

Stirling North - 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 North area. These sites relate to the following community councils, as shown in the tables and maps below:

- Causewayhead
- Cambuskenneth
- Cornton
- Raploch

Site Option – Causewayhead Community Council Area

| Site Reference | Source | Site Location | Promoted Use | Summary of Promoted Use |
|----------------|----------------------------|---------------------------|--------------|--|
| STR-16 | Call for Sites Submissions | Abbeycraig Park, Stirling | Residential | Part greenfield, part brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of 7 homes . |



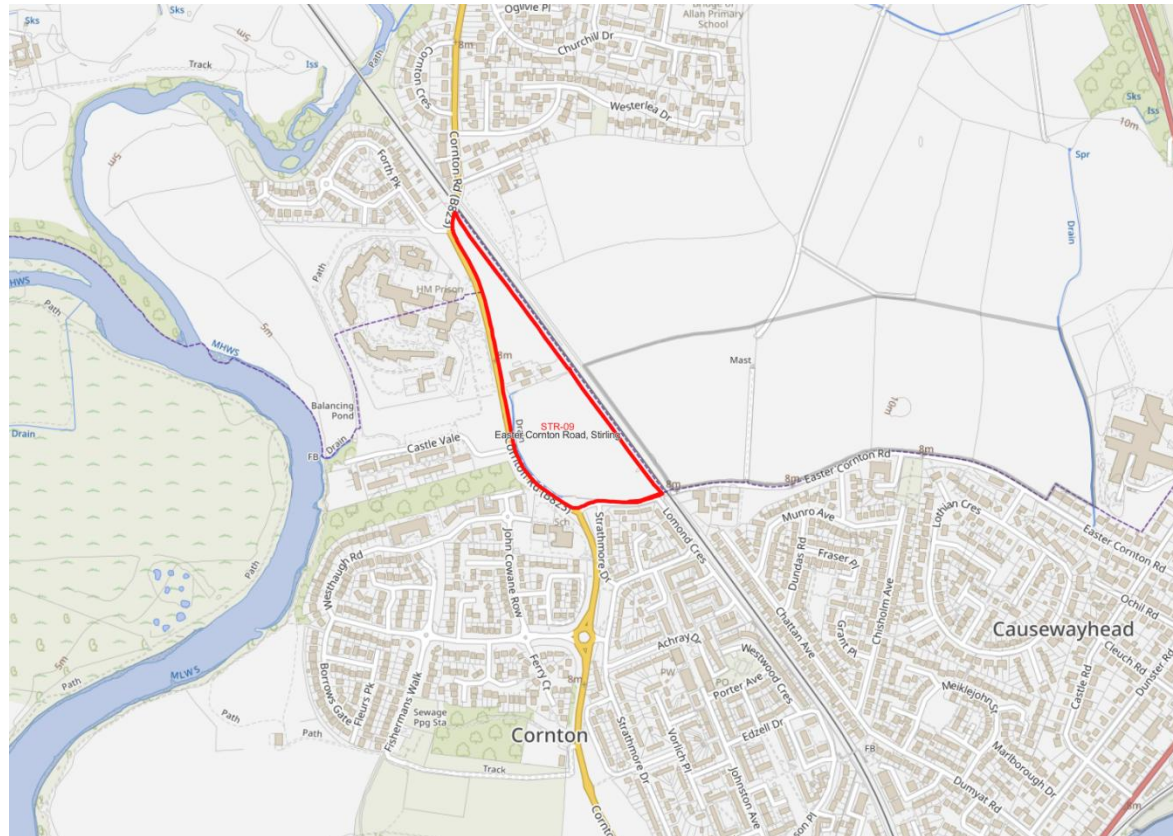
Site Option – Cambuskenneth Community Council Area

| Site Reference | Source | Site Location | Promoted Use | Summary of Promoted Use |
|----------------|---|---|--------------|--|
| STR-23 | Call for Sites Submissions and Local Development Plan (LDP) site allocation | Riverbank Works, Ladysneuk Road, Stirling | Residential | Part greenfield, part brownfield site promoted for residential use. The site is allocated in the current LDP (reference H028) with an indicative capacity of 80 homes. At this stage, the site is being considered for a capacity of 80-150 homes . |



