

## Stirling Central - Site Options



Local Development Plan 3 - Site Options Consultation

## Overview of Site Options

### Site Options for the Proposed Plan

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

- Braehead and Broomridge
- King's Park
- Mercat Cross
- Riverside
- Torbrex

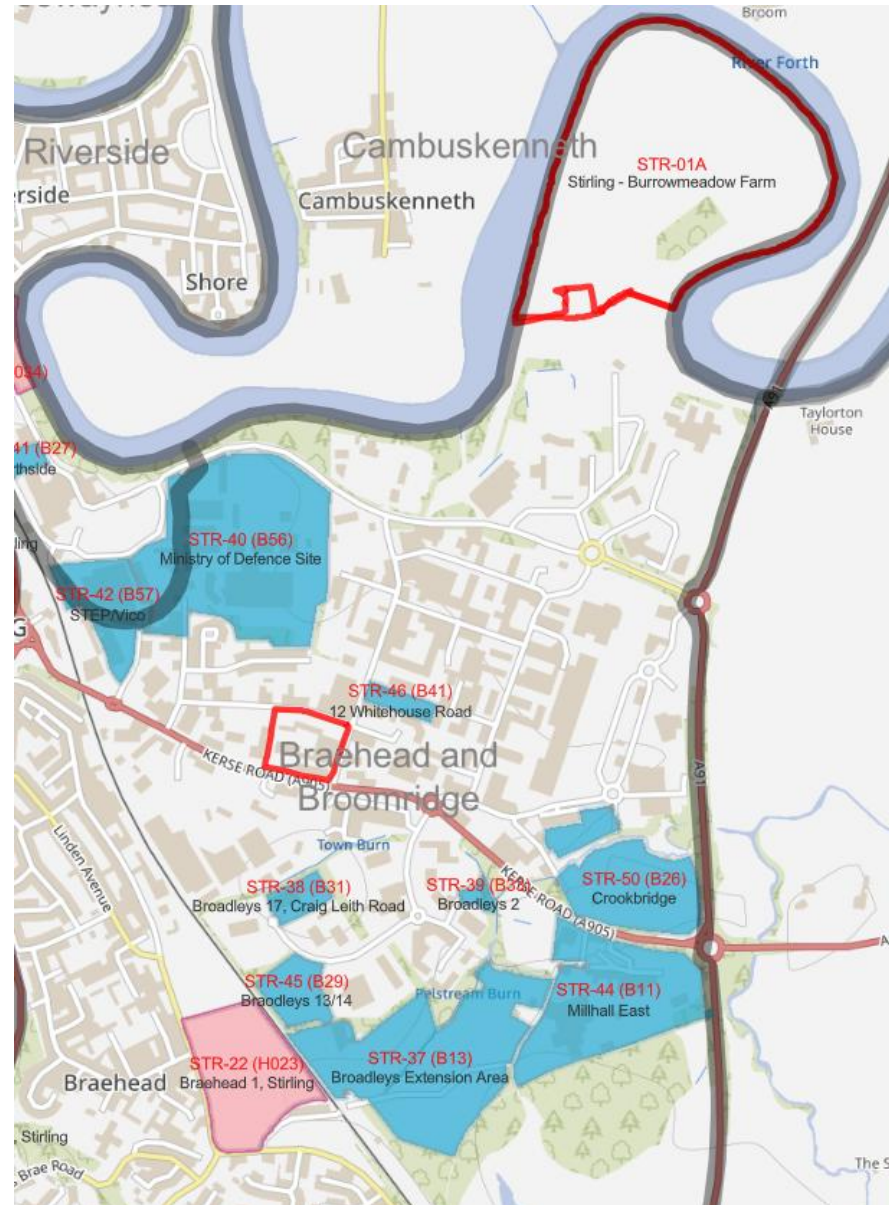
## Site Option – Braehead and Broomridge Community Council Area

Site References	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>STR-01B</b>	Call for Sites Submission	Borrowmeadow Farm, Stirling	Mixed use	Part greenfield, part brownfield site promoted for mixed use development comprising residential, retail, community and renewable energy. At this stage, the scale and potential capacities are unknown.
<b>STR-17</b>	Call for Sites Submission	Former Stirling Precast, Springkerse Road, Stirling	Employment	Brownfield site promoted for Commercial Business – classes 1A (shops and financial, professional and other services), 4 (business), 5 (general industry) and/or 6 (storage and distribution) and sui generis car show room).
<b>STR-22</b>	LDP allocated site	Broom Road, Braehead, Stirling	Residential	Greenfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>150 homes</b> in line with the current LDP allocation (H023).
<b>STR-42, &amp; STR-40 (B56)</b>	LDP allocated site	Forthside, Stirling	Employment	Brownfield sites reappraised for employment land – classes 4 (business), 5 (general industry) and/or 6 (storage and distribution) and sui generis car show room).
<b>STR-46 (B41)</b>	LDP allocated site	Whitehouse Road, Springkerse Industrial Estate, Stirling	Employment	Brownfield site reappraised for employment land – classes 4 (business), 5 (general industry) and/or 6 (storage and distribution) and sui generis car show room).

