

Stirling South - Site Options



Local Development Plan 3 - Site Options Consultation

Overview of Site Options

Site Options for the Proposed Plan

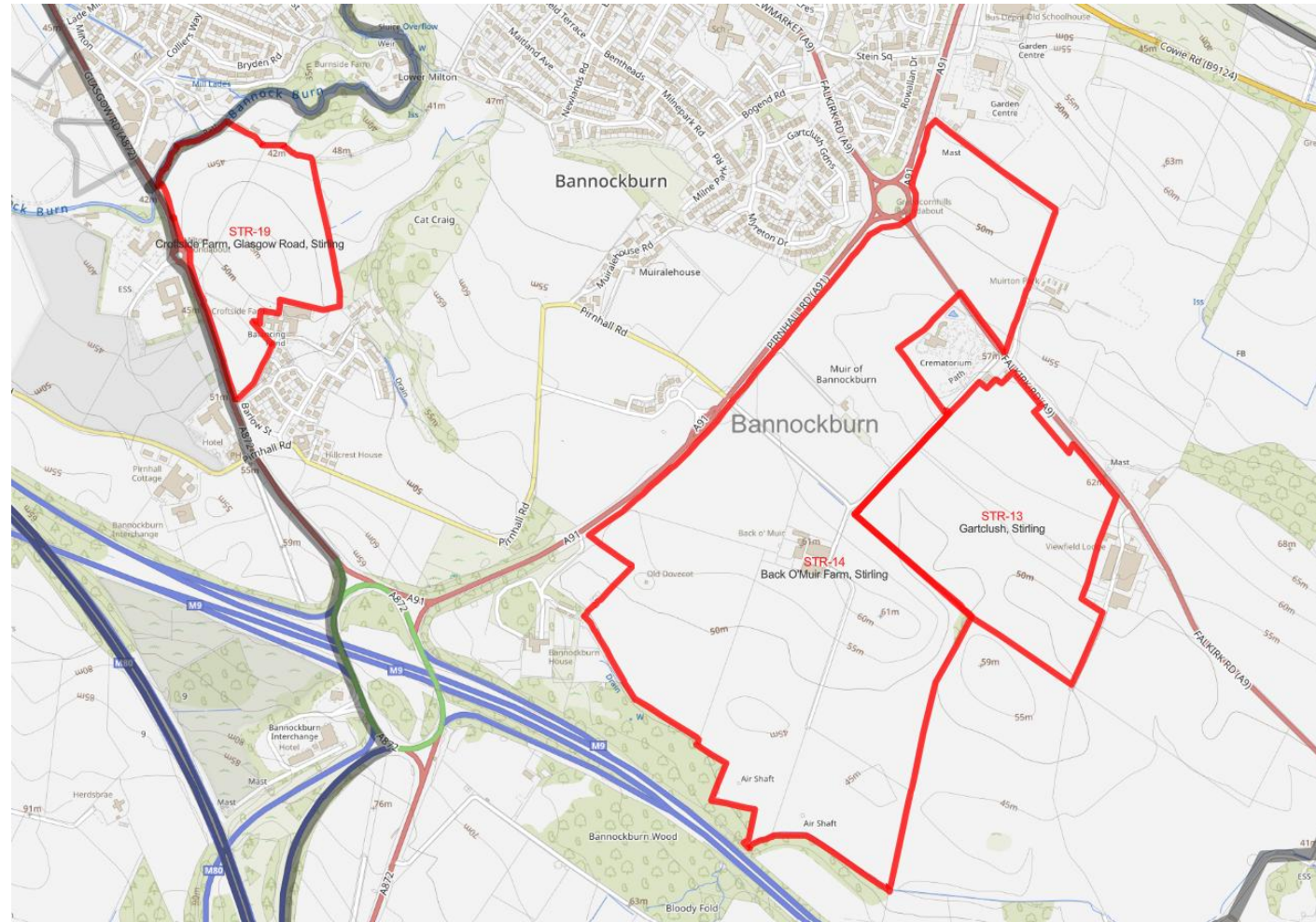
An overview of the sites being considered for inclusion in [Stirling' next Local Development Plan](#) (LDP3), as the relate to the Stirling South area. These sites relate to the following community councils, as shown in the tables and maps below:

