case is presented and evidenced at this stage as it will form part of the material available to the Scottish Government Reporter at Examination.

2.4 Notwithstanding this, representations should be concise (no more than 2,000 words plus any limited supporting information) in order to allow the Examination process to run as efficiently as possible.

2.5 The Plan, its supporting documents and details of public information events are available to view online at: www.stirling.gov.uk/localdevplan.

2.6 The Planning and Policy team is responsible for preparing, monitoring and reviewing the Local Development Plan and Supplementary Guidance. The team can be contacted at:

Corporate Operations
Stirling Council
Teith House
Kerse Road
Stirling
FK7 7QA
Tel: 01786 233660
Email: ldp@stirling.gov.uk
3.1 The Stirling LDP is presented in a clear and succinct way with a limited number of policies supported by a range of Supplementary Guidance which together reflects the Council’s positive attitude to development that supports the Vision.

3.2 The Plan has a statutory obligation to deliver a planning service to the public and 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.

3.3 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. The Spatial Strategy itself is sustainable, deliverable and provides confidence to stakeholders that its outcomes can be achieved.

*Figure 2: Diagram showing constituent parts of the Plan and relative hierarchy.*
3.4 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 3: Overarching Policies and Policies.

<table>
<thead>
<tr>
<th>A. Placemaking &amp; Implementing the Spatial Strategy</th>
<th>B. Climate Change Adaptation and Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1.1 to 3.4</td>
<td>Policy 4.1 to 6.1</td>
</tr>
<tr>
<td>PP1 to 3</td>
<td>PP4 to 6</td>
</tr>
</tbody>
</table>

Overarching Policy

<table>
<thead>
<tr>
<th>PP10 to 15</th>
<th>PP7 to 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 10.1 to 15.1</td>
<td>Policy 7.1 to 9.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Managing and Utilising Local Resources</th>
<th>Conservation of Historic and Natural Heritage</th>
</tr>
</thead>
<tbody>
<tr>
<td>D. Managing and utilising local resources:</td>
<td></td>
</tr>
<tr>
<td>The local economy is also dependent to a significant degree on natural resources and the ways in which local communities interact with these to support employability and health. Primary Policies 10–15 deal with forestry and related industries, renewable energy (including heat) generation, mineral extraction, water supply and the protection of the water environment, protection of soils, local food production, and tourism and recreation.</td>
<td>C. Conservation of Historic and Natural Heritage: Much of the local economy, and the quality of life and the health of residents is underpinned by the wealth of heritage features in the area and the quality of surrounding landscapes. Primary Policies 7–9 will enable protection, conservation and enhancement of biodiversity, landscapes and the historic environment.</td>
</tr>
</tbody>
</table>

How to use this Local Development Plan

3.5 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. Schedules of the housing, employment and retail sites allocated within the Plan are contained within Appendix A and are also shown within the Settlement Statements at Chapter 10.

3.6 Definitions of terms used throughout the Plan are contained within the Glossary of Terms at Chapter 9.
4. Local Development Plan Vision

4.1 By 2037 the Plan will have contributed to the delivery of high quality new development in places which support local businesses; help sustain and build local communities; contributes to the health and wellbeing of local residents; and are attractive to visitors.
4. Local Development Plan Vision

A place with a highly functional, beautiful and vibrant City Centre at its heart: the City Centre is vibrant, attractive to live in, work and visit, and is the primary location for a mix of uses, including new and better retail space, commercial leisure, office, community and cultural facilities.

A place with high quality environments: there is a high quality urban and built environment. Historic landmarks such as Stirling Castle, the Wallace Monument and Battlefields are protected and enhanced and sit alongside new development giving a unique sense of place.

A place where rural communities are thriving: within rural communities and the countryside there are thriving places with new houses and businesses which respect built, natural and landscape features.

A connected, green place: there is an established and managed Green Network of open spaces, integrated habitats, recreational and active travel routes connecting places and settlements, reconnecting Stirling with its river, and encouraging more people to move around and between them by walking, cycling and public transport.

A place that respects its special landscapes: the special landscape setting is celebrated and protected and its contribution to the character and setting of settlements, and their position within the wider Scottish landscape recognised.

A place which attracts and supports business: there is a strong and diverse economy, where existing and new businesses within key sectors are supported in sustainable locations, and benefit from Stirling's high quality and historic environment, and location within central Scotland. Stirling will be a place that provides valuable local opportunity, contributes to national productivity and competes internationally.

A key place to visit in Scotland: access to and celebration of historic environment, natural landscapes, new and improved accommodation and attractions have established the area as a key tourist destination within Scotland.

A place with a range and choice of well-located homes: a range of housing is available in sustainable locations, including a new settlement at Durieshill, with increased opportunities to access local affordable housing, and housing for an ageing population and reduced deprivation in urban and rural locations.

A place of learning and sport: the University of Stirling, Forth Valley College and Stirling Sports Village continue to thrive and other centres of excellence are established, participation in sport and learning has increased alongside the number of related businesses and training opportunities, delivering benefits for health and wellbeing.

A more self-sufficient place: there is increased local/district heat and power generation provided through a variety of technologies, including renewables, opportunities for local food growing and efficient management of waste.
5. Spatial Strategy

5.1 The Spatial Strategy of the Local Development comprises five different development approaches within two distinct areas: Urban Consolidation, Strategic Development and Regeneration within the Core Area and Sustainable Expansion and Rural Development in the Rural Villages Area. This sets the context for how the area will develop over the next 20 years. The Spatial Strategy is detailed in the diagram (Figure 4), table (Table 1) and Key Diagrams on pages 20 and 21.

5.2 The Plan Proposals, listed in Appendix A, represent what the Council considers to be the appropriate types and scales (and phasing) of development (housing, employment and retail) in the various settlements and the rural areas in the context of these development approaches. The Spatial Strategy 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. Settlement specific information is provided within Settlement Statements (Chapter 10).

5.3 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. The Spatial Strategy also includes an onshore wind energy Spatial Framework.

The Council supports sustainable economic growth

5.4 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 including those being presented by the City Development Framework. 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.
5. Spatial Strategy

Figure 4: Spatial Strategy Development Approach.
## 5. Spatial Strategy

### Table 1: Spatial Strategy Development Approach.

<table>
<thead>
<tr>
<th>Area</th>
<th>Development Approach</th>
<th>Where</th>
<th>What</th>
<th>Why</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Core Area</strong></td>
<td>Urban Consolidation</td>
<td>Stirling City, including: City Centre Forthside/MOD site Springkerse/Broadleys Bannockburn Cambusbarron Bridge of Allan Dunblane</td>
<td>What: • Use of vacant and brownfield land and property; • Provide high-density, mixed-use development; • Provide development opportunities for visitor and tourism accommodation, new retail development, offices and housing within Stirling city centre; • Maximise connectivity by walking, cycling and public transport.</td>
<td>Why: • To support the city centre, in particular as a vibrant shopping destination, and recognise its strategic role at the top of the Network of Centres hierarchy and in applying the 'town centre first' principle; • To reduce the need to travel and the demand on services and infrastructure; • To help cross fund environmental enhancements, including the river corridor; • To utilise and strengthen the existing urban structure, making best use of urban and brownfield land in sustainable locations.</td>
</tr>
<tr>
<td><strong>Strategic Development</strong></td>
<td></td>
<td>Durieshill (new settlement) South Stirling Gateway Stirling University Killean Pirnhall Springkerse Commercial Centre Millhall/Crookbridge/ Broadleys Bandeath Manor Farm, Blairlogie</td>
<td>What: • Controlled greenfield expansion of Stirling City within the City Corridor; • Development consistent with the size of the City and its role in the Settlement Hierarchy; • New settlement on the edge of the City Corridor; • Strengthen city edges and forming strategic gateways to the south; • Provision of required servicing and infrastructure, including open space/links with Green Network, schools, new road links and Park &amp; Ride.</td>
<td>Why: • To meet housing, retailing and business space and longer-term growth needs; • To reduce pressure on more sensitive Green Belt and historic areas; • To enhance the sense of place and arrival; • To support wider urban consolidation aims; • To provide opportunities for servicing and infrastructure in more manageable and sustainable locations; • To reduce the need to travel and support new developments in accessible locations.</td>
</tr>
<tr>
<td><strong>Regeneration</strong></td>
<td></td>
<td>Raploch Cornton St. Ninians/Cultenhove Eastern Villages: Fallin, Cowie, Plean, Throsk</td>
<td>What: • Redevelopment of regeneration areas within City Corridor; • New development in the Eastern Villages comprising of new housing (mixed tenure and type) and local business and commercial space; • New and improved areas of open space.</td>
<td>Why: • To create a more varied tenure mix, particular needs housing and affordable housing to assist areas of deprivation and retain a more balanced population; • To create environmental improvement and local employment opportunities; • To maximise the connectivity of these areas.</td>
</tr>
</tbody>
</table>
### Rural Villages Area