Site References	Source	Site Location	Promoted Use(s)	Summary of Promoted Use
<b>STR-50 (B26)</b>	LDP allocated site	Springkerse Retail Park, Stirling	Commercial business	Brownfield site reappraised for bulky goods retail and/or commercial leisure, and business (Use Class 4)
<b>STR-37 (B13)</b> <b>STR-38 (B31)</b> <b>STR-39 (B33)</b> <b>STR-44 (B11), &amp;</b> <b>STR-45 (B29)</b>	LDP allocated site	Broadleys, Stirling	Employment	Brownfield sites reappraised for employment land – classes 4 (business), 5 (general industry) and/or 6 (storage and distribution) and sui generis car show room).

**Map of Site Options –**

Braehead and Broomridge Community Council area



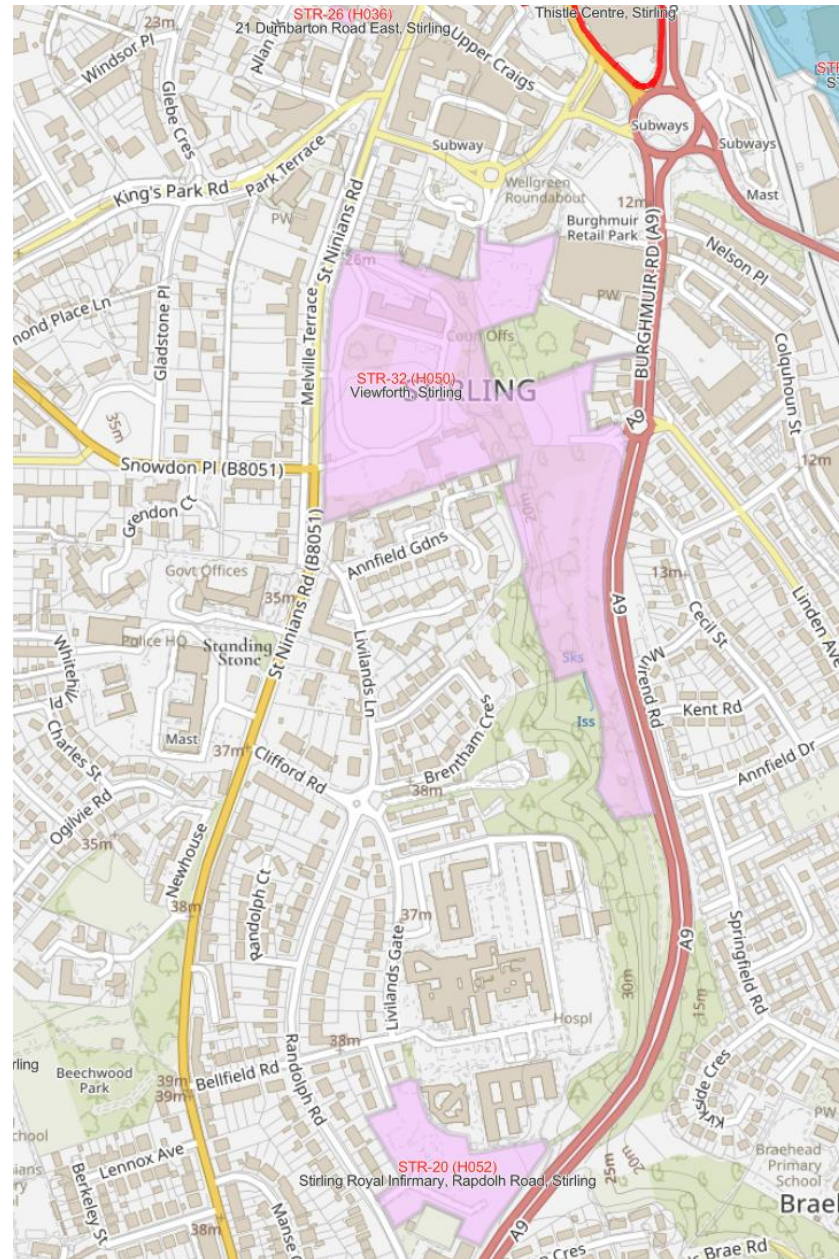
## Site Option – King’s Park Community Council Area

Site References	Source	Site Location	Promoted Use	Summary of Promoted Use
<b>STR-20</b>	LDP allocated site	Stirling Infirmary, Randolph Road, Stirling	Residential	Brownfield site promoted for residential use. The site is currently. At this stage, the site is being considered for a capacity of <b>40-50 homes</b> , broadly in line with the LDP site allocation H052.
<b>STR-26</b>	LDP allocated site	21 Dumbarton Road East, Stirling	Residential	Brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>6 homes</b> , in line with site allocation H036.
<b>STR-32</b>	LDP allocated site	Viewforth, Stirling	Residential	Largely brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>60 homes</b> , in line with site allocation H050.