- Bannockburn
- Hillpark and Milton
- St. Ninians

Site Options – Bannockburn Community Council Area

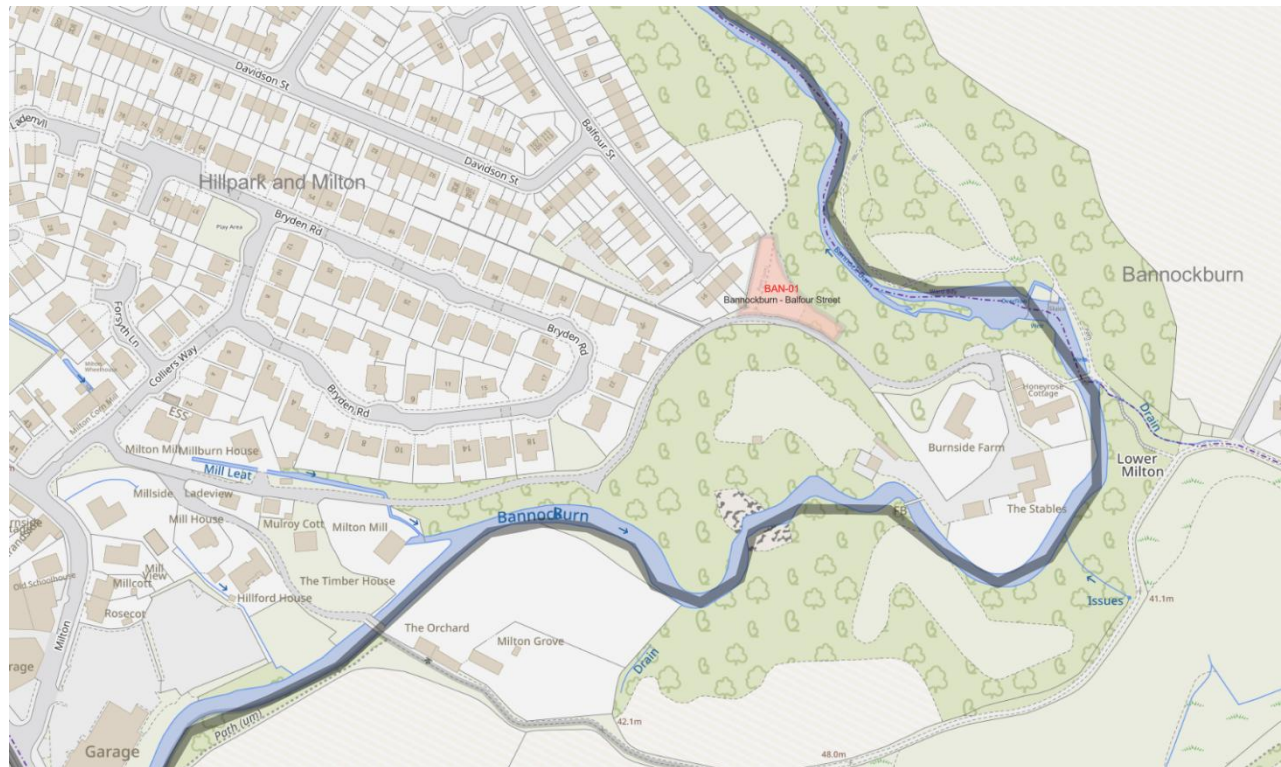
Site Reference	Source	Site Location	Promoted Use	Summary of Promoted Use
STR-13	Call for Sites Submissions	Gartclush, Bannockburn	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 240 homes .
STR-14	Call for Sites Submissions	Back O’Muir Farm, Bannockburn	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 850-950 homes .
STR-19	Call for Sites Submissions	Croftside Farm, Glasgow Road, Bannockburn	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 210 homes .
<p>Please note that a further allocation at South Stirling Gateway, identified in the current Local Development Plan for around 800 homes and other ancillary uses (H055) is still to be fully delivered. As the site has extant planning permission in principle, and sections of the site currently under construction, this site is not included within this consultation.</p>				

**Map of Site Options –
Bannockburn
Community Council**



Site Option – Hillpark and Milton Community Council Area

Site Reference	Source	Site Location	Promoted Use	Summary of Promoted Use
BAN-01	Call for Sites Submissions	Balfour Street, Bannockburn	Change of settlement boundary to include site	Proposed change to the settlement boundary to incorporate the site, reflecting potential future development approved under planning application 25/00030/FUL.