Site Option – Cornton Community Council Area

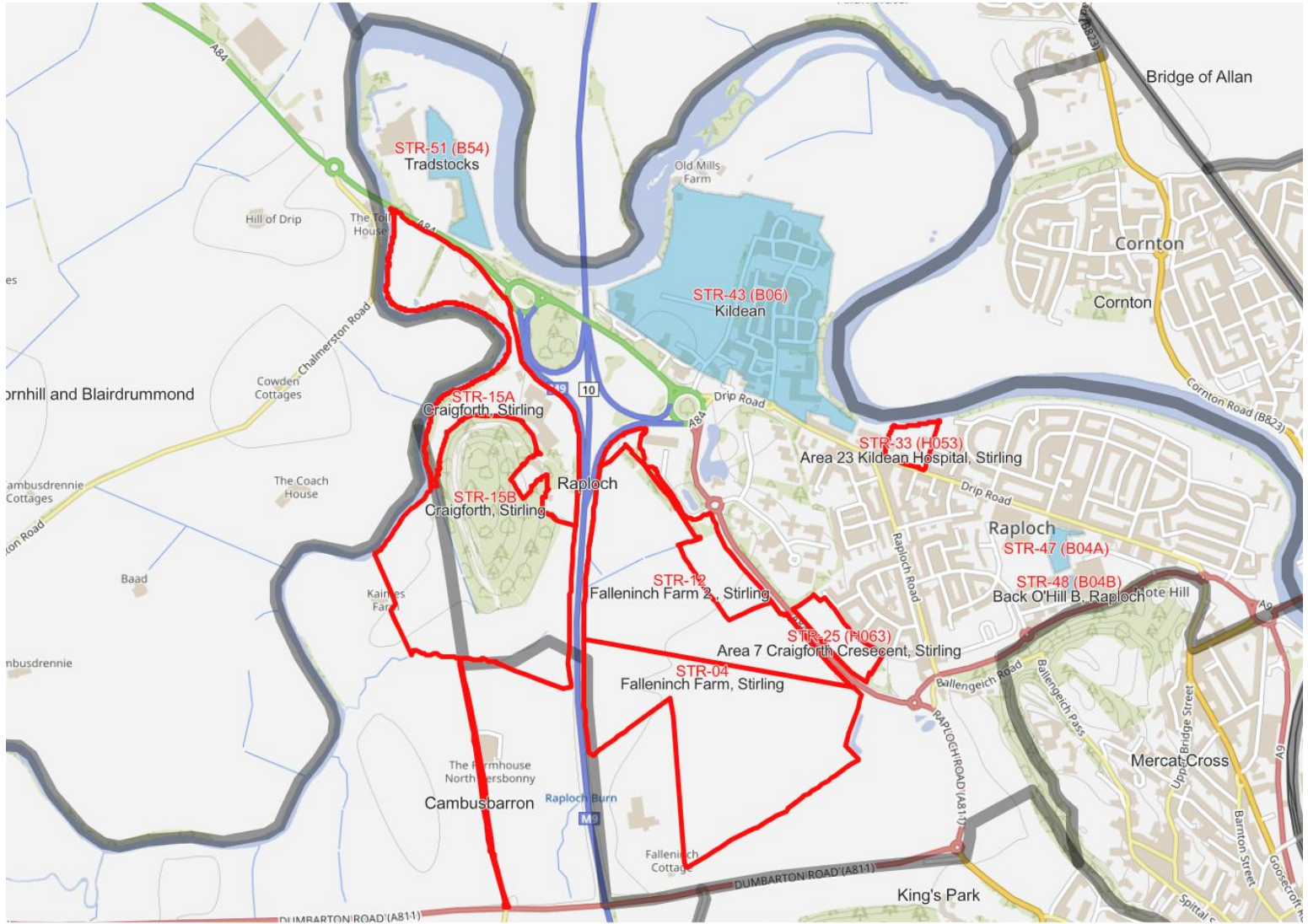
| Site Reference | Source | Site Location | Promoted Use | Summary of Promoted Use |
|----------------|----------------------------|-------------------------------|--------------|---|
| STR-09 | Call for Sites Submissions | Easter Cornton Road, Stirling | Residential | Part greenfield, part brownfield site promoted for residential use. At this stage, the site is being considered for a capacity of 90-100 homes . |