#### Sustainable Expansion

Balfron, Buchlyvie, Doune, Deanston, Fintry, Killearn, Kippen, Thornhill, Strathblane & Blanefield

#### What
- Concentrate development within settlements;
- Controlled small-scale expansion of existing settlements consistent with their size and role in the Settlement Hierarchy, to include new affordable and market housing and business space;
- Identification and protection of village centres.

#### Why
- To help sustain local services and facilities through increased diversity in the population, recognising that such services are more readily accessible within settlements;
- To contribute to the housing need and demand in the area and local employment opportunities.

#### Rural Development

Gargunnock, Arnprior, Ashfield, Blairlogie, Kinbuck Countryside (outwith settlements)

#### Rural Activity Areas:
- Lochills, Keltie Bridge, Killearn Hospital.

#### What
- Limited infill within settlements;
- Dispersed development approach in the countryside;
- Development to support rural economic activity.

#### Why
- To help sustain local and rural services;
- To provide a choice of development locations and self-build opportunities;
- To provide local employment opportunities and support the growth of local businesses.
5. Spatial Strategy

The Settlement Hierarchy differentiates between the identified settlements within the Plan in terms of their role in helping to deliver the Spatial Strategy. The Regeneration Areas comprise of whole settlements (the Eastern Villages: Cowie, Fallin, Plean and Throsk) and specific areas within Stirling City (Cornton, Raploch and St. Ninians).

The Network of Centres differentiates between the identified retail/commercial centres such as Stirling City Centre, Springkerse and the smaller towns and local centres, and the different role they have in providing for the development of town centre type uses (see Glossary definitions).
5. Spatial Strategy
5. Spatial Strategy

Key Diagram - Core Area

- Regeneration
- Strategic Expansion / New Settlement
- Urban Consolidation
- Retail Development Area
- Green Belt
- Settlement Network Centres
- P&R
- Secondary School / Extension
- Waste water Treatment Works / Upgrade
- GP Facilities New / Extension
- New / Upgraded Road links
- Dualling
- New / Upgraded junctions
- P&R
- AP&R
- Council aspiration for Rail Halt Park & Ride
5. Spatial Strategy

Key Diagram - Plan Area & Rural Villages

Key:
- Network Centres
- Housing Development
- Small Scale Allocation in Rural Villages
- Employment Development in Rural Villages
- Rural Activity Area
- Green Belt
- Local Landscape Areas
6. Setting the Land Requirement for Housing, Business and Retail

6.1 The LDP vision provides a strong framework for setting the land requirement for housing, business and retail development. At its heart is a focus on the Stirling LDP delivering development which contributes to the area’s success as a place in terms of its built and natural heritage, its economy including tourism, and the wellbeing of its residents. This placemaking themed vision protects the character and identity of the City of Stirling, its settlements and its landscape but at the same time also allows for its ambitious growth and the multiple benefits this will bring.

6.2 It is therefore considered appropriate to start with spatial issues and then determine how best to tackle these through appropriate land use and development rather than start with a development target and then aim to find suitable locations to accommodate that level of growth. This approach has directly influenced the housing, employment and retail land requirements in the Plan.

Housing Land

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 Wider strategic economic, social and environmental policy objectives have been taken into account when determining the scale and distribution of housing. 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 and improving the wellbeing of residents.

6.5 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 Background Report further details the approach to setting the housing land requirement.
6.6 Stirling’s Housing Need and Demand Assessment 2011, and a review of its key outputs undertaken in 2015, together provide a robust and credible basis for setting the Housing Supply Target (HST) which, in the Stirling Council LDP area amounts to 328 market units and 88 affordable units per annum giving a total of 416 units across the LDP area. The HST takes account of the following:

- The estimated impacts of housing market interventions.
- A review of actual housing supply in recent years.
- Consideration of issues that will impact upon future supply e.g. current and forecast economic circumstances.
- The setting of realistic supply targets which will help to meet identified needs. In this regard a more optimistic market housing supply target than the annual amount required in the HNDA has been used and the affordable housing supply target is lower than that required in the HNDA due to the amounts of affordable housing that are realistically able to be delivered.

6.7 Table 2 sets out both the annual and total LDP housing supply targets for market and affordable housing in the Core and Rural Areas. It should be noted that the Stirling LDP area is considered to be one functional housing market area (HMA) so whilst there is a shortfall within the rural area when the HMA is broken down into areas in Table 2 below, there is a generous supply of housing land across the housing market area as a whole which is consistent with SPP.

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Sub area</th>
<th>Housing Supply Target</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Per annum</td>
</tr>
<tr>
<td>Market</td>
<td>Core</td>
<td>288</td>
</tr>
<tr>
<td></td>
<td>Rural</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>328</td>
</tr>
<tr>
<td>Affordable</td>
<td>Core</td>
<td>62</td>
</tr>
<tr>
<td></td>
<td>Rural</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>88</td>
</tr>
<tr>
<td>Overall Housing Supply Target</td>
<td>416</td>
<td>4,992</td>
</tr>
</tbody>
</table>

6.8 As can be seen in Table 2, the HST amounts to 4,992 units for Period 1 of the plan (2015-2027). SPP requires that a generous margin is added to the Housing Supply Target in order to arrive at the Housing Land Requirement.

6.9 In this regard, a range of sites that are effective, or capable of becoming effective to meet this requirement in Period 1 (i.e. 2015-2027) are identified in this LDP which results in a housing land requirement which is 14.4% above the HST as shown in Table 4.

6.10 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.
### Table 3: LDP Housing Land Supply.

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Sub area</th>
<th>Existing Supply from 2015 HLA</th>
<th>Small Sites and Windfall Allowance 2015/2027*</th>
<th>Additional Allocations and Permissions 2015/2027**</th>
<th>Housing Land Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>Core</td>
<td>3,498</td>
<td>305</td>
<td>189</td>
<td>3,992</td>
</tr>
<tr>
<td></td>
<td>Rural</td>
<td>212</td>
<td>116</td>
<td>25</td>
<td>353</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>3,710</td>
<td>420</td>
<td>214</td>
<td>4,344</td>
</tr>
<tr>
<td>Affordable</td>
<td>Core</td>
<td>1,180</td>
<td>0</td>
<td>102</td>
<td>1,282</td>
</tr>
<tr>
<td></td>
<td>Rural</td>
<td>77</td>
<td>0</td>
<td>6</td>
<td>83</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>1,257</td>
<td>0</td>
<td>108</td>
<td>1,365</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>4,967</td>
<td>420</td>
<td>322</td>
<td>5,709</td>
</tr>
</tbody>
</table>

* Small Sites (less than 4 units) and windfall assumed at 35 units per annum with a 72.5% Core/27.5% Rural split and all Market Tenure.
** Including recently Approved Permissions.