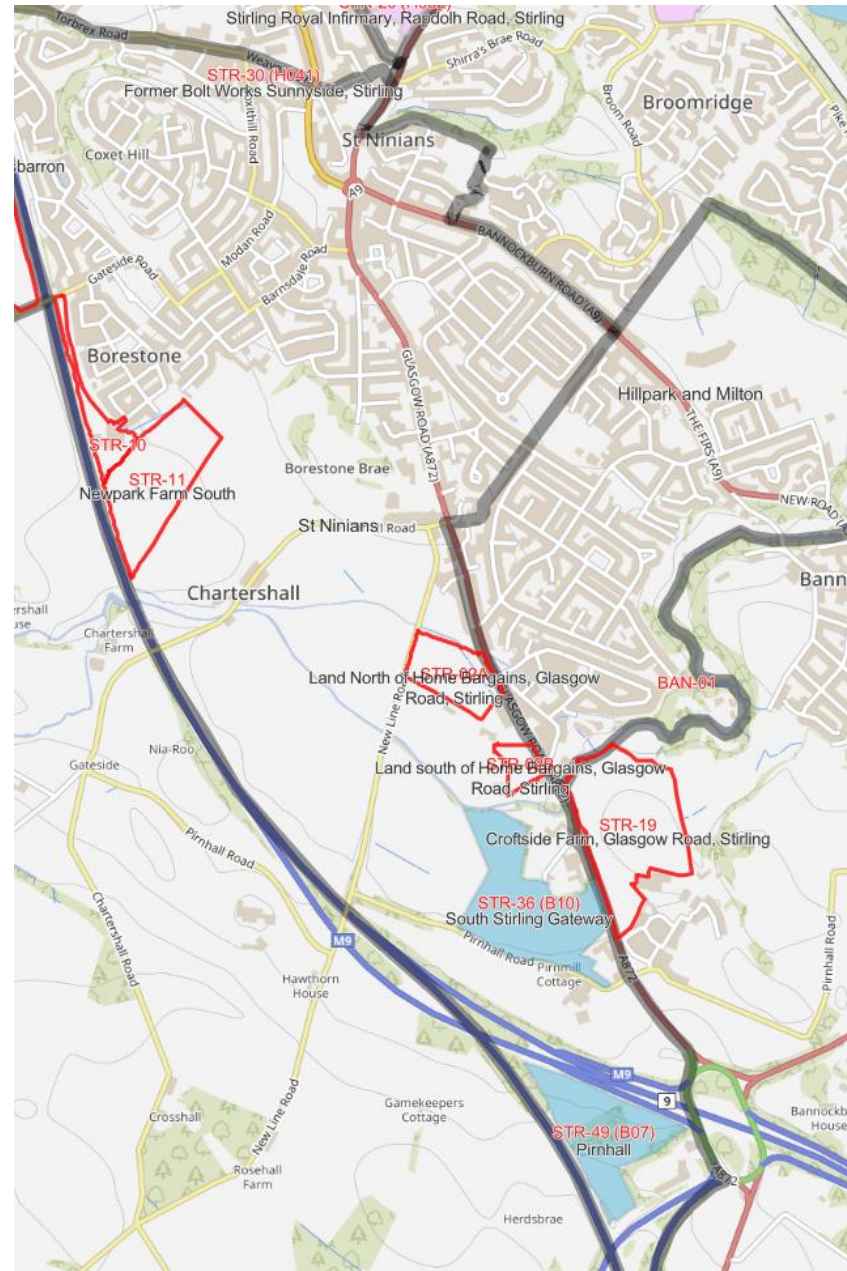
Site Options – St. Ninians Community Council Area

Site Reference	Source	Site Location	Promoted Use	Summary of Promoted Use
STR-02A	Call for Sites Submissions	Land North of Home Bargains, Glasgow Road, Stirling	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 60-70 homes .
STR-02B	Call for Site Submissions	Land South of Home Bargains, Glasgow Road, Stirling	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 20-30 homes .
STR-10	Call for Site Submissions	Newpark Farm North, Stirling	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 30-40 homes .
STR-11	Call for Site Submissions	Newpark Farm South, Stirling	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of 140-150 homes .
STR-30	LDP Site Allocation	Former Bolt Works, Sunnyside, Stirling	Residential	<p>The site is a brownfield allocation for residential development in the adopted Local Development Plan, with an indicative capacity of four dwellings (reference H041).</p> <p>As there has been no progress towards delivery, the site requires reassessment for inclusion in the next Local Development Plan. This is reflected in its current 'constrained' status in the Housing Land Audit, indicating that there is no agreed programme for construction.</p>

STR-36	LDP Site Allocation	South Stirling Gateway	Employment	Greenfield site currently allocated for Class 4 business use within the Local Development Plan (reference B10). The site must be reassessed for the next LDP as delivery has not progressed.
STR-49	LDP Site Allocation	Pirnhall, Stirling	Employment	Greenfield site currently allocated for Class 4 business use within the Local Development Plan (reference B07). The site must be reassessed for the next LDP as delivery has not progressed.

Map of Site Options –

St. Ninians
Community Council



Individual Site Options

Site options & key considerations for the initial stage of the site assessment process

In this section, you will find two summary tables, along with the related maps, covering the sites currently being considered for inclusion in the Proposed Plan.

As the maps included here are illustrative, the information should be read alongside the StoryMap - [Stirling South - Site Options](#), where the site options and relevant data layers can be explored in more detail.

In addition, a Stirling-wide map showing all site options currently under consideration can be viewed here - [LDP3 Proposed Plan Site Options Map](#).

The tables provided below give an overview of whether the key considerations apply to each site and are presented as follows:

- **Table 1 and associated mapping – Environment, Landscape and Nature Considerations:**
Show the site options plotted against the relevant data sources for this theme, including flood risk, green belt areas, national and local landscape and biodiversity designations, and the presence of trees and woodland.
- **Table 2 and associated mapping – Historic Environment and Cultural Heritage:**
Show the site options plotted against the relevant data sources for this theme, including listed buildings, conservation areas, scheduled monuments, battlefields, and designed landscapes.