Site Options - Raploch Community Council Area

| Site Reference | Source | Site Location | Promoted Use | Summary of Promoted Use |
|------------------------------|--|---------------------------------------|--------------|--|
| STR-04 & STR-12 | Call for Sites Submissions | Falleninch Farm, Stirling | Residential | Two greenfield sites submitted as residential development options: the smaller site, STR-12, is promoted for 240 homes, and the larger site, STR-04, is promoted for 550 new homes. |
| STR-15A & STR-15B | Call for Site Submissions and Local Development Plan Site Allocation | Craigforth, Stirling | Residential | <p>Two promoted sites cover the central and northern areas of the wider site, proposed for mixed-use development - including residential, retail, business, hotel, leisure and nursery uses (STR-15A). The promoted scheme broadly reflects the recent planning permission in principle application 20/00426/PPP and incorporates current Local Development Plan housing site allocation for 8 new homes (reference H119) and Business site (reference B14).</p> <p>The southern portion of the site (STR-15B), comprising greenfield land, is promoted separately for residential development of 250 new homes.</p> |
| STR-25 | LDP Site Allocation | Area 7, Craigforth Crescent, Stirling | Residential | The site is allocated for residential development in the current Local Development Plan for 89 new homes (reference H063). It is being reviewed due to a lack of progress toward delivery, reflected in its 'constrained' status in the latest Housing Land Audit, which indicates that no agreed delivery programme is in place. |

| Site Reference | Source | Site Location | Promoted Use | Summary of Promoted Use |
|----------------------------|----------------------|-------------------------------------|--|--|
| STR-33 | LDP Site Allocation | Kildean Hospital, Stirling | Residential | The site is allocated for 80 homes (H053) but is identified as 'constrained' in the latest Housing Land Audit due to a lack of progress and no agreed delivery programme. |
| STR-47 & STR-48 | LDP Site Allocations | Back O'Hill Industrial Estate Sites | Employment – business / general industry | These sites are allocated in the current Local Development Plan (LDP) to support the expansion of the Back O'Hill Industrial Estate (reference B04A and B04B) and are being reviewed for continued inclusion in the next LDP. As they have not been promoted through the Call for Sites process or proposed for alternative uses, they have not been subject to a high-level impact assessment and are therefore not included in the schedules below. |
| STR-43 | LDP Site Allocation | Kildean, Stirling | Employment – business / commercial | The site is allocated in the current Local Development Plan (LDP) for business/commercial use (reference B06). While much of it has been built out, the remaining undeveloped area will be reviewed for continued inclusion in the next LDP. As the site was not promoted through the Call for Sites process or proposed for alternative uses, it has not been subject to a high-level impact assessment and is therefore not included in the schedules below. |
| STR-51 | LDP Site Allocation | Tradestocks, Stirling | Employment – business / commercial | The site is allocated in the current Local Development Plan (LDP) for business/commercial use (reference B54). As the site was not promoted through the Call for Sites process or proposed for alternative uses, it has not been subject to a high-level impact assessment and is therefore not included in the schedules below. |



Local Place Plans

Summary of Local Place Plan provisions relevant to the assessment of site options

Cornton Local Place Plan

The [Cornton Local Place Plan](#) includes the following general provisions relevant to the site options presented here for the Raploch Community Council area (note: this is not an exhaustive list):

General provisions

- LPP is based on ten key themes, including, amongst others - streets and public spaces, nature spaces, play and recreation, community facilities, vacant and derelict land, and housing.

Site-specific provisions

- Housing – more single person accommodation and accessible housing.
- Upgrade play parks, and focus on accessible equipment
- Former Caravan Park into community ownership to be used for multi-purpose community space for all ages.
- Vacant land at Etive Placed used for community uses.
- Vacant scrap yard land for business or leisure use

When considering the promoted site for future development, the relevant actions associated with the themes outlined above will be taken into account. Site-specific provisions will also be assessed individually whether as standalone allocations or designations.

Cornton Local Place Plan 2025 – 2035



Prepared by the Cornton Local Place Plan Subgroup

The Subgroup was elected at a public meeting organised by Cornton Community Council on 13th August 2025. The Subgroup is represented by all three local constituted groups in Cornton, Cornton Community Council, Cornton Action Planning Partnership (CAPP) and Westtaugh Community Group.

Approved by [TBC Cornton Community Council, Cornton Action Planning Partnership (CAPP) and Westtaugh Community Group October 2025]



Raploch Local Place Plan

The [Raploch Local Place Plan](#) includes the following general provisions relevant to the site options presented here for the Raploch Community Council area (note: this is not an exhaustive list):

Site specific provisions

- Identification of allocated site H063 (consultation reference STR-25) for its contribution to biodiversity, flood prevention and noise pollution abatement.
- Identification of Kildean Wetlands, to the north of allocated site B06, for its biodiversity and amenity value.