*While the sites listed above are currently allocated for residential development in the existing Local Development Plan, they require reappraisal for inclusion in the Proposed Plan as they have not progressed sufficiently towards delivery. Notwithstanding this, the Stirling Infirmary and Viewforth sites are progressing positively, with known developer interest and planning applications anticipated during 2026.*

## Map of Site Options –

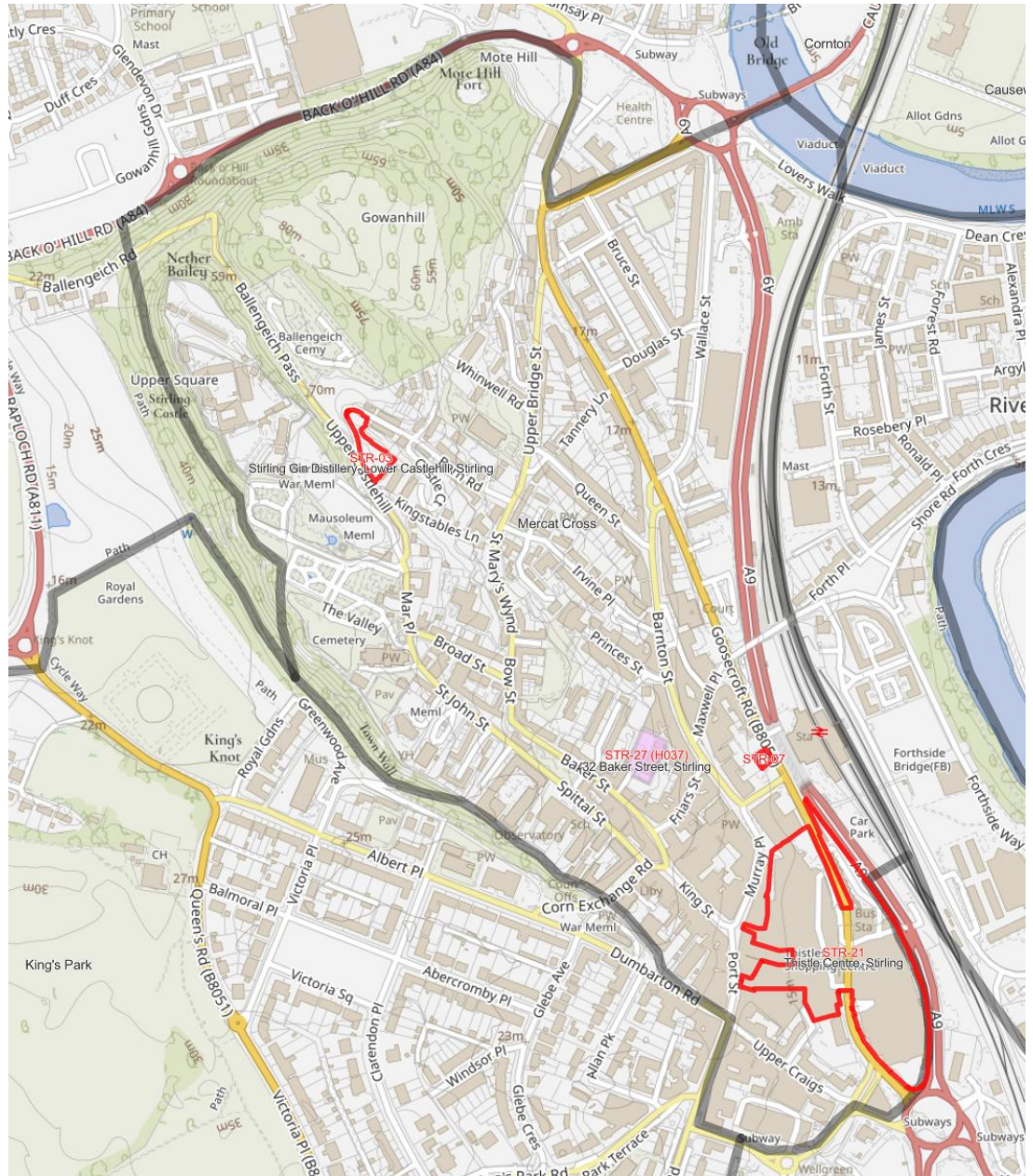
King's Park Community Council area



## Site Option – Mercat Cross Community Council Area

Site References	Source	Site Location	Promoted Use	Summary of Promoted Use
<b>STR-03</b>	Call for Sites Submission	Stirling Gin Distillery, Lower Castlehill, Stirling	Commercial business	Greenfield site promoted for purposes of expanding the existing Stirling Gin Distillery.
<b>STR-07</b>	Call for Sites Submission	Station Road, Stirling	Residential, retail and/or commercial	Brownfield site promoted for Residential, retail and/or commercial.
<b>STR-21</b>	Call for Sites Submission	Thistle Centre, Stirling	Commercial business, tourism and leisure	Promoted use for the Thistle Shopping Centre for retail, food and drink, tourism and leisure.
<b>STR-27 (H037)</b>	Call for Sites Submission and Local Development Plan Allocation	Baker Street, Stirling	Residential	Brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>10 homes</b> , in line with site allocation H037.

