

