### Table 4 Generous Supply Margin

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Housing Land Requirement (HLR) 2015/2027</th>
<th>Housing Supply Target (HST) 2015/2027</th>
<th>Difference (HLR-HST)</th>
<th>% Generosity above HST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>4,344</td>
<td>3,936</td>
<td>408</td>
<td>14.4%</td>
</tr>
<tr>
<td>Affordable</td>
<td>1,365</td>
<td>1,056</td>
<td>309</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>5,709</td>
<td>4,992</td>
<td>717</td>
<td></td>
</tr>
</tbody>
</table>

6.11 All sites which make up the land supply are set out in Appendix A and a full explanation of how the housing figures have been arrived at is provided in the Housing Background Paper.

6.12 In Period 2, beyond 2027, 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 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).

6.13 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 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.
6.14 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 may contribute, providing key infrastructure constraints can be overcome, and subject to a future review of the Plan.

6.15 Within the Rural Villages Area, the Spatial Strategy limits most new development to small-scale expansion of existing villages which is why there is a shortfall against targets for this area as shown in Table 3 above. However, in the period after 2027, these villages 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. As is stated above, there is a generous amount of housing land identified over the whole of the LDP area which operates as a functional housing market area. This is consistent with the requirements of SPP. 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: 2027-2037.

<table>
<thead>
<tr>
<th>Settlement Strategy</th>
<th>Period 2 2027/2037</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Market</td>
</tr>
<tr>
<td>Core Area: Strategic Development Areas</td>
<td>1,232</td>
</tr>
<tr>
<td>Core Area: Urban Consolidation</td>
<td>56</td>
</tr>
<tr>
<td>Core Area: Regeneration Areas</td>
<td>197</td>
</tr>
<tr>
<td>Core Area: Housing in the Countryside</td>
<td>0</td>
</tr>
<tr>
<td>Rural Villages Area: Sustainable Expansion</td>
<td>11</td>
</tr>
<tr>
<td>Rural Villages Area: Rural Development</td>
<td>0</td>
</tr>
<tr>
<td>LDP Wide Windfall</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>1,496</td>
</tr>
</tbody>
</table>
Employment Land

6.16 Stirling aims to increase its contribution to the Scottish economy with a strategy of creating high quality jobs and encouraging a wider range and number of employment opportunities which can be seen in the City Development Framework’s vision and signature projects. Stirling’s Economic Strategy: A Strategy for Jobs envisages an increase in the number of high value jobs through the provision of an excellent quality of life for residents and visitors, a location of first choice for business and the ability to capitalise on an ambitious, diverse and growing economy. The economic strategy includes aspirational activities to support new business start-ups; the faster growth of successful businesses; attraction of inward investment and international business development, in both the city and the rural community; as well as the further capitalising on the knowledge base at the University of Stirling and Forth Valley College.

6.17 The five themes of the Stirling’s Economic Strategy surround investment in infrastructure; skills development; business support; rural development; and the promotion of Stirling’s advantage as a world class location in which to work, live, learn and visit. As part of this strategy, new business space has an important role to play in Stirling’s future. The availability of a good range of employment opportunities and commercial space to sustain and grow the local economy is critical, adding to the attractiveness of the area. In particular, the need to expand incubation facilities and networks to nurture innovative business ideas and commercialise the research from our knowledge base has been identified.

6.18 In this context, the Local Development Plan aligns with the Economic Strategy – and the City Development Framework - to meet the diverse needs and opportunities of indigenous firms and inward investors by allocating sites for employment use (Classes 4, 5 and 6) for the sectors and sizes of business which are important to Stirling, including financial and business services, food and drink and technologically advanced manufacturing in areas such as life sciences and software development. The allocated sites also provide flexibility to accommodate changing circumstances and allow the realisation of new opportunities.

6.19 Within the core area, there is significant opportunity to develop business space at Kildean, Castle Business Park, Stirling University Innovation Park, Pinhall, Broadleys/Millhall and Bandeath. The City Development Framework, encompassing the City Centre and Forthside, seeks to build on huge opportunities for city to contribute to economic growth. In rural areas, the Plan allocates a number of small sites for employment purposes to support the growth of thriving and diverse rural economic communities and provides a flexible policy approach to ensure economic development in the countryside can be supported where appropriate.

6.20 The overall supply of employment land is designed to meet the area’s aspirations for economic and employment growth and has been informed by a Business Space Strategy (2010) and Rural Stirling Business Space Study (2011).
Retail Floorspace

6.21 Council studies in 2009, 2010 and 2011 into the capacity for further retail floorspace in the Stirling area identified, in both qualitative and quantitative terms, a need for further retail floorspace in particular locations. However, it is generally accepted that shopping patterns have changed in recent years and the retail market is undergoing a period of sustained change. There has been a particular fall in demand for larger footprint food stores from retailers.

6.22 The 2014 Stirling LDP identified a range of sites, the majority of which remain undeveloped. To protect the potential for future growth and a return to demand for retail sites in the Stirling area, this plan has continued to identify them as allocations, with minor adjustments. All sites allocated for retail use are identified in the Schedule in Appendix A.

6.23 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 Rainbow Slides (R01) and Station Road (R02 and R03) are identified within the City Centre for personal retailing. STEP/Vico (R06) within the City Centre is allocated for convenience superstore use. Supported by the Mercat Cross Design Guide, 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.

6.24 Out with 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 Millhall, East (R13). New Supermarket (convenience) development is identified at Durieshill (R10) and a further superstore is identified at Bannockburn within the South Stirling Gateway (R09), in order to improve such provision in the southern area of Stirling and reduce expenditure leakage to other areas.

6.25 In line with SPP, the Council will undertake city/town centre health checks for Stirling City Centre, Bridge of Allan and Dunblane. This will assist in assessing each centre’s strengths, vitality and viability, weaknesses and resilience.

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. This is likely to be supported by a full Retail Capacity Study.
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 which seek to ensure an area’s full potential for electricity and heat from renewable sources is achieved.
(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 and Green Infrastructure objectives.

In addition, there will be a presumption in favour of development that contributes to sustainable development, defined as development which meets the following Sustainable Development Criteria.

[National Central Scotland Green Network principles are that the network should be: grounded in nature; at scale; regenerative; life-enhancing; connected; functional and resilient; locally distinctive and respectful of the past; harnessing the potential of development; beyond carbon neutral; and adding value. Local green network objectives are set out in SG02.]
Sustainable Development Criteria

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 reliance on the private car by encouraging 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), and responsible access to such environments.
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.
11. Create net economic benefit for the area.
A. Placemaking and Implementing the Spatial Strategy

(Primary Policies 1-3 & Policies 1.1-3.4)

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 the Green Belts.

(e) Have minimal adverse impact on air quality. Air quality assessments and appropriate mitigation measures will be required for any proposed development which the Council considers may significantly impact upon air quality, either on its own or cumulatively.
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 core path, established rights of way, and other important access routes should be protected and 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.

(h) Consider and plan for how the development will be serviced including the potential for heat networks and ensuring that adequate space is given to facilitating recycling and the storage of waste bins.

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 as set out in SG01.

7. The Overarching Policy, Primary Policies and Policies

A. Placemaking and Implementing the Spatial Strategy
Policy 1.3: Green Infrastructure and Open Space

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

(a) The safeguarding of existing, and the provision of new green infrastructure 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, the Core Path Plan and any relevant Conservation Area Character Appraisal.

(b) There will be a presumption against the loss of open space, including loss of connectivity or accessibility. In instances where it is agreed by the Council open space can be lost, adequate compensatory measures will be required to ensure that appropriate alternative provision is provided, the remaining elements of green infrastructure are enhanced, loss of any connectivity is minimised and that alternative routes are provided or enabled.

(c) 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).

(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 green infrastructure and 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 secured.

The Council will support the use of temporary greening of land awaiting development, where appropriate. Consideration will be given to whether greening of a site could bring about a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is allocated for development in the longer term.