**Map of Site Options –  
Mercat Cross Community Council area**

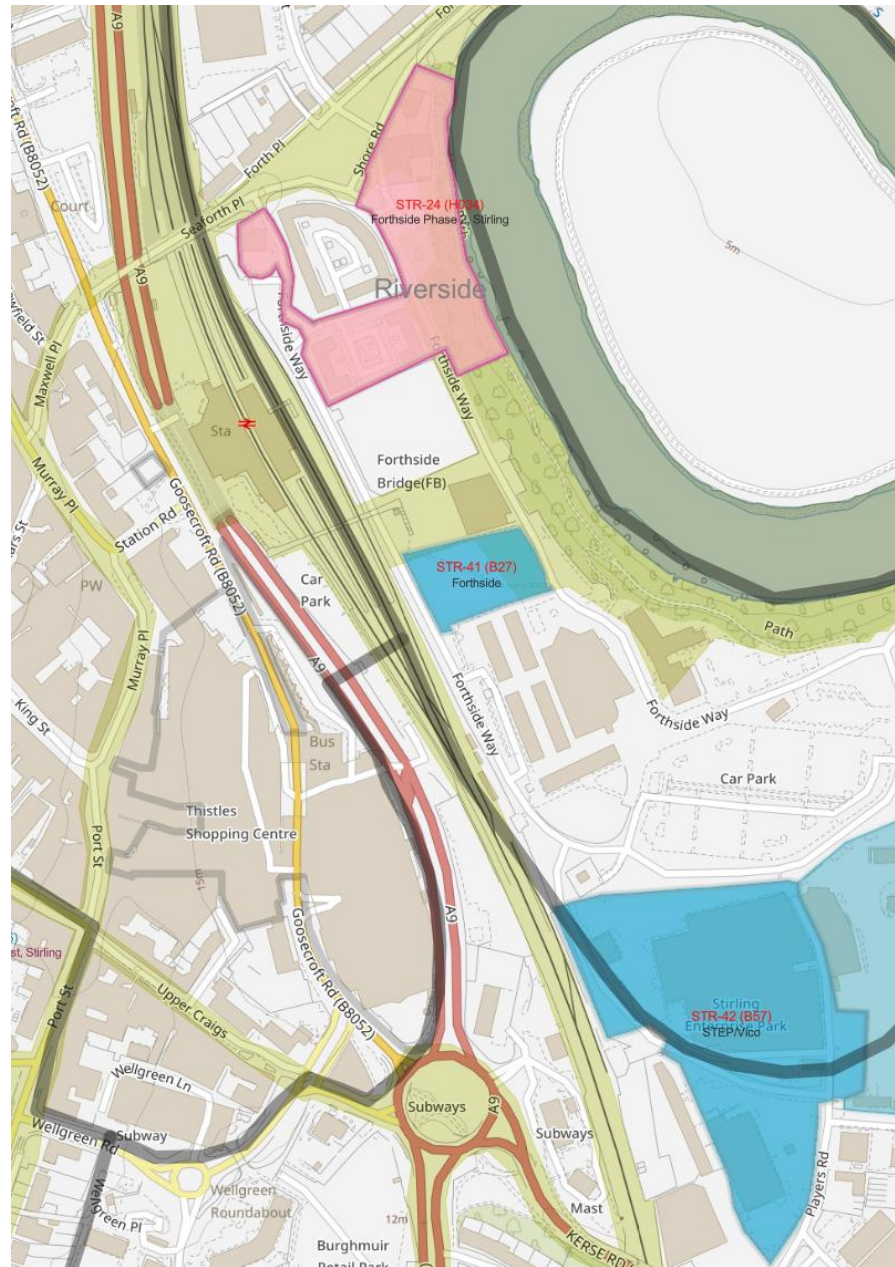


## Site Options - Riverside Community Council Area

Site References	Source	Site Location	Promoted Use	Summary of Promoted Use
<b>STR-24</b>	LDP allocated site	Forthside (Phase 2), Stirling	Residential	The site comprises an undeveloped area located to the south of the existing student residences. It is allocated for residential development in the current Local Development Plan. At this stage, the site is being reviewed with an indicative capacity of <b>10-30 homes</b> , broadly in line with site allocation H034.
<b>STR-41 &amp; STR-42</b>	LDP allocated site	Forthside, Stirling	Employment	LDP-allocated sites currently under review for potential residential and business use (references B27 and B57).