When considering each site for future development, the *provisions* outlined above will be assessed both individually - as standalone allocations or designations - and in the context of the site options presented within this document.

RAPLOCH Local Place Plan/ Community Development Plan

MAY 2025 – MAY 2030



NW Raploch 2024



Central Raploch 2024

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 North - 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 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. 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? |
| Causewayhead Site Option | | | | | | |
| STR-16 | Yes | No | Yes | No | Yes | Yes |
| Cambuskenneth Site Option | | | | | | |
| STR-23 | Yes | No | No | No | Yes | Yes |
| Cornton Site Option | | | | | | |
| STR-09 | Yes | Yes | No | No | No | No |
| Raploch Site Options | | | | | | |
| STR-04 & STR-12 | Yes | Yes | No | Yes | Yes | No |

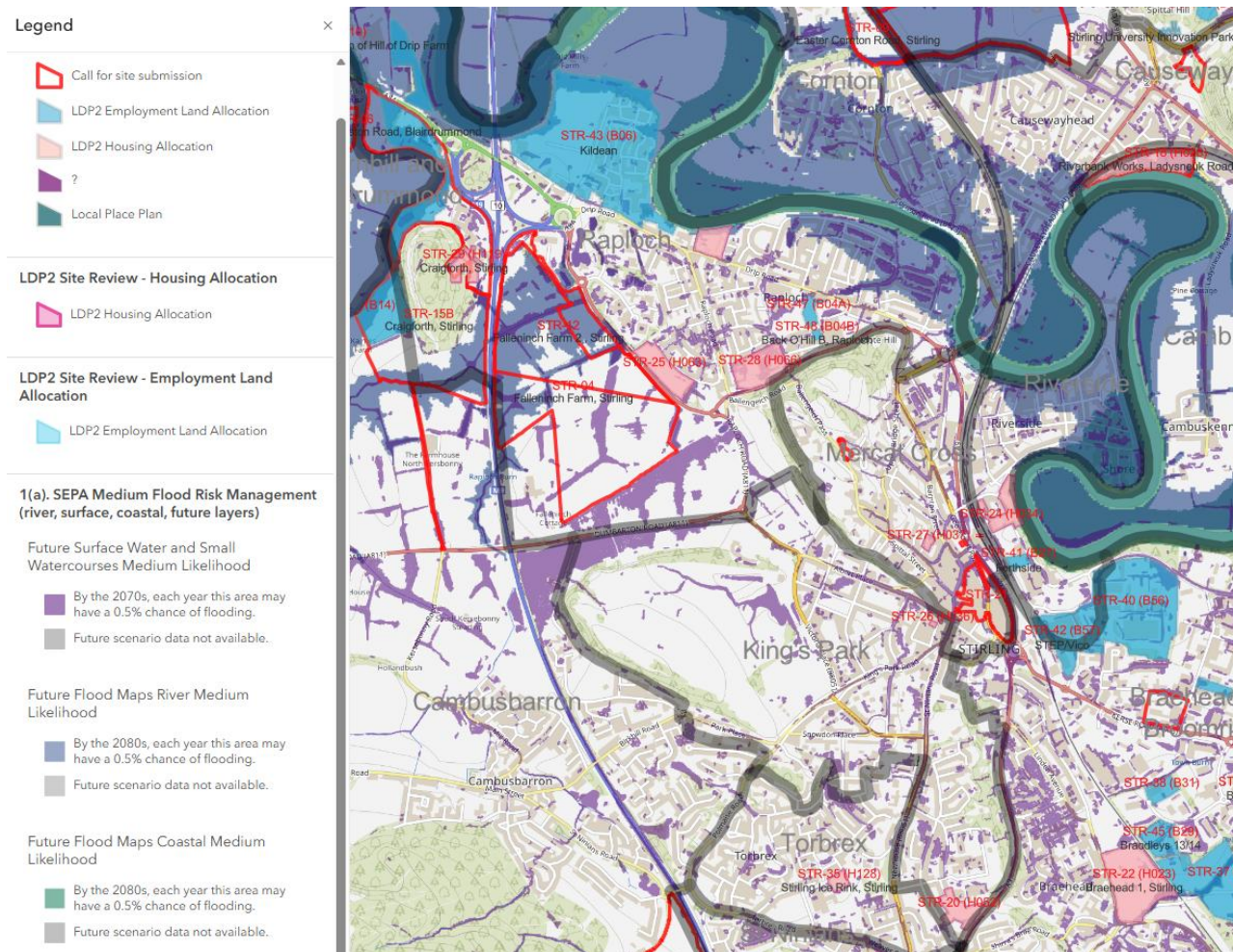
Table continued...