[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. National Central Scotland Green Network principles are that the network should be: grounded in nature; at scale; regenerative; life enhancing; connected; functional and resilient; locally distinctive and respectful of the past; harnessing the potential of development; beyond carbon neutral; and adding value].
Policy 1.4: Outdoor Sports Facilities

The redevelopment of outdoor sports facilities will only be acceptable where:

(a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility;
(b) the proposed development involves a minor part of the outdoor sports facility which would not affect its use and potential for sport and training;
(c) the outdoor sports facility that would be lost would be replaced by a new facility of comparable or greater benefit for sport and in a location that is convenient for its users, or by the upgrading of an existing facility to provide a better quality facility either within the same site or at another location that is convenient for its users and which maintains or improves the overall playing capacity in the area or
(d) a relevant strategy demonstrates that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.
Policy 1.5: 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].
7. The Overarching Policy, Primary Policies and Policies

A. Placemaking and Implementing the Spatial Strategy

Figure 7: Stirling Core Area Green Belt.
7. The Overarching Policy, Primary Policies and Policies

A. Placemaking and Implementing the Spatial Strategy

Primary Policy 2: Supporting the Vision and Spatial Strategy

Housing, employment and retail development proposals which are consistent with the Plan’s Vision and Spatial Strategy, will be directed to sites identified for those particular purposes in Appendix A and in the Settlement Statements.

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: The 5 Year Effective Housing Land Supply

The Council will, at all times, seek to maintain a 5 year effective housing land supply through the annual housing land audit process and the LDP Action Programme. Where the current housing land audit identifies a shortfall in the 5 year effective housing land supply, proposals to extend the supply of land for housing development under SPP’s ‘presumption in favour of development which contributes to sustainable development’ on sites not identified for housing development will require to:

(a) Be consistent with the LDP Vision and Spatial Strategy; and
(b) Meet with the provisions of the LDP Overarching Policy, its accompanying Sustainable Development Criteria and all other relevant LDP policies; and
(c) Be proven, through detailed supporting information, to be effective and capable of deliverable within the 5 year period under consideration; and
(d) Be over 30 units in size in order to make a reasonable contribution to the overall identified shortfall; and
(e) Demonstrate that development of the proposed site will not compromise delivery of necessary infrastructure supported by the LDP strategy or jeopardise the delivery of an allocated site.

The submission of detailed planning applications for such developments will be encouraged by the Council. Any consents issued for planning permission in principle applications may, in line with current legislation, have a shorter time period imposed to assist in meeting the identified shortfall within the 5 year period under consideration. Developers are encouraged to engage in early discussions with the Council.
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 within the Highly Pressured Areas, and of 10 or more units in the remainder of the plan area, 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:

Table 6: Affordable Housing Calculation.

<table>
<thead>
<tr>
<th>Site size</th>
<th>Contribution</th>
<th>Preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highly Pressured Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 – 19 units (inclusive)</td>
<td>33%</td>
<td>On site or financial contribution if there are suitable alternative development sites in the housing market area.</td>
</tr>
<tr>
<td>20 units or more</td>
<td>33%</td>
<td>On site</td>
</tr>
<tr>
<td>Remainder of LDP area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 – 19 units (inclusive)</td>
<td>25%</td>
<td>On site or financial contribution if there are suitable alternative development sites in the housing market area.</td>
</tr>
<tr>
<td>20 units or more</td>
<td>25%</td>
<td>On site</td>
</tr>
</tbody>
</table>

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 the Housing Needs and Demand Assessment and/or Local Housing Strategy or any other studies undertaken by the Council or its community planning partners.

(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 for adults and older people unless it supports the outcomes and commitments arising from the Integration Joint Board Strategic Plan. In determining applications for such accommodation, consultation will be undertaken with the Chief Officer and the Council’s Head of Social Services.
(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, 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 A), 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 and for unallocated sites currently in Class 4, 5 or 6 use, 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.
(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) The Schedule at Appendix A 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 in support of the area’s key business sectors, is located within the Core Area, and cannot be located on an allocated site/safeguarded employment area.

(b) Support will be given to live-work units, micro-businesses, business space within community hubs and partial change of use to enable working from home in appropriate circumstances, but will be restricted to activities that will not impact on residential amenity either alone or through cumulative impact.

Opportunities for the efficient integration of energy and waste innovations within new employment developments should be sought by developers.

Policy 2.6: Supporting Town Centres

(a) Town centres, including the city centre and local centres, will be the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and other public buildings such as libraries and education and healthcare facilities where such uses support the vitality and viability of such centres and are consistent with their role, function and scale.

(b) Proposals for all new retail and commercial leisure development within the identified Network of Centres will be assessed against Policy 2.7 Retail and Footfall Generating Uses.

(c) In addition, within town centres including the city centre and local 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).
(d) Within Stirling City Centre:

(i) All developments should comply with masterplans, frameworks and design guidance produced for Stirling City Centre, 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.

(e) 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).

(f) Springkerse & Millhall Commercial Centre performs a specific role and function within the Network of Centres as a location for household (bulky goods) retail only, to complement but not compete with the City Centre. There may also be opportunities for some ancillary or enabling commercial leisure development to complement the existing or proposed uses.

Table 6 supports this policy by setting out the role and function of the Network Centres and the relevant scale of appropriate development.
7. The Overarching Policy, Primary Policies and Policies

A. Placemaking and Implementing the Spatial Strategy

Figure 9: Network of Centres Hierarchy.

<table>
<thead>
<tr>
<th>Key Role and Functions</th>
<th>Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City Centre:</strong> Stirling</td>
<td>Regional</td>
</tr>
<tr>
<td>Comparison Retail, Convenience Retail, Personal Retailing, Commercial Leisure, Tourism Development, Food and Drink, Offices &amp; Community and Cultural Facilities.</td>
<td></td>
</tr>
<tr>
<td><strong>Town Centres:</strong> Bridge of Allan Dunblane</td>
<td>Local</td>
</tr>
<tr>
<td>Convenience Retail, Comparison Retail, Tourism Development, Food and Drink, Offices &amp; Community and Cultural Facilities.</td>
<td></td>
</tr>
<tr>
<td><strong>Local Centres:</strong> Bannockburn Balfron Causewayhead Cornton Cowie Doune Durieshill Fallin Plean Raploch St. Ninians</td>
<td>Local</td>
</tr>
<tr>
<td>Convenience Retail, Food and Drink, Offices &amp; Community and Cultural Facilities.</td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Centre:</strong> Springkerse &amp; Milhall</td>
<td>Regional</td>
</tr>
<tr>
<td>Household (bulky goods) retail Commercial leisure</td>
<td></td>
</tr>
</tbody>
</table>
Policy 2.7: Retail and Footfall Generating Uses

(a) New retail development and other uses, including offices, commercial leisure, community and cultural facilities will be supported where it is located within a site allocated for such uses (see Appendix A), 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* or other town centre use, as defined in the LDP glossary, which would generate significant footfall must provide evidence that the sequential approach to site selection has been used in the following order of preference:

1. City Centre, Town Centre or Local Centre
2. Edge of Centre locations
3. Commercial Centres
4. Out of centre locations that are, or can be made, easily accessible by a choice of transport modes

Full justification as to why more sequentially preferable sites have been assessed and discounted as unsuitable or unavailable will be required.

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 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 the proposed use 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 retail 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.
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 that have 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 closely and cohesively 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 1.5 and SG10).

[SG10 supports this policy by providing details of the definition of terms used, requirements relative to Listed Buildings, affordable housing, Green Belts, etc, and includes guidance on siting and design, landscaping, energy efficiency etc. SG36 sets out the procedures allowing for the identification and formation of Small Settlements within the Countryside and policy interpretation therein].

[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 supported 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 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 require planning permission will generally be supported.