*While the sites listed above are currently allocated for development in the existing Local Development Plan, they require reappraisal for inclusion in the Proposed Plan as they have not progressed sufficiently towards delivery. Notwithstanding this, progress is being made with works currently being undertaken to unlock the site for new development in line with the [approved masterplan](#) for the area, including known developer interest.*

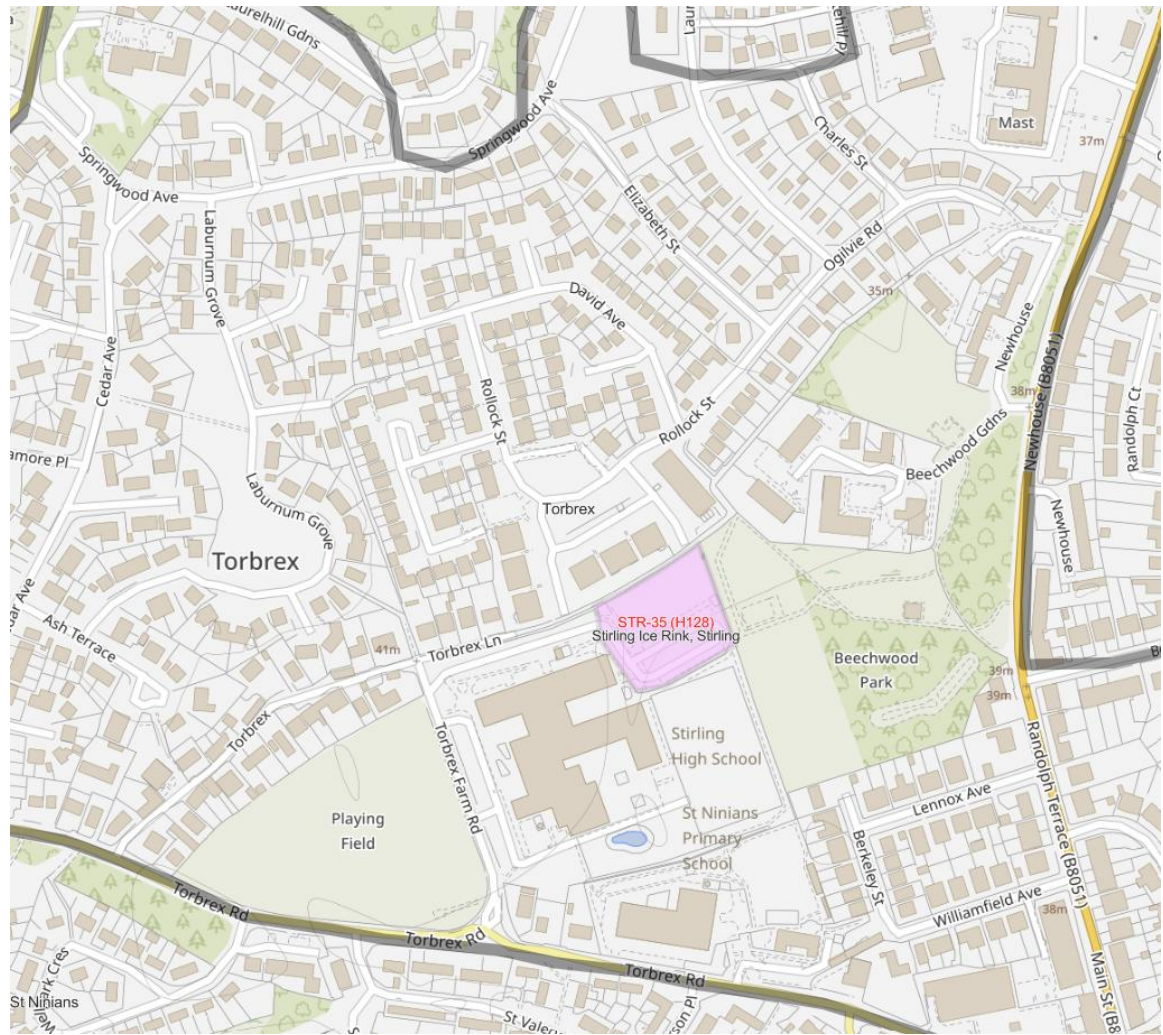
**Map of Site Options –  
Riverside Community Council area**



## Site Options - Torbrex Community Council Area

Site Reference	Source	Site Location	Promoted Use	Summary of Promoted Use
<b>STR-35</b>	LDP allocated site	Former Stirling Ice Rink, Stirling	Residential	<p>Brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of <b>20 homes</b>, in line with site allocation H128.</p> <p>The site requires reassessment for inclusion in the Proposed Plan, as it has not progressed sufficiently towards delivery. This is reflected in its 'constrained' status in the most recent Housing Land Audit, indicating that there is no agreed programme for build-out.</p>