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|------------------------------|--|--|--|---|--|---|
| | 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? |
| STR-15A & STR-15B | Yes | No | No | No | Yes | Yes |
| STR-25 | Yes | No | No | No | Yes | Yes |
| STR-33 | Yes | No | No | No | Yes | No |
| STR-47 & STR-48 | Yes | No | No | No | No | No |
| STR-43 | Yes | No | Yes | No | Yes | Yes |
| STR-51 | Yes | No | Yes | No | No | Yes |

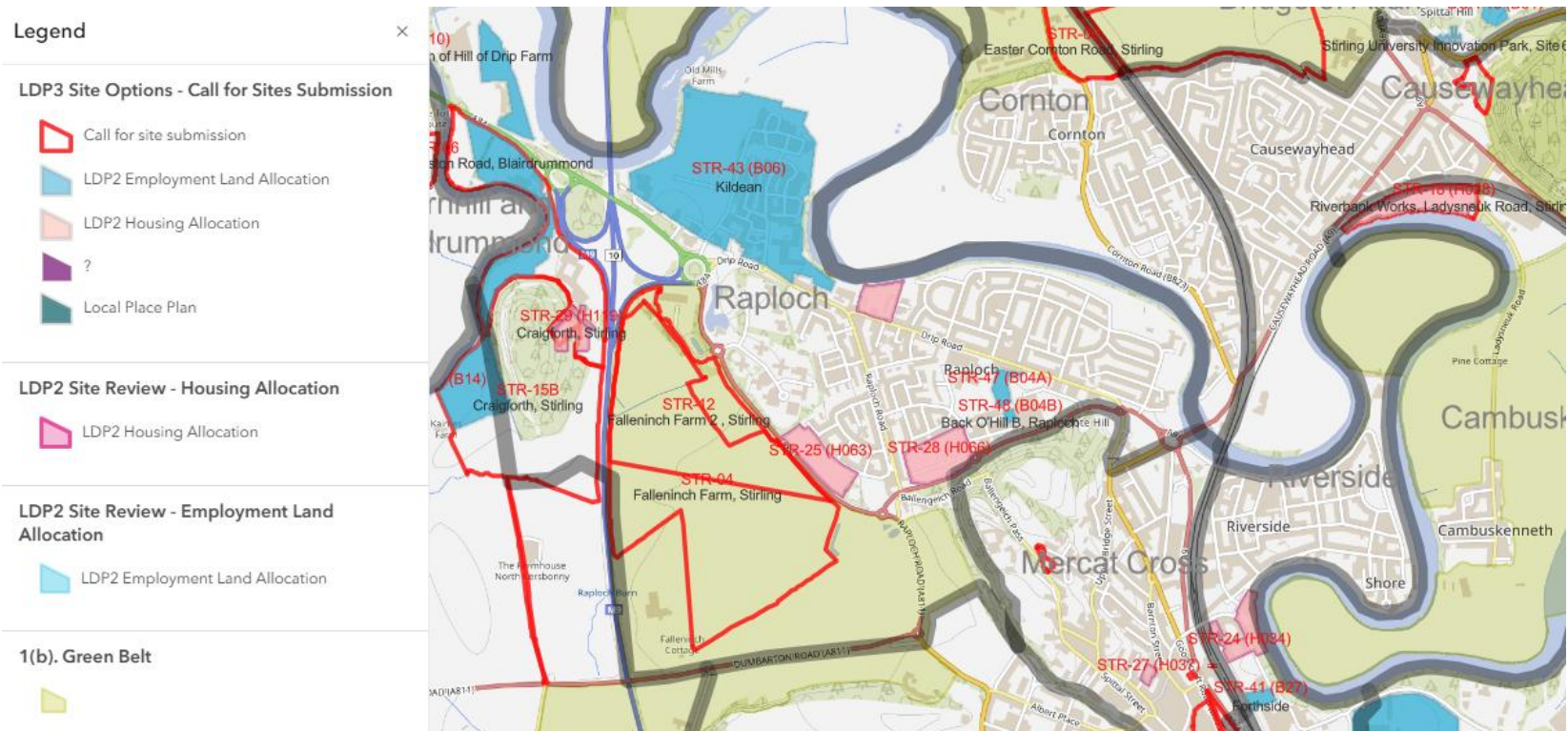
Maps 1-5 below show the site options plotted against the relevant data sources for each consideration identified in the table above.