(c) Out with 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 (i.e. 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 digital communications infrastructure will be encouraged in accordance with the principles set out in SPP. In particular, developers will be required, in consultation with service providers, to install the necessary infrastructure to enable fibre-based high-speed broadband in new homes and business premises.

(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. Wherever possible, new development should connect to existing, or provide new links to, sustainable transport options.

(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.

(c) Electric vehicle charging points should be considered as part of any new development and provided where appropriate.

Any requirement for Transport Statements and Assessments is set out in the Key Site Requirements.
[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. Where there is limited capacity at the Waste Water Treatment Works the authority recommends early contact with Scottish Water. 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. Private drainage provision will be unlikely, however 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 2,000) 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 Third Edition. Developments should be designed to conserve water usage and control surface water at source wherever possible. Opportunities to retrofit SuDS are encouraged.
   (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 3/2012.

(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, for any development within, or having a cumulative impact on, the City Transport 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 Waste 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 development 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 10: City Transport Area & Education Core Area.
Policy 3.4: Installation of Communications Infrastructure

Providers of communications equipment will require to demonstrate that the following options have been considered in the selection of sites and design of base stations:

(i) Mast or site sharing
(ii) Installation on buildings or other existing structures
(iii) Concealing or disguising mast, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate
(iv) Installation of ground based masts

As part of any planning application for such developments, applicants will require to provide the following information:

• An explanation of how the proposed equipment fits into the wider network;
• A description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution;
• Details of the design including height, materials and all components of the proposal;
• Details of any proposed landscaping and screen planting, where appropriate and;
• An assessment of the cumulative effects of the proposed development in combination with existing equipment in the area;
• An assessment of visual impact, if relevant.

Developments which deliver entirely new connectivity to an area will be particularly encouraged.

Should any communications installations become operationally redundant, the Council will require their immediate removal and the restoration of the site to its original condition.
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.

Scottish Natural Heritage (SNH) has prepared a Scotland wide map of Carbon Rich Soil, Deep Peat and Priority Peatland Habitats (SNH 2015), a consolidated spatial dataset derived from existing soil and vegetation data. The methodology used to create the map is detailed in SNH’s Carbon and Peatland 2014 – Methodology. As at June 2016 the map remains in a draft form, nevertheless it provides the most up to date information available on these soil types. Carbon and Peatland classes 1 and 2 correspond to the ‘carbon-rich soils, deep peat and priority peatland habitat’ identified in Table 1 – Onshore Wind Farms Spatial Framework of Scottish Planning Policy.

Over 50% of the energy consumed in Scotland is used to heat and cool buildings and processes, in homes, offices, hospitals, business and industry. It is also the largest source of emissions (47%). The Scottish Government’s Heat Policy Statement (June 2015) highlights challenges facing Scotland, including to i) largely decarbonise its heat system by 2050, to reduce greenhouse gas emissions, and ii) diversify sources of heat generation and supply to reduce reliance on fossil fuels, and therefore support a resilient heat supply. The Statement sets out a Heat Hierarchy with three specific objectives: reducing the need for heat, supplying heat efficiently and at least cost to consumers; and using renewable and low carbon heat.

The primary policies and policies found within this section of the Plan therefore seek to support: energy-efficient, low-emission, climate-adapted development; the use of vacant and derelict land; the reduction and recycling of waste; provision for active travel and public transport; sustainable drainage and flood management, and the development of heat networks and the use of heat mapping to identify the potential for co-locating developments with a high heat demand with sources of heat supply.
Primary Policy 4: Greenhouse Gas Reduction

In order to contribute to the aims of greenhouse gas reduction, all new development should:

(a) Be in sustainable locations (with reference to the proposed main use or mix of uses, and existing or proposed infrastructure capacity).

(b) Optimise accessibility to active travel opportunities and public transport. In particular planning permission should not be granted for significant travel-generating uses at locations which would increase reliance on the car and where:
   - direct links to local facilities via walking and cycling networks are not available or cannot be made available;
   - access to local facilities via public transport networks would involve walking more than 400m; or
   - a transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.

(c) 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.)

(d) Where feasible meet energy and heat requirements by on-site renewable generation and/or by linking to local area networks.

(e) 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 15% 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 20%* in 2019.

(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:
   - An applicant is able to demonstrate that there are significant technical constraints in using on-site low and zero-carbon generating technologies; or
   - 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 role of carbon-rich soils in storing carbon will be maintained by:

   (i) Avoiding the disturbance or excavation of peat and carbon rich soils.
   
   (ii) Protecting peat accumulations and 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) from development or land use change.

   (iii) Supporting proposals which include re-wetting and / or other restoration measures which provide a demonstrable carbon and / or biodiversity benefit.

(b) In relation to renewable energy developments, particularly wind energy, the Council will require developers to follow best practice for minimising carbon emissions and disturbance of peat. Detailed advice on current methodologies for the Scottish Government’s ‘carbon calculator’ are referenced in the Glossary.

(c) Where peat and other carbon rich soils are present, applicants should submit a peat management plan to assess the likely effects of development on carbon dioxide (CO2) emissions. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO2 to the atmosphere, development should minimise this release. The peat management plan must demonstrate that appropriate mitigation measures are in place to minimise by avoidance impact on peat, including avoidance of development on areas of deep peat.

[Detailed mapping of carbon rich soils, deep peat and priority peatland can be found on SNH and Soil Scotland’s websites. Definitions and links to other relevant documents are contained within the Glossary].
Policy 4.3: Heat Generation

The Council will support the renewable generation of heat either in standalone locations or as an integral part of new or existing developments. Where the non-renewable generation of heat is proposed, the Council will support these developments only where greenhouse gas emissions are significantly reduced, form part of a carbon capture or where it can be demonstrated that there are plans for conversion to renewable or low carbon sources of heat in the future.

All new heat generating developments and developments of high heat demand should, where possible, co-locate and the possibility of developing heat networks should be investigated. Where heat networks are not viable, micro-generation and heat recovery technologies within or associated with individual properties will be encouraged.

The Council will prepare supplementary guidance on Heat Generation which will:

- Use Scotland’s Heat Map to identify the potential for co-locating developments with a high heat demand with sources of heat supply.
- Identify where Heat Networks, heat storage and energy centres exist or would be appropriate.
- Promote ongoing work associated with the Council’s participation in the local Heat Network Partnership.
- Set out different heat generating technologies and how the Council will assess any applications for these types of developments.
Primary Policy 5: Flood Risk Management

(a) The Council will take a precautionary approach to flood risk from all sources, including coastal, watercourse (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers, culverts and surface water drains), taking account of the predicted effects of climate change.

(b) Development proposals on areas shown to be at risk of flooding on the SEPA Flood Maps (fluvial, coastal and surface water), will not be permitted unless a Flood Risk Assessment (FRA) concludes that the risk of flooding is acceptable in the context of SPP. The functional floodplain will be safeguarded from development in order to maintain its water conveyance and storage capacity. (Note: SPP states that for planning purposes the functional floodplain will generally have a greater than 0.5% (1:200) probability of flooding in any year).

(c) Development proposals on areas shown to be at risk of flooding on the SEPA Flood Maps, or adjacent to a small watercourse (which has not been assessed on the SEPA Flood Maps i.e. with a catchment area less than 3km²), 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. 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 SPP relating to Flooding and Drainage.

(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. Reference should be made to SEPA’s Land Use Vulnerability Guidance.

(iv) Shall not increase the risk of flooding elsewhere.

(d) 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 C753 document ‘The Suds Manual’ and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual 3rd. Edition.

(e) 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 Strategies and Local Plans, will not be permitted.

(f) 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.