**Map of Site Option –  
Torbrex Community Council area**



## Individual Site Options

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

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In this section, you will find two summary tables, along with illustrative 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 Central - 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 within this Paper, below, give an overview of whether the key considerations apply to each site and are presented as follows:

- **Table 1 and associated maps – 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 map – 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. <b>Flood risk:</b> Is the site within or close to an area at risk of flooding?	b. <b>Green Belt:</b> Is the site within a designated green belt?	c. <b>Nationally Designated Sites:</b> Is the site within, or adjacent to, a designated area protected for habitats or species?	d. <b>Locally Designated Sites:</b> Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. <b>Green Network:</b> Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. <b>Trees &amp; woodland:</b> Are there trees or woodland areas within or close to the site?
<b>Braehead and Broomridge Site Options</b>						
<b>STR-17</b>	Yes	No	No	No	Yes	No
<b>STR-22</b>	Yes	No	No	No	Yes	Yes
<b>STR-42 &amp; STR-40</b>	Yes	No	No	No	Yes	Yes
<b>STR-46</b>	No	No	No	No	Yes	Yes
<b>STR-50</b>	Yes	No	No	No	Yes	Yes
<b>STR-37</b>	Yes	No	No	No	Yes	Yes

Table 1. continued...

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. <b>Flood risk:</b> Is the site within or close to an area at risk of flooding?	b. <b>Green Belt:</b> Is the site within a designated green belt?	c. <b>Nationally Designated Sites:</b> Is the site within, or adjacent to, a designated area protected for habitats or species?	d. <b>Locally Designated Sites:</b> Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. <b>Green Network:</b> Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. <b>Trees &amp; woodland:</b> Are there trees or woodland areas within or close to the site?
<b>STR-38</b>	Yes	No	No	No	Yes	Yes
<b>STR-39</b>	Yes	No	No	No	Yes	Yes
<b>STR-44</b>	Yes	No	No	No	Yes	Yes
<b>STR-45</b>	Yes	No	No	No	Yes	Yes
<b>STR-46</b>	Yes	No	No	No	No	No
<b>King's Park Site Options</b>						
<b>STR-26</b>	No	No	No	No	No	No
<b>STR-20</b>	Yes	No	No	No	Yes	Yes
<b>STR-32</b>	Yes	No	No	No	Yes	Yes

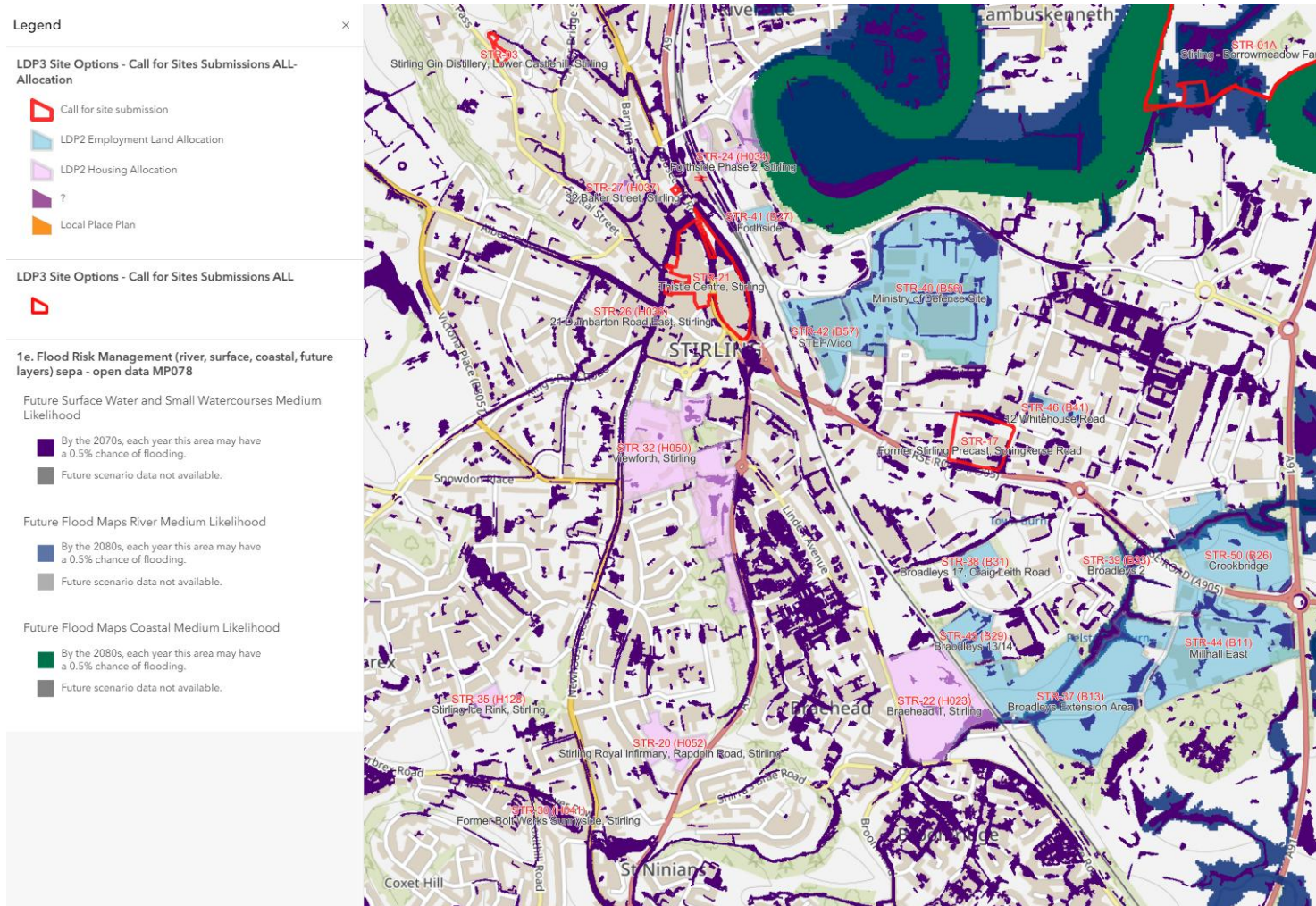
Table 1. continued...