The considerations presented are derived from Stage 1 of the Site Appraisal Methodology, which was approved as part of the Evidence Report process. They therefore play an important role assessing sites for inclusion in the Proposed Plan and, where this is the case, what mitigation might be required to address any site-specific issues.

When the tables, based on the mapped information, below indicate that a consideration applies to a site (shown as 'yes'), this should not be interpreted as meaning the site will be rejected. In most cases, it simply highlights where further detailed assessment may be required at later stages of the site assessment process, potentially involving additional information or specialist input from relevant services or agencies.

Similarly, where a table indicates that no considerations apply to a site (shown as 'no'), this should not be taken to mean that the site will automatically be supported for inclusion in the Proposed Plan.

As the site assessment process is still at an early stage, no conclusions can yet be drawn about which sites will be selected for inclusion in the Proposed Plan. This is because several important matters have not yet been assessed and therefore do not appear in the considerations presented below.

These outstanding matters include assessments of infrastructure capacity, such as the individual and cumulative impacts of development on:

- the road network
- school rolls
- GP practices and other health services

They also include accessibility and connectivity considerations, meaning factors such as:

- how well a site is served by active travel routes
- whether local services and facilities can be accessed safely and conveniently on walking or wheeling, by bicycle, or by public transport

These matters will be considered in the later stages of the site assessment process, alongside the comments received through this consultation once the consultation period has closed.

Key Considerations - Environment, Landscape and Nature

Table 1. below confirming (Yes/No) whether the key considerations relating to the environment, landscape, and nature apply to the site options within these Community Council areas.

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. Flood risk: Is the site within or close to an area at risk of flooding?	b. Green Belt: Is the site within a designated green belt?	c. Nationally Designated Sites: Is the site within, or adjacent to, a designated area protected for habitats or species?	d. Locally Designated Sites: Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. Green Network: Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. Trees & woodland: Are there trees or woodland areas within or close to the site?
Bannockburn Site Options						
STR-13	Yes	No	No	No	No	Yes
STR-14	Yes	No	No	No	No	Yes
STR-19	Yes	Yes	No	No	No	Yes
Hillpark and Milton Site Option						
BAN-01	No	Yes	No	No	Yes	Yes

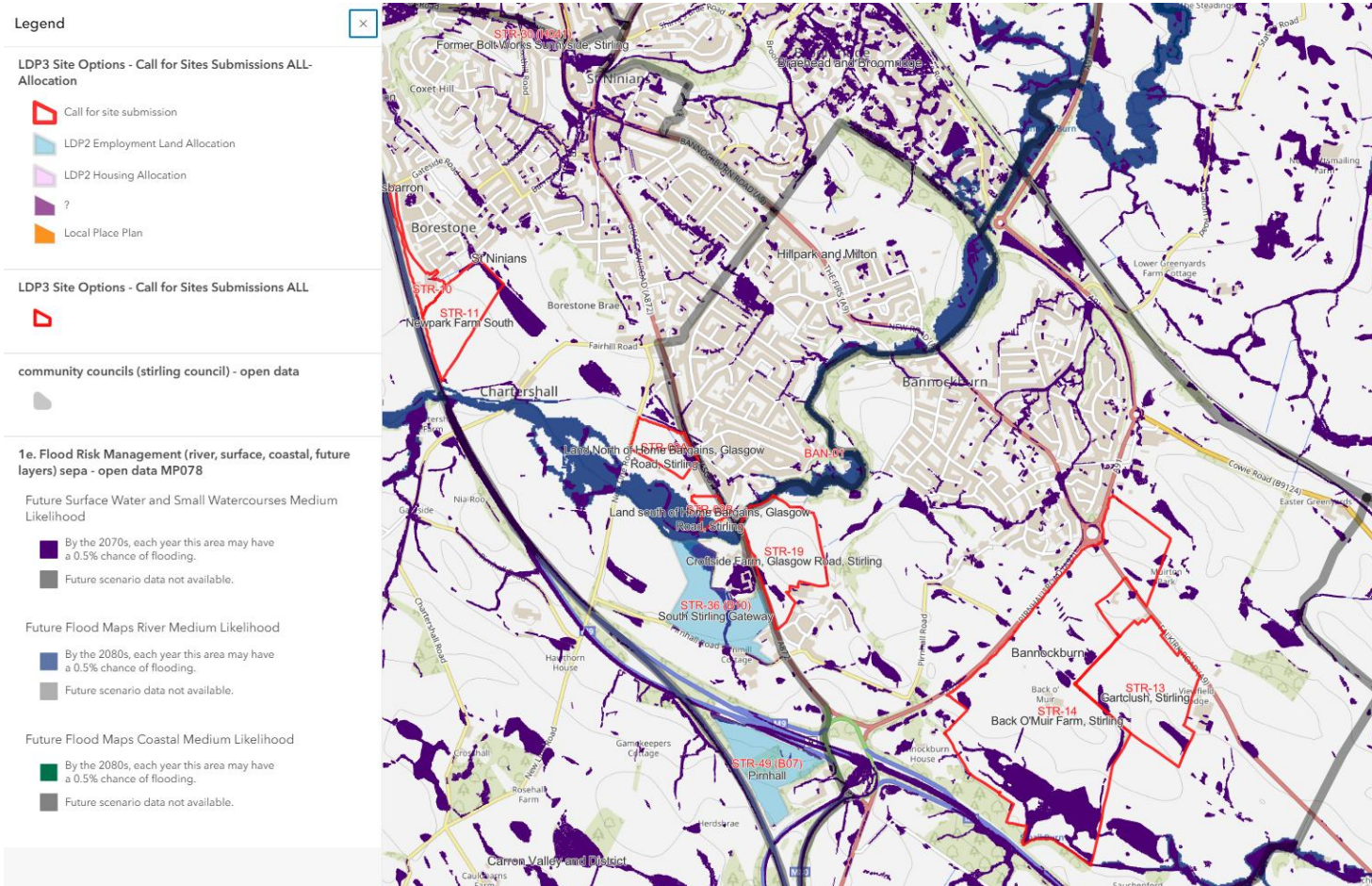
Table 1. continued...