(g) In exceptional circumstances, as set out in SPP, where built development is permitted measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

(h) Development out with the functional flood plain is not necessarily not at risk to flooding. A precautionary approach is therefore advisable and water resilient materials and appropriate construction methods should be utilised as and when determined by an FRA.
7. The Overarching Policy, Primary Policies and Policies

B. Climate Change Adaption and Mitigation

(i) Developers of sites out with functional flood plains will be encouraged to provide, where appropriate, features contributing to sustainable flood management.

(j) Where appropriate land with the potential to contribute to the proper management of flood risk, for example through natural flood management, washland or green infrastructure creation, or as part of a scheme to manage flood risk, will be protected from inappropriate development or changes of use.

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

Figure 11: Flood Risk Area (1 in 200 year).
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) Promote the re-naturalisation of water courses, for example by removing redundant water engineering installations, all of which must include consideration of potential flood risk.

[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 or unstable 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.

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

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) Enable, where appropriate, ‘energy from waste’ and/or reuse of waste heat for example being designed to be capable of connection to a new or existing district heating network and through the preparation of 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 waste management infrastructure, as identified on the proposals maps 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 Designed Landscapes, and over 140 Scheduled Monuments in the Plan area. The 6,000 plus entries in the Stirling Sites and Monuments Record include a wide range of undesignated features, structures and sites, and the Historic Environment Scotland Battlefield Inventory nationally important 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. From Celts to Jacobites and including Scotland’s best preserved city walls, one of the most important Royal Landscapes and Castles in Europe and the two most important battlefields in Scottish history. This rich heritage makes Stirling as one of the UK’s most historic locations.

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. Various design guides and frameworks highlight 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 Local 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 Environment 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.

All the Supplementary Guidance referred to under Policies 7.1 to 7.8 will be relevant for proposals considered under Primary Policy 7.

Policy 7.1: Archaeology and Historic Building Recording (designated and undesignated buildings/sites)

(a) There will be a presumption against development that would have an adverse effect on a scheduled monument or on the integrity of its setting except in exceptional circumstances. The same presumption will also apply to other nationally important 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.

[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].

[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].
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.

Table 8: Designated Conservation Areas

<table>
<thead>
<tr>
<th>Stirling</th>
<th>Rest of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bannockburn</td>
<td>Ashfield ✔</td>
</tr>
<tr>
<td>Bridgehaugh</td>
<td>Balfron North</td>
</tr>
<tr>
<td>Bruce Street</td>
<td>Balfron South</td>
</tr>
<tr>
<td>Cambuskenneth</td>
<td>Blairlogie</td>
</tr>
<tr>
<td>Drip Bridge</td>
<td>Buchlyvie</td>
</tr>
<tr>
<td>King’s Park</td>
<td>Bridge of Allan</td>
</tr>
<tr>
<td>Park Place/Randolphfield</td>
<td>Cambusbarron</td>
</tr>
<tr>
<td>Randolph Road</td>
<td>Carbeth North</td>
</tr>
<tr>
<td>Stirling Town &amp; Royal Park</td>
<td>Carbeth South</td>
</tr>
<tr>
<td>Torbrex</td>
<td></td>
</tr>
<tr>
<td></td>
<td>✔ Article 4 Direction applies to all of Conservation Area.</td>
</tr>
<tr>
<td></td>
<td>✔ Article 4 Direction applies to part of Conservation Area.</td>
</tr>
</tbody>
</table>

[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].
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.

(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.

[SG37 supports this policy by providing further guidance on the treatment of existing windows and doors and on proposals for alterations to or replacement of windows and doors and any associated openings].
7. The Overarching Policy, Primary Policies and Policies

C. Conservation of Historic and Natural Heritage

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 and 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 effect 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 13: 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) Development proposals that have a significant adverse effect on the overall integrity of SSSIs or the qualities for which it has been designated will not be in accordance with the Plan unless it can be demonstrated that those significant effects are clearly outweighed by social, environmental or economic benefits of national importance.

(d) Where proposals may affect protected species, developers must carry out species surveys and produce mitigation plans where required. Development that may result in activities that would normally require a species licence will not be permitted unless the applicant can demonstrate (with reference to any relevant “purposes” and “tests”) that such a licence will be likely to be granted. SG26 provides more detail on the species to which this policy applies.

(e) 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.

(f) 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].
7. The Overarching Policy, Primary Policies and Policies

C. Conservation of Historic and Natural Heritage

Figure 14: 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 (including areas of wild land) 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.

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) The objectives of designation and the overall integrity of the area will not be compromised.
(ii) Any significant adverse effects on the qualities for which the area has been designated 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.
(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.
Policy 9.2: Wild Land Areas

The Council will seek to protect the character of Wild Land Areas as identified on SNH’s map of Wild Land Areas and shown in Figure 15. Any development proposed must be able to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

[SG27 supports these policies 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. It also includes background information on areas of wild land].

[SG28 supports these policies 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].

*Figure 15: Local Landscape and Wildland Areas.*
Policy 9.3: 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 Forestry 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 potential mitigation of climate change and ecological adaptation.

(iii) Set out the local circumstances and factors (including environmental factors related to soil, water, flood risk and waste) 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, recreational 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 detailing the Council’s Forestry and Woodland 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, workable mineral deposits such as coal, sand, gravel and hard rock or coal bed methane reserves which are of economic or conservation value. Working of minerals in advance of development will be encouraged, where appropriate. Extraction that contributes to the maintenance of at least a 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) With regard to surface coal extraction, the area east of Stirling and south of the Forth is identified as highly constrained for environmental and social reasons. 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 and avoids significant cumulative impacts upon local communities.

(c) Petroleum Exploration and Development Licence (PEDL) No. 133 covers the south-eastern part of the Plan area. Should the current moratorium on unconventional oil and gas development end, proposals for the exploration, appraisal and the development of wellhead and transmission infrastructure for unconventional oil and gas extraction (coal bed methane, shale gas and other forms of onshore oil and gas) shall be assessed against their impact on the environment, the economy, local communities, heritage, the historic environment, landscape assets and transport infrastructure. Proposals will require to comply with the detailed advice in Supplementary Guidance to be prepared in support of Primary Policy 11.

(d) For any extraction proposal, sufficient information should be submitted to enable a full assessment of the likely effects of development to be made. Proposals must be able to demonstrate that there are no unacceptable impacts on the environment and local communities. 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 an appropriate legal agreement. Extractive waste management plans and restoration and aftercare plans will be required.

The Council will prepare Supplementary Guidance on the Extraction of Minerals. This will:

- Set out detailed criteria against which all proposals for the extraction of minerals will be assessed.
- Define the market area for aggregates and establish whether a 10 year landbank is in place in consultation with the minerals industry and neighbouring authorities.
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 and storage through most of the renewable and low-carbon technologies by permitting sensitively located development. All renewable energy developments which contribute towards these targets will be supported where they comply with policies 12.1 or 12.2 (where appropriate) and with all other relevant LDP policies.

Policy 12.1: Wind Energy Developments

(a) Proposals for wind energy developments* will be assessed against:

(i) The spatial framework on Map 1 shows areas likely to be most appropriate for wind energy development. The spatial framework applies to wind energy developments 15.0 metres (to blade tip) and above. The following principles as set out in SPP will apply:

   Group 1: Areas where wind farms will not be acceptable - National Scenic Areas.

   Group 2: Areas of significant protection - Includes Natura 2000 sites, Inventory Battlefields and Designed Landscapes, Sites of Special Scientific Interest, National Nature Reserves, Wild Land, Carbon Rich Soils/Peat, and Community Separation for Consideration of Visual Impact (2.0 km maximum subject to local topography). Within such areas there is a need for significant protection. However, wind energy development in these areas may be appropriate in some circumstances. Development proposals will require to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

   Group 3: Areas with potential for wind farm development - Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.

(ii) National planning policy and guidance current at the time of determination of applications.

(iii) Current locational and design guidance of Scottish Natural Heritage.

(iv) Stirling Council's SG 33 Wind Energy Developments – Supplementary Advice and Guidance.