Map 1 - Environmental, Landscape, Nature Considerations

Site options in relation to flood risk areas

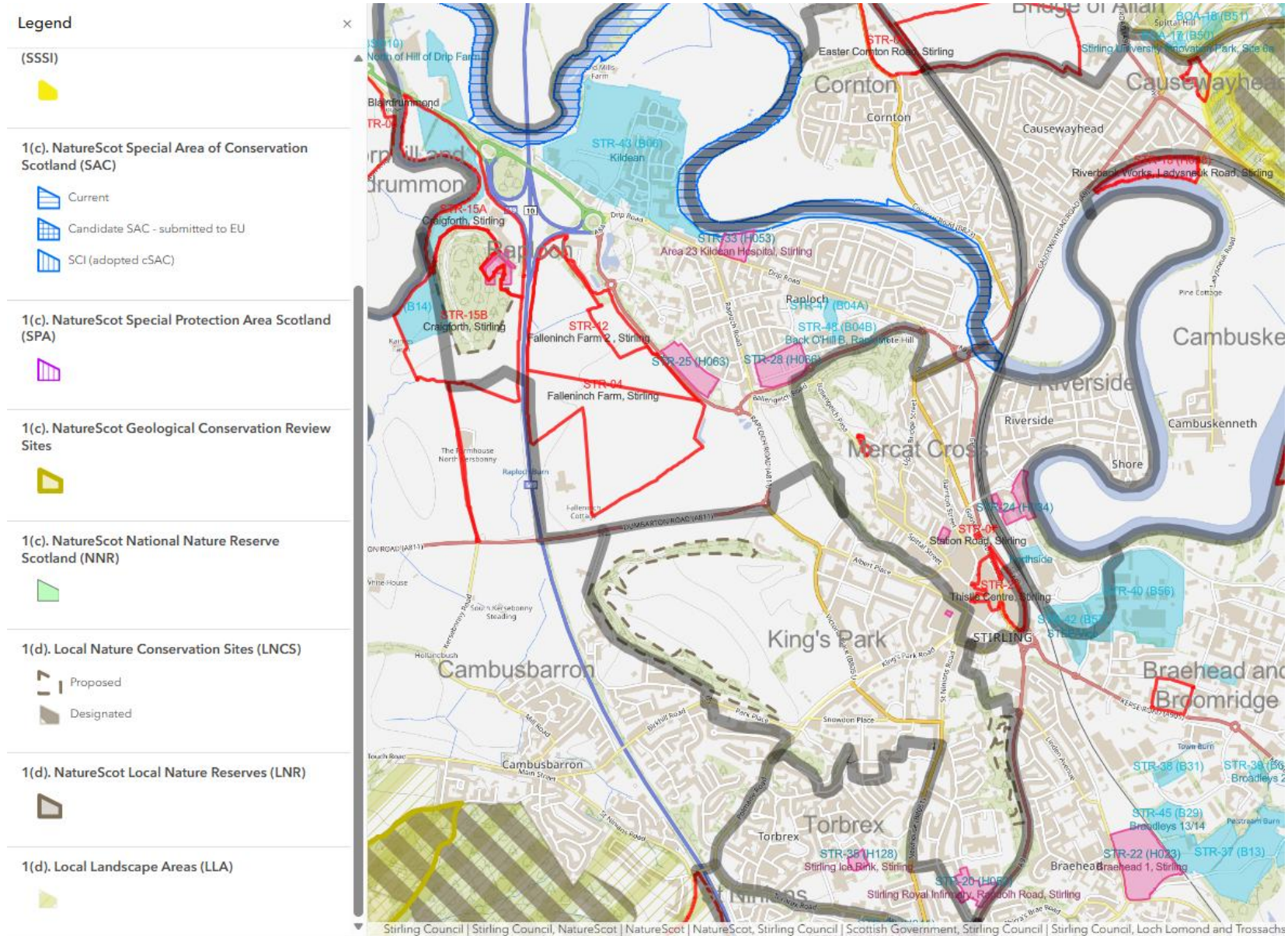


Map 2 - Environmental, Landscape, Nature Considerations Site Options in relation to Green Belt areas