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. Flood risk: Is the site within or close to an area at risk of flooding?	b. Green Belt: Is the site within a designated green belt?	c. Nationally Designated Sites: Is the site within, or adjacent to, a designated area protected for habitats or species?	d. Locally Designated Sites: Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. Green Network: Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. Trees & woodland: Are there trees or woodland areas within or close to the site?
St. Ninian's Site Options						
STR-02A	Yes	Yes	No	No	No	No
STR-02B	Yes	Yes	No	No	No	No
STR-10	Yes	Yes	No	No	No	No
STR-11	Yes	Yes	No	No	No	No
STR-30	No	No	No	No	No	Yes
STR-36	Yes	No	No	No	No	Yes
STR-49	Yes	No	No	No	No	Yes

Maps 1-5 below show the site options plotted against the relevant data sources for each consideration identified in the table above.

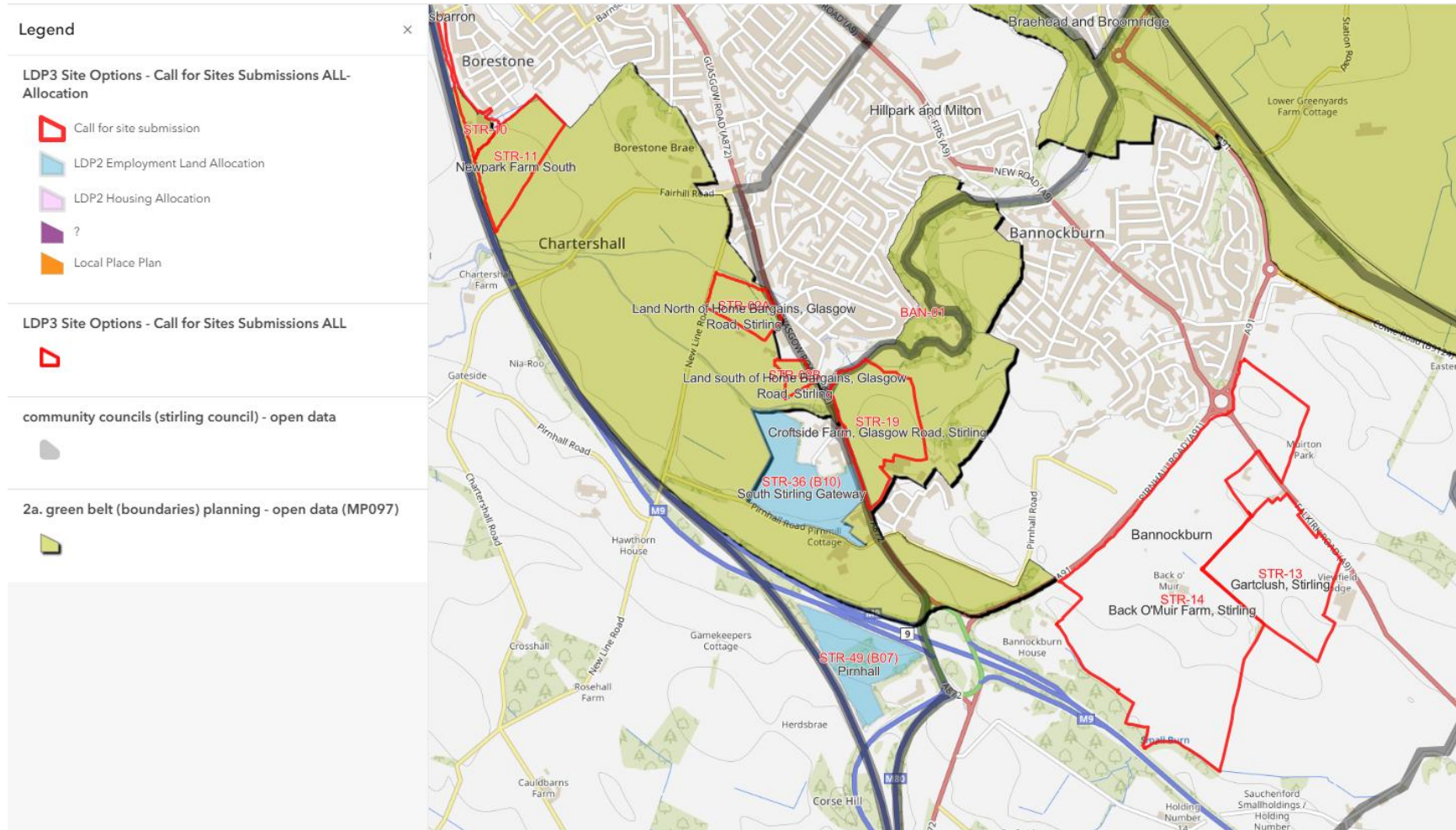
Map 1 - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas



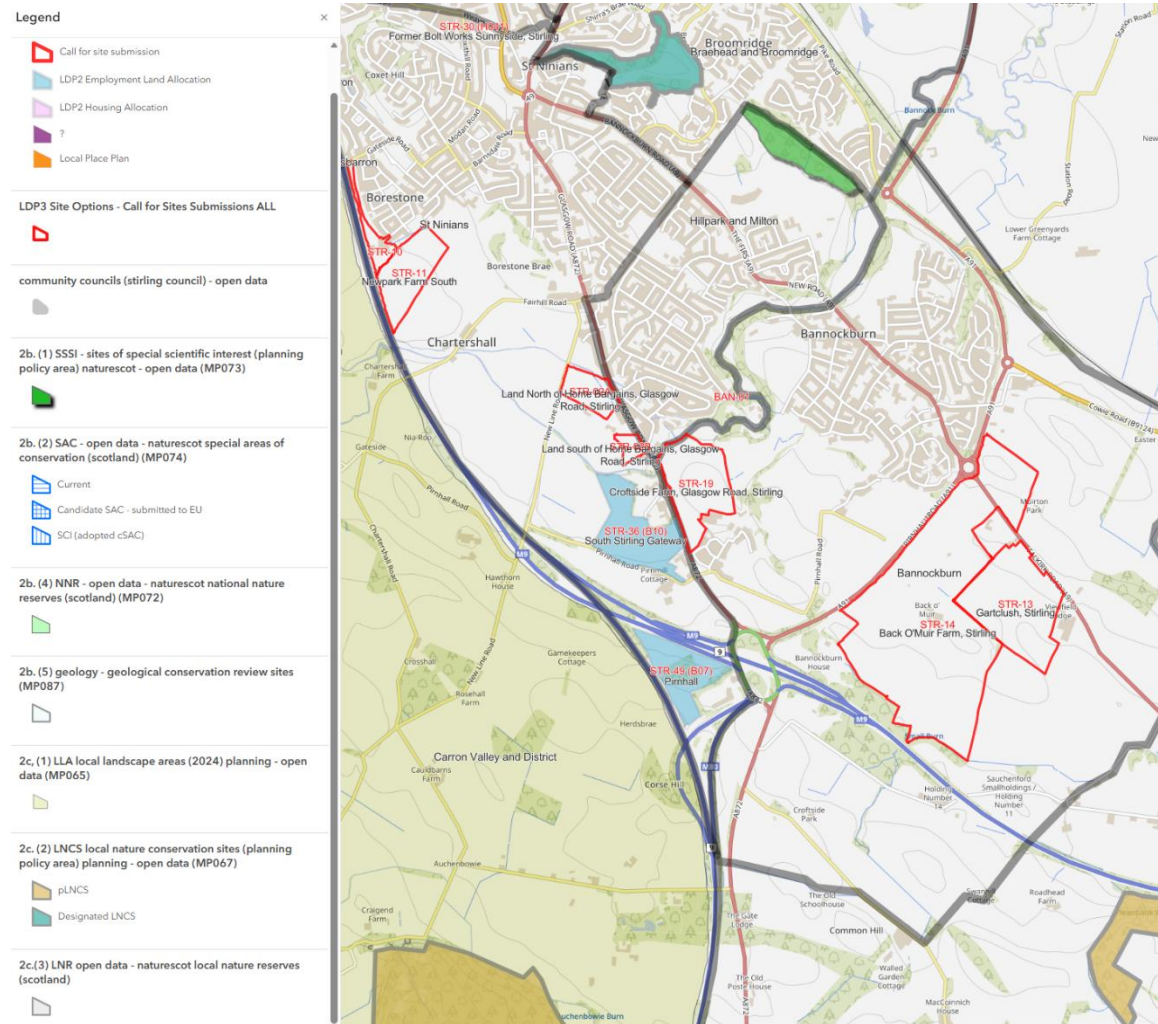
Map 2 - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Belt areas