(v) Relevant landscape capacity and design advice in the updated Stirling Landscape Sensitivity and Capacity Study for Wind Energy Development (January 2015).

(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.
(c) Proposals will also be assessed against the following criteria:

(i) Contribution to renewable energy generation targets and effect on greenhouse gas emissions.
(ii) Landscape and visual impacts.
(iii) Effects on natural heritage including wild land areas, the quality of the water environment and carbon rich soils.
(iv) Historic environment.
(v) Aviation and telecommunication interests.
(vi) Residential and community amenity.
(vii) Cumulative Impacts, arising from the above considerations.
(viii) The need for planning conditions relating to decommissioning and site restoration.

SG33 supports this policy by providing detailed advice and guidance on the planning and environmental considerations set out in para. (c) above.

[* SG33 defines wind energy development as a generic term covering all scales of windfarm and individual wind turbine development.]
Map 1
Spatial Framework

- **Group 1 Areas where wind farms will not be acceptable**
- **Group 2 Areas of Significant Protection**

* Remaining ‘undesignated’ land is Scottish Planning Policy Group 3 - Areas with potential for wind farm development, subject to detailed consideration against identified policy criteria.
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 relevant Flood Risk Management Strategies and Local Plans.

(b) Other forms of renewable and low carbon energy technologies will be supported (e.g. geothermal resources, anaerobic digestion, landfill gases, waste biomass, solar energy, carbon capture / sequestration and energy storage) 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).

(e) Taking due account of the scale and nature of the proposal and local area characteristics, proposals will also be assessed against relevant criteria set out in para. 169 of SPP.


** Developers should consult SEPA with reference to their Thermal Treatment of Waste Guidelines (2014).
Primary Policy 13: The Water Environment

(a) All development must protect and enhance, by minimising and mitigating any potential impacts, the physical, chemical and biological quality of the water environment (all rivers, lochs, streams, groundwater, estuaries and wetlands). 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 Water Framework Directive and assist the delivery of measures in relevant River Basin Management Plans and relevant Flood Risk Management Strategies and Local Plans, the National Marine Plan and appropriate biodiversity and green infrastructure/network considerations. SEPA, Scottish Water and SNH 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 to protect and enhance soils.

(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 and carbon rich soil 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;
(c) Where appropriate improve the provision of facilities for the business / conference tourism accommodation offering, particularly within the Core Area; and
(d) Where appropriate, improve the provision of recreational facilities which promote local community well-being, health and quality of life benefits.
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 movement 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 and huts (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 and hut developments].
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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.

**Active Travel:** Travel by physically active, non-motorised modes, such as walking and cycling.

**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.

**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, as amended, allows planning authorities to remove permitted development rights for particular types of development or classes of development.

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

**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 2011, v.2), with further updates April 2014. Scottish Government publication.

**Central Scotland Green Network (CSGN):** The CSGN is a national development identified in the Scottish Government’s National Planning Framework 3 (June 2014). It has a broad purpose and scope, and priorities for lead organisations include promoting active travel (walking and cycling), addressing vacant and derelict land and focusing action in disadvantaged areas, to maximise community and health benefits.
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 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

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 defines the built-up limits of the City of Stirling and surrounding 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 public transport in that is 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: Sets out a conceptual vision for large development areas or sites requiring a strategic and comprehensive approach to the provision, design and location of uses, open space and infrastructure.
9. Glossary of Terms

**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:** Stirling’s Economic Strategy: A Strategy for Jobs was published in November 2014 and outlines the city region’s current economic situation and its ambition to attract higher investment to support more and higher quality jobs in the years ahead.

**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.

**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:** Sites designated under the European Union’s “Birds Directive” (known as Special Protection Areas) and “Habitats Directive” (known as Special Areas of Conservation) to conserve Europe’s most endangered and valuable habitats and species across their entire natural range. Also form part of a European wide Natura 2000 Network. Plans or projects likely to have a significant effect thereon shall be subject of a Habitats Regulations Appraisal and, if necessary, an Appropriate Assessment, to ascertain implications for the site’s conservation objectives. The ‘competent’ authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned.
5. Glossary of Terms

**Five-year Housing Land Supply:** Scottish Government requirement to maintain a 5 year effective land supply at all times.

**Flood Risk Management Strategies and Local Flood Risk Management Plans:** Under the Flood Risk Management (Scotland) Act 2009 Scotland has been divided into 14 Local Plan Districts. Each has a set of complementary Plans: Flood Risk Management Strategies produced by SEPA and approved by Scottish Ministers in December 2015 and Local Flood Risk Management Plans produced by lead local authorities and approved in June 2016. Stirling Council is the lead authority for the Forth Local Plan District, that also includes parts of Clackmannanshire, Falkirk, Fife and Perth and Kinross Council areas and the Loch Lomond and Trossachs National Park. These Plans aim to make a strong and lasting contribution to sustainable flood risk management and maximise the benefit of public investment.

**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.

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

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

**Green Infrastructure:** ‘Green’ and ‘blue’ (water environment) features of the natural and built environment. These areas can have one or more functions, including naturalised water management, useable open space, active travel routes and habitats for wildlife.

**Green features** include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens.

**Blue features** include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

**Green Network:** Connected areas of green infrastructure that together form an integrated and multi-functional network. See also Central Scotland Green Network.
9. Glossary of Terms

**Heat Map (Scotland’s Heat Map):** A way to visualise opportunities, to assess who needs heat (demand) and where sources of heat might come from (supply), and how these can be connected in an efficient way to reduce the cost of heat supply and the carbon intensity of heat generation. It allows users to identify where there are opportunities for heat networks and decentralised energy projects, assess heat density and proximity to heat sources. It can also be used, in combination with other spatial datasets, as a tool to focus on areas of need or priority. The Map will be updated regularly and evolve over time.

**Heat Networks:** A distribution system of insulated pipes that take heat from a central source and delivers it to a variety of different customers, including homes, business premises, educational establishments, hospitals, shops, offices, sport facilities and other public buildings. Many networks also generate electricity and may also provide cooling. Networks can utilise single or multiple sources of heat, controlled through energy centre(s), which can include conventional boilers or Combined Heat and Power plants (CHP or co-generation), but can and do also include large sources of low-carbon heat that cannot otherwise be used cost effectively in individual buildings, such as energy from waste, deep geothermal and industrial waste heat and a wide range of water sources and urban recovered heat. Heat network pipe infrastructure is technology and fuel agnostic and can accommodate a wide range of heat sources.

**Hierarchy of Developments:** A hierarchy of national, major and local developments. The National Planning Framework specifies national developments, the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 specify major developments. Anything not specified in either of these is a local development.

**Highly Pressured Areas (Housing):** Priority locations for the development of affordable housing where a 33% 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 were 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 materials, including garden waste, white goods, furniture and other bulky items can be taken directly to be recycled, where possible.
9. Glossary of Terms

**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 supply target.

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

**Integrated Habitat Network (IHN):** A strategic approach to natural heritage in which wildlife sites, landscape features and other areas of open space are linked together to contribute to the maintenance and enhancement of local biodiversity. Planning authorities should seek to prevent further fragmentation or isolation of habitats and identify opportunities to restore links which have been broken.

**Land Capability for Agriculture:** A classification system ranking land on the basis of its potential productivity and cropping flexibility. This is determined by the extent to which the physical characteristics of the land (soil, climate and relief) impose long term restrictions on its use. Relevant mapping is published by the James Hutton Institute.

**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 Environment 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 Centres: Spatially defined centres within larger villages and within the urban area, which serve the needs of the local residents in terms of convenience retail and services.

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 designation, applying outwith the National Park, whose purpose is to safeguard and enhance the character and quality of landscapes, promote understanding and awareness of their distinctive character and special qualities, 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): Sets out the transport policies and programmes which support the Council’s and the Stirling Community Planning Partnership’s economic, social and environmental objectives and the implementation of the Local Development Plan. The Local Transport Strategy document sets out the Council’s overarching objectives, with a number of supporting plans including the City Transport Strategy and Smaller Towns and Villages Transport Strategy setting out how the strategy is to be delivered.