Site Option References	Key Considerations					
	Environment, Landscape and Nature Considerations					
	a. <b>Flood risk:</b> Is the site within or close to an area at risk of flooding?	b. <b>Green Belt:</b> Is the site within a designated green belt?	c. <b>Nationally Designated Sites:</b> Is the site within, or adjacent to, a designated area protected for habitats or species?	d. <b>Locally Designated Sites:</b> Is the site within, or adjacent to, an area designated for its landscape, biodiversity, or geodiversity value?	e. <b>Green Network:</b> Does the site form part of a green corridor or is it used for formal play, sport, or recreation?	f. <b>Trees &amp; woodland:</b> Are there trees or woodland areas within or close to the site?
<b>Mercat Cross Options</b>						
<b>STR-03</b>	No	No	No	No	No	No
<b>STR-07</b>	No	No	No	No	No	No
<b>STR-27</b>	Yes	No	No	No	No	No
<b>STR-21</b>	No	No	No	No	No	No
<b>Riverside Site Options</b>						
<b>STR-24</b>	Yes	No	No	No	Yes	Yes
<b>STR-41</b>	Yes	No	No	No	No	No
<b>STR-42</b>	Yes	No	No	No	No	No
<b>Torbrex Site Option</b>						
<b>STR-35</b>	Yes	No	No	No	Yes	Yes

Maps 1-4 below show the site options plotted against the relevant data sources for each consideration identified in the table above.

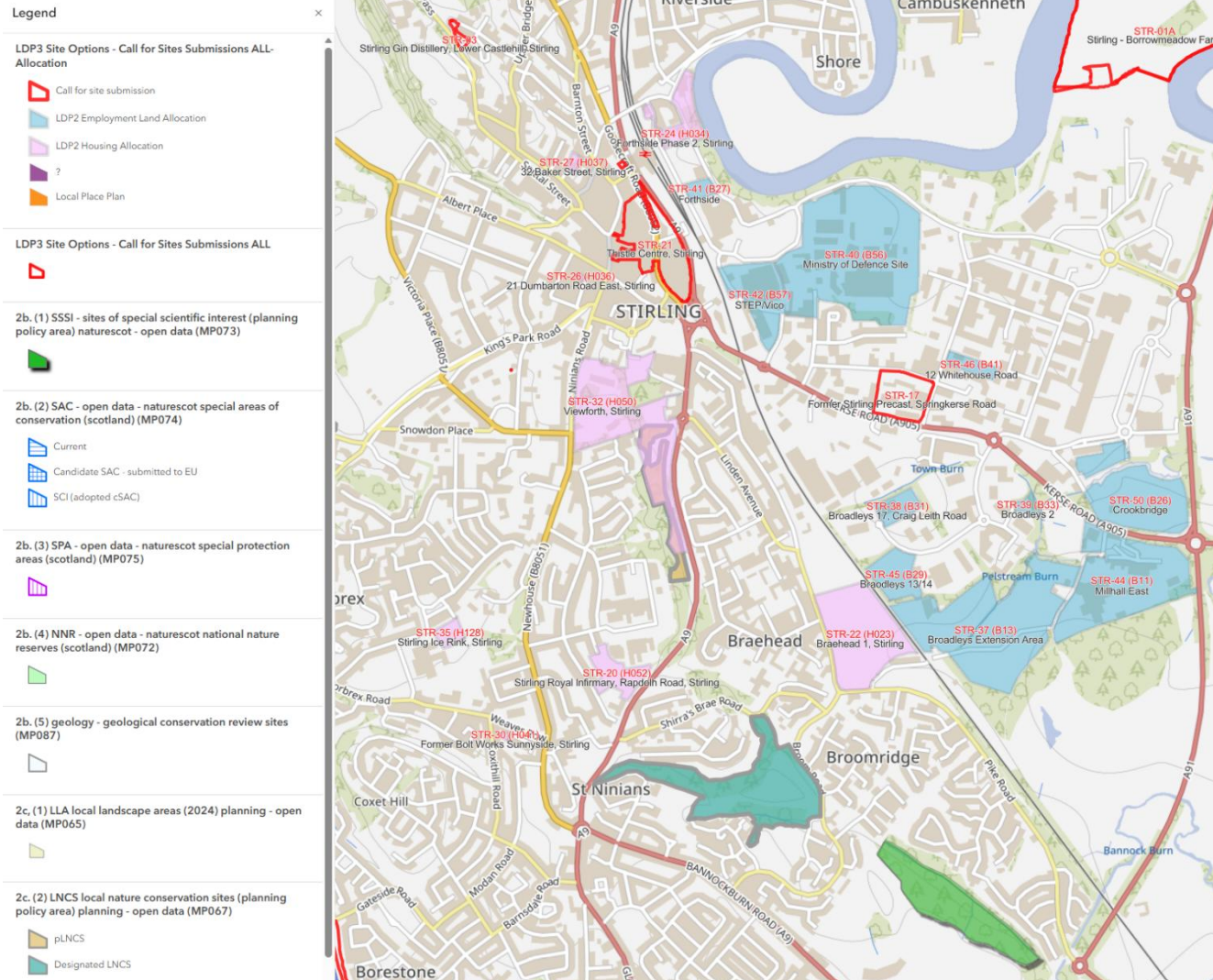
## Map 1 - Environmental, Landscape, Nature Considerations