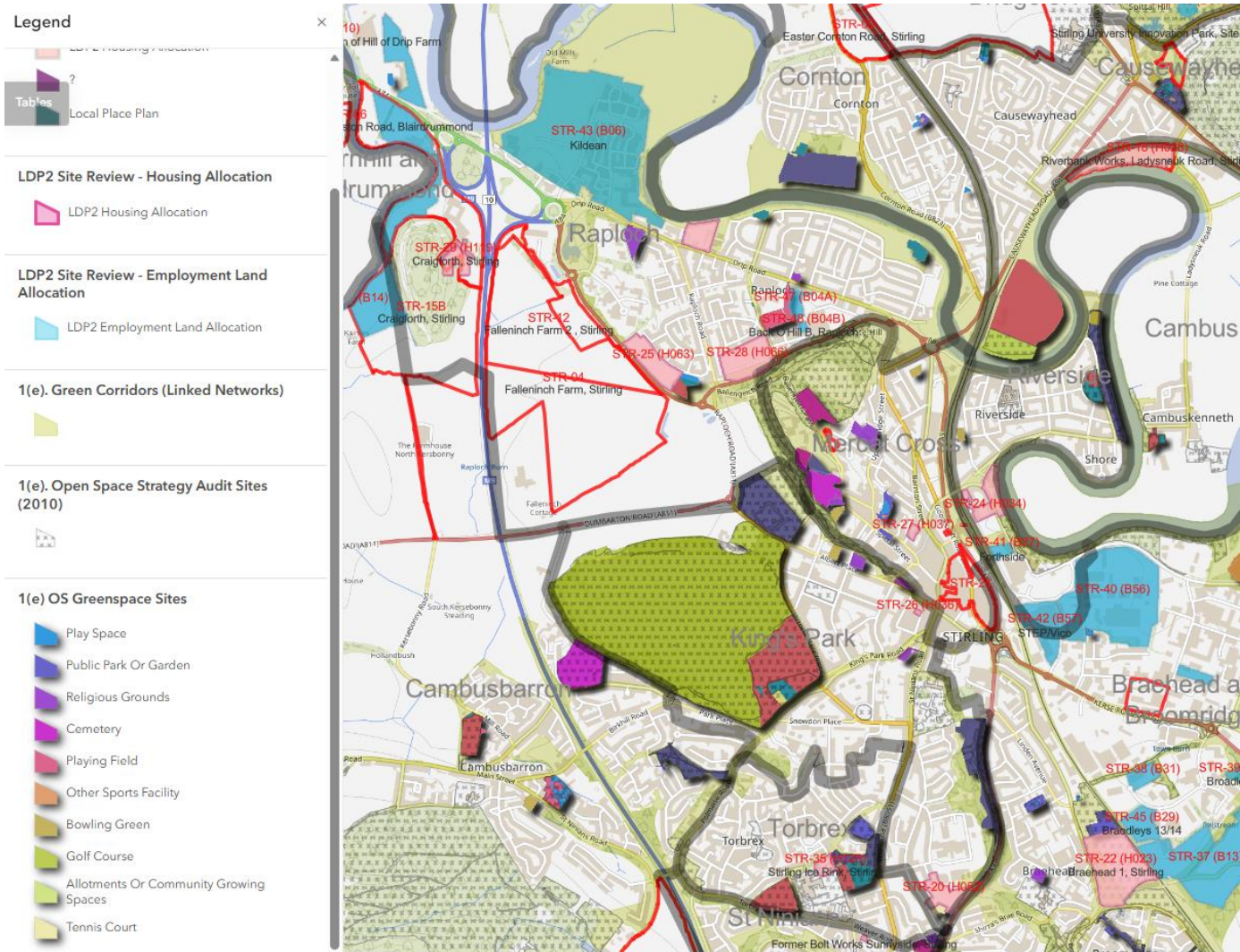


Map 3 - Environmental, Landscape, Nature Considerations

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

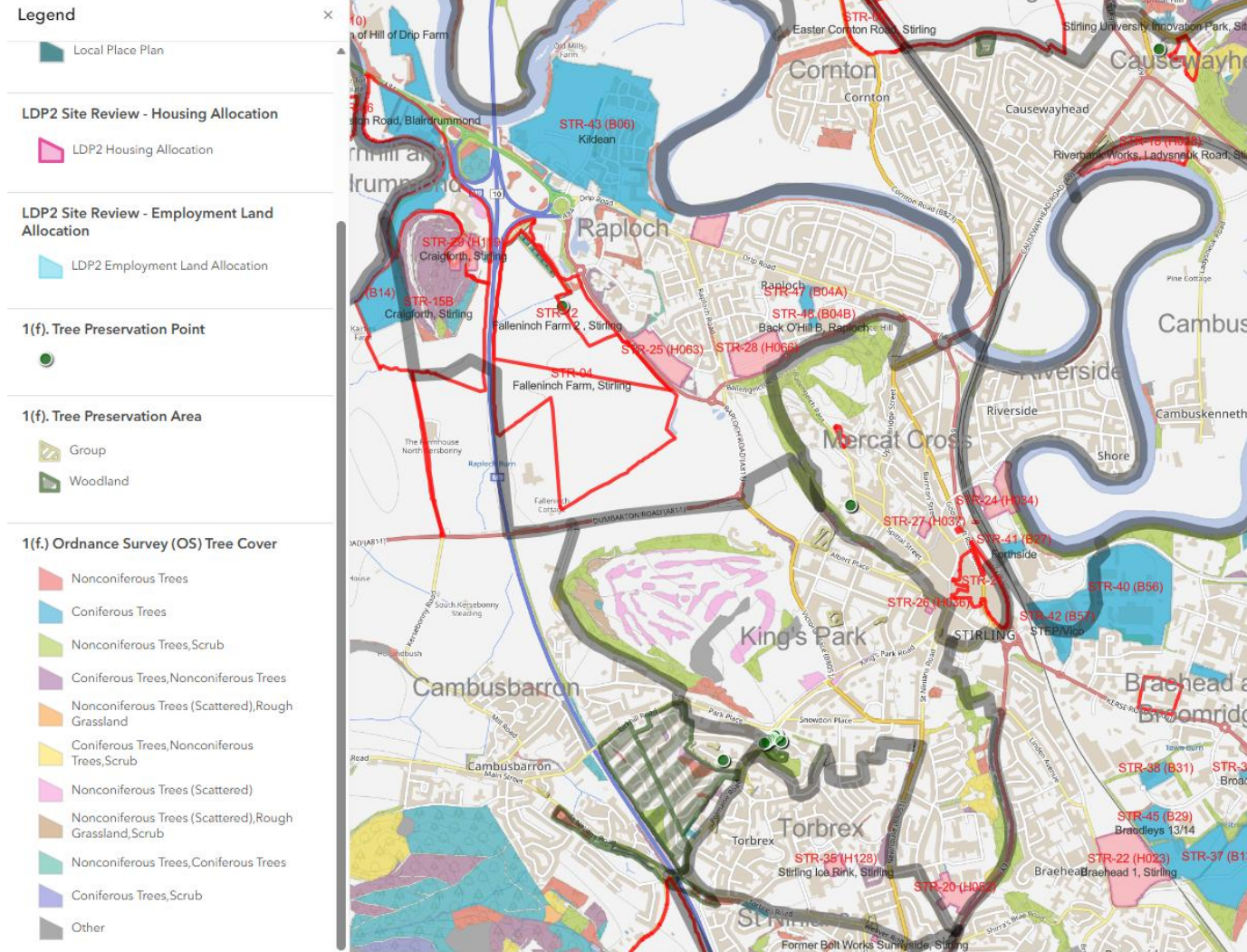


Map 4 - Environmental, Landscape, Nature Considerations Site Options in relation to Green Corridors and Open Space



Map 5 - Environmental, Landscape, Nature Considerations

Site options in relation to trees and woodland



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? |
| Causewayhead Site Option | | | | | |
| STR-16 | Yes | No | Yes | No | No |
| Cambuskenneth Site Option | | | | | |
| STR-23 | No | No | Yes | No | No |
| Cornton Site Option | | | | | |
| STR-09 | No | No | Yes | No | No |
| Raploch Site Option | | | | | |
| STR-04 & STR-12 | No | No | No | Yes | No |
| STR-15A & STR-15B | Yes | Yes | No | Yes | No |

Table 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? |
| STR-25 | No | No | No | No | No |
| STR-33 | No | No | No | No | No |
| STR-47 & STR-48 | No | No | No | No | No |
| STR-43 | No | No | No | No | No |
| STR-51 | No | No | 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