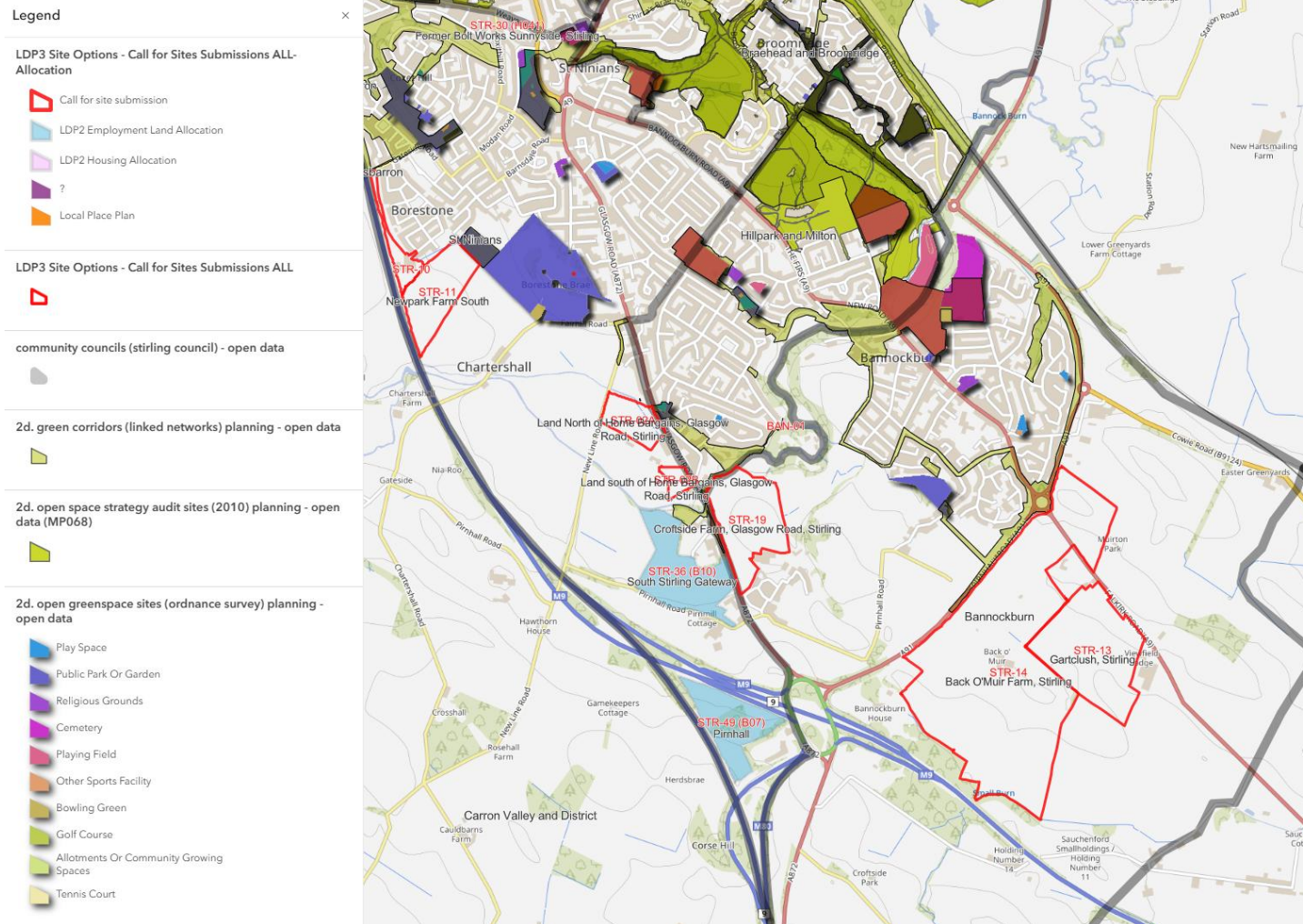
Map 3 - Environmental, Landscape, Nature Considerations

Site Options in relation to National and Local Designations (landscape, biodiversity and geodiversity)



Map 4 - Environmental, Landscape, Nature Considerations

Site Options in relation to Green Corridors and Open Space



Map 5 - Environmental, Landscape, Nature Considerations

Site options in relation to trees and woodland

Legend

LDP3 Site Options - Call for Sites Submissions ALL-Allocation

- Call for site submission
- LDP2 Employment Land Allocation
- LDP2 Housing Allocation
- ?
- Local Place Plan

LDP3 Site Options - Call for Sites Submissions ALL

-

community councils (stirling council) - open data

-

2e. (1) TPO tree preservation orders (conservation planning) - open data (MP070)