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.

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 Planning Framework: The National Planning Framework (NPF) sets the context for development planning in Scotland and provides a framework for the spatial development of Scotland as a whole. The third National Planning Framework 3 was approved in June 2014. It includes commentary on the distinctive opportunities for Scotland’s city regions, including Stirling, to develop as successful, sustainable places. 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): Areas, designated by Scottish Ministers under the Planning, etc. (Scotland) Act 2006, of outstanding scenic value in a national context. In exercising planning powers special attention is to be paid to the desirability of safeguarding or enhancing their character or appearance.
9. Glossary of Terms

**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.

**Network of Centres:** Spatially defined centres located within the city, towns, and villages, each with an identified role and function and organised into a hierarchy which reflects the scale and type of development appropriate in each centre.

**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).

**Open Space Strategy:** Stirling Council’s Open Space Strategy 2012-2017 was approved in December 2012 and includes mapping of all open space to audit their quantity, quality and accessibility. It is accompanied by a series of Settlement Opportunity Plans which provide the evidence base for further consideration on the protection, use, maintenance and enhancement of Open Space at a neighbourhood and settlement level.

**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 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 Area Status (Housing):** Pressured Area Status removes 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 Cambusbarron, Dunblane, Bridge of Allan, Causewayhead, Stirling town centre, Broomridge, St Ninians, Riverside and Braehead, Bannockburn, Whins of Milton, Hillpark and Firs.
Pressured Locations: Areas where 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: Regulatory guidance published by Natural Scotland (March 2010), prepared by SEPA, the Civil Engineering Contractors Association (Scotland) (CECA) and the Environment Industries Commission (EIC) to promote the sustainable reuse of greenfield soils.

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.

Regeneration Areas (Existing and New): Areas identified as a priority for new development to aid their social, economic and environmental regeneration. Areas comprise of Raploch, Cornton, Cultenhove, Fallin, Throsk, Cowie and Plean. Within each Regeneration Area is a defined local centre (see Local Centres).

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.

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): Produced by SEPA, in partnership with a range of public bodies, water users and land managers. They provide an assessment of the condition of the water environment, and identify where efforts for protection and improvement must be targeted to make the best use of resources and deliver multiple benefits for businesses and communities.
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 considered to be of principal importance for biodiversity conservation in Scotland.

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

Scottish Planning Policy (SPP): Published on June 2014 and sets out national planning policies which reflect Scottish Ministers’ priorities for operation of the planning system and for the development and use of land.

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.

Sequential Approach: The sequential approach requires that locations for all retail and other uses which generate significant footfall be considered in the following order of preference:

- 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.

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.

Strategic Environmental Assessment (SEA): The requirement, deriving from the Environmental Assessment (Scotland) Act 2005, to undertake environmental assessments of plans, programmes or strategies. The findings of the assessment are set out in an Environmental Report.

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 m².

Supplementary Guidance (SG): 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 surface water management on development sites designed to mimic natural systems as an alternatives to rapid piped discharge systems. Infiltration drains, swales, ponds, permeable surfaces, etc. attenuate flood flows, allow for pollutants to settle out, and also provide opportunities to create habitats and amenity spaces.

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.

Use Classes Order: The Town and Country Planning (Use Classes) (Scotland) Order 1997 sets out various classes of uses for land and buildings to determine when a material 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.
9. Glossary of Terms

**Washland**: Land which is periodically flooded by a river or stream.

**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 Development Sites

#### 1. Housing Sites

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>LDP Site Ref</th>
<th>Settlement / Area</th>
<th>Site Name (HLA Ref)</th>
<th>Period 1 2015/2027</th>
<th>Period 2 2027/2037</th>
<th>LDP 2015/2037</th>
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<tbody>
<tr>
<td>Core Area: Strategic Development</td>
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<td>Durieshill</td>
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<td></td>
<td>H130</td>
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<tr>
<td></td>
<td>H134</td>
<td></td>
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<td>4 Inverallan Road* (SC108)</td>
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<td></td>
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<td>Inverallan Lodge (SC143)</td>
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<td>Dunblane High School* (SC034)</td>
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<td>Dunblane</td>
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<td>Period 2 2027/2037</td>
<td>LDP 2015/2037</td>
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<td></td>
<td>H144 Former Riverside Pool* (SC257)</td>
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</tbody>
</table>
## Appendix A: Schedule of Development Sites

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>LDP Site Ref</th>
<th>Settlement / Area</th>
<th>Site Name* (HLA Ref)</th>
<th>Period 1 2015/2027</th>
<th>Period 2 2027/2037</th>
<th>LDP 2015/2037</th>
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<td>Core Area: Regeneration Areas</td>
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<td>12 Burns Terrace/ North of Cowie Parish Church* (SC237)</td>
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### Appendix A: Schedule of Development Sites

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<th>Period 2 2027/2037</th>
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## 2. Employment Sites

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<td>Rural Villages Area: Sustainable Expansion</td>
<td>B43</td>
<td>Balfron</td>
<td>Balfron Depot* (BSD28)</td>
<td>0.50</td>
<td>0.00</td>
<td>0.50</td>
</tr>
<tr>
<td></td>
<td>B45</td>
<td>Doune</td>
<td>Station Wynd Doune (BSD26)</td>
<td>0.50</td>
<td>0.00</td>
<td>0.50</td>
</tr>
<tr>
<td></td>
<td>B49</td>
<td>Thornhill</td>
<td>Burnside Works (BSD73)</td>
<td>0.30</td>
<td>0.00</td>
<td>0.30</td>
</tr>
</tbody>
</table>
### Appendix A: Schedule of Development Sites

#### 3. Retail Sites

<table>
<thead>
<tr>
<th>Spatial Strategy</th>
<th>LDP Site Ref</th>
<th>Settlement / Area</th>
<th>Site Name* (ELA Ref)</th>
<th>Retail Goods Type</th>
<th>m² Retail Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Core Area: Strategic Development Areas</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R09</td>
<td>Stirling</td>
<td>South Stirling Gateway</td>
<td>Convenience Superstore</td>
<td>tbc</td>
<td></td>
</tr>
<tr>
<td>R10</td>
<td>Durieshill</td>
<td>Durieshill*</td>
<td>Convenience Supermarket</td>
<td>2,500 (gross)</td>
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<tr>
<td>R11</td>
<td>Springkerse Commercial Centre</td>
<td>Springkerse*</td>
<td>Household Bulky Goods</td>
<td>2,230 (net)</td>
<td></td>
</tr>
<tr>
<td>R12</td>
<td></td>
<td>Crookbridge*</td>
<td>Household Bulky Goods</td>
<td>tbc</td>
<td></td>
</tr>
<tr>
<td>R13</td>
<td></td>
<td>Millhall East/Broadleys B Expansion*</td>
<td>Household Bulky Goods</td>
<td>tbc</td>
<td></td>
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<tr>
<td><strong>Core Area: Urban Consolidation (cont)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R01</td>
<td>Stirling City Centre</td>
<td>Rainbow Sides*</td>
<td>Personal Goods</td>
<td>tbc</td>
<td></td>
</tr>
<tr>
<td>R02</td>
<td></td>
<td>Station Road (North)*</td>
<td>Personal Goods</td>
<td>tbc</td>
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<tr>
<td>R03</td>
<td></td>
<td>Station Road (South)*</td>
<td>Personal Goods</td>
<td>tbc</td>
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</tr>
<tr>
<td>R06</td>
<td></td>
<td>STEP/Vico*</td>
<td>Convenience Superstore</td>
<td>1,424 (net)</td>
<td></td>
</tr>
</tbody>
</table>