### Site options in relation to flood risk areas



## Map 2 - Environmental, Landscape, Nature Considerations

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





## Map 4 - Environmental, Landscape, Nature Considerations

Site options in relation to green belts, and trees and woodland



## 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. <b>Listed Buildings:</b> Does the site contain, or is it situated close to, any listed buildings?	b. <b>Conservation Area:</b> Is the site within, or situated close to, a conservation area?	c. <b>Battlefields:</b> Is the site within, or situated close to, a conservation area?	d. <b>Scheduled Monument:</b> Is the site within, or situated close to, a scheduled monument?	e. <b>Designed Landscape:</b> Is the site within, or situated close to, a designed landscape?
<b>Braehead and Broomridge Site Options</b>					
STR-17	No	No	No	No	No
STR-22	No	No	Yes	No	No
STR-42 & STR-40	No	No	No	No	No
STR-46	No	No	No	No	No
STR-50	No	No	No	No	No
STR-37	No	No	No	No	No
STR-38	No	No	No	No	No
STR-39	No	No	No	No	No

Table 2. continued...

Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. <b>Listed Buildings:</b> Does the site contain, or is it situated close to, any listed buildings?	b. <b>Conservation Area:</b> Is the site within, or situated close to, a conservation area?	c. <b>Battlefields:</b> Is the site within, or situated close to, a conservation area?	d. <b>Scheduled Monument:</b> Is the site within, or situated close to, a scheduled monument?	e. <b>Designed Landscape:</b> Is the site within, or situated close to, a designed landscape?
STR-44	No	No	No	No	No
STR-45	No	No	No	No	No
STR-46	No	No	No	No	No
<b>King's Park Site Options</b>					
STR-20	Yes	Yes	No	No	No
STR-26	No	Yes	Yes	No	No
STR-32	Yes	Yes	No	No	No
<b>Mercat Cross Site Options</b>					
STR-03	Yes	Yes	No	Yes	No
STR-07	Yes	Yes	No	No	No
STR-27	Yes	Yes	No	No	No
STR-21	Yes	Yes	No	No	No

Table 2. continued...

Site Option Refs	Key Considerations				
	Heritage Considerations				
	a. <b>Listed Buildings:</b> Does the site contain, or is it situated close to, any listed buildings?	b. <b>Conservation Area:</b> Is the site within, or situated close to, a conservation area?	c. <b>Battlefields:</b> Is the site within, or situated close to, a conservation area?	d. <b>Scheduled Monument:</b> Is the site within, or situated close to, a scheduled monument?	e. <b>Designed Landscape:</b> Is the site within, or situated close to, a designed landscape?
<b>Riverside Site Options</b>					
STR-24	No	No	No	No	No
STR-41	No	No	No	No	No
STR-42	No	No	No	No	No
<b>Torbrex Site Option</b>					
STR-35	No	Yes	No	No	No

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

## Map 1 - Historic Environment and Heritage Considerations