Tree preservation points

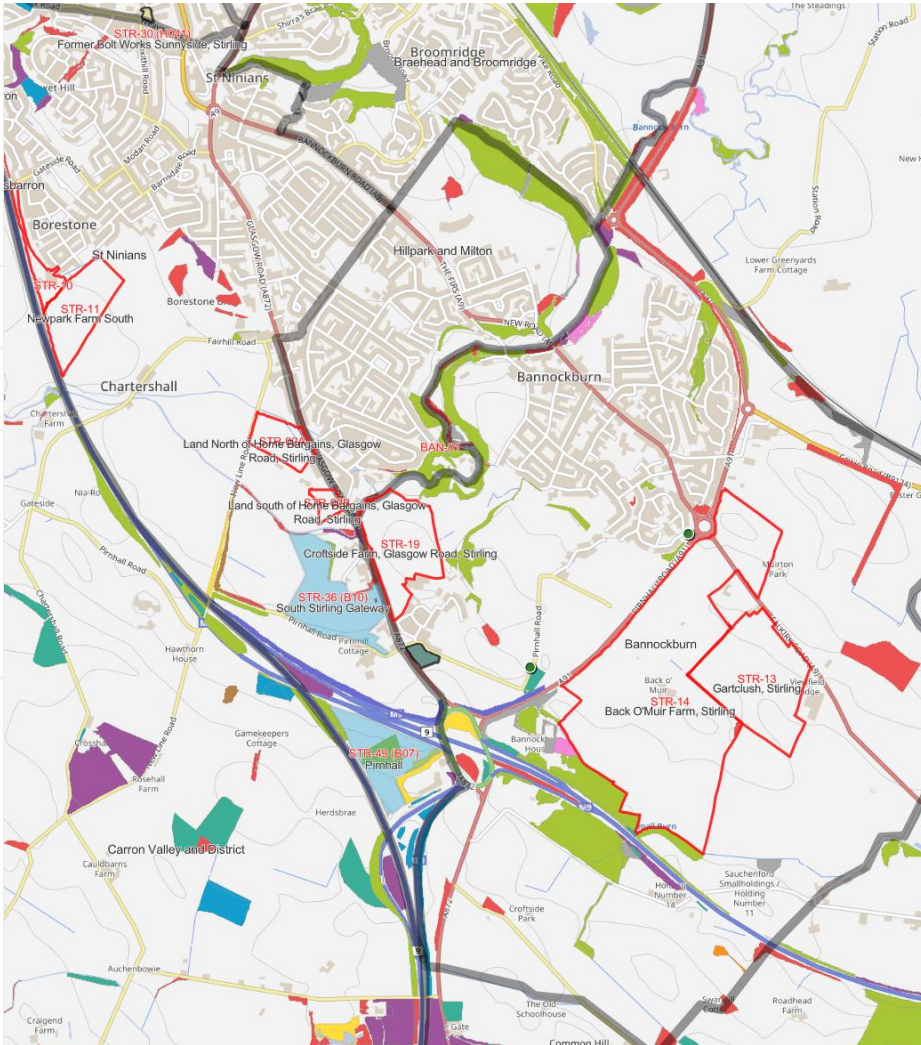
-

Tree preservation polygons

- Group
- Woodland

2e. (5) OS Tree Cover

- Nonconiferous Trees
- Coniferous Trees
- Nonconiferous Trees,Scrub
- Coniferous Trees,Nonconiferous Trees
- Nonconiferous Trees (Scattered),Rough Grassland
- Coniferous Trees,Nonconiferous Trees,Scrub
- Nonconiferous Trees (Scattered)
- Nonconiferous Trees (Scattered),Rough Grassland,Scrub
- Nonconiferous Trees,Coniferous Trees
- Coniferous Trees,Scrub
- Other



Key Considerations – Historic Environment and Cultural Heritage

Table 2. below confirming (Yes/No) whether the key considerations relating to the historic environment and cultural heritage apply to the site options within these Community Council areas.

Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. Listed Buildings: Does the site contain, or is it situated close to, any listed buildings?	b. Conservation Area: Is the site within, or situated close to, a conservation area?	c. Battlefields: Is the site within, or situated close to, a conservation area?	d. Scheduled Monument: Is the site within, or situated close to, a scheduled monument?	e. Designed Landscape: Is the site within, or situated close to, a designed landscape?
Bannockburn Site Options					
STR-13	No	No	Yes	No	No
STR-14	Yes	No	Yes	No	No
STR-19	No	No	Yes	No	No
Hillpark and Milton Site Option					
BAN-01	No	No	Yes	No	No

Table 2. continued...

Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. Listed Buildings: Does the site contain, or is it situated close to, any listed buildings?	b. Conservation Area: Is the site within, or situated close to, a conservation area?	c. Battlefields: Is the site within, or situated close to, a conservation area?	d. Scheduled Monument: Is the site within, or situated close to, a scheduled monument?	e. Designed Landscape: Is the site within, or situated close to, a designed landscape?
St. Ninians Site Options					
STR-02A	No	No	Yes	No	No
STR-02B	No	No	Yes	No	No
STR-10	No	No	Yes	No	No
STR-11	No	No	Yes	No	No
STR-30	No	No	Yes	No	No
STR-36	No	No	Yes	No	No
STR-49	No	No	Yes	No	No

The map below shows the site options plotted against the relevant data sources for each consideration identified in the table above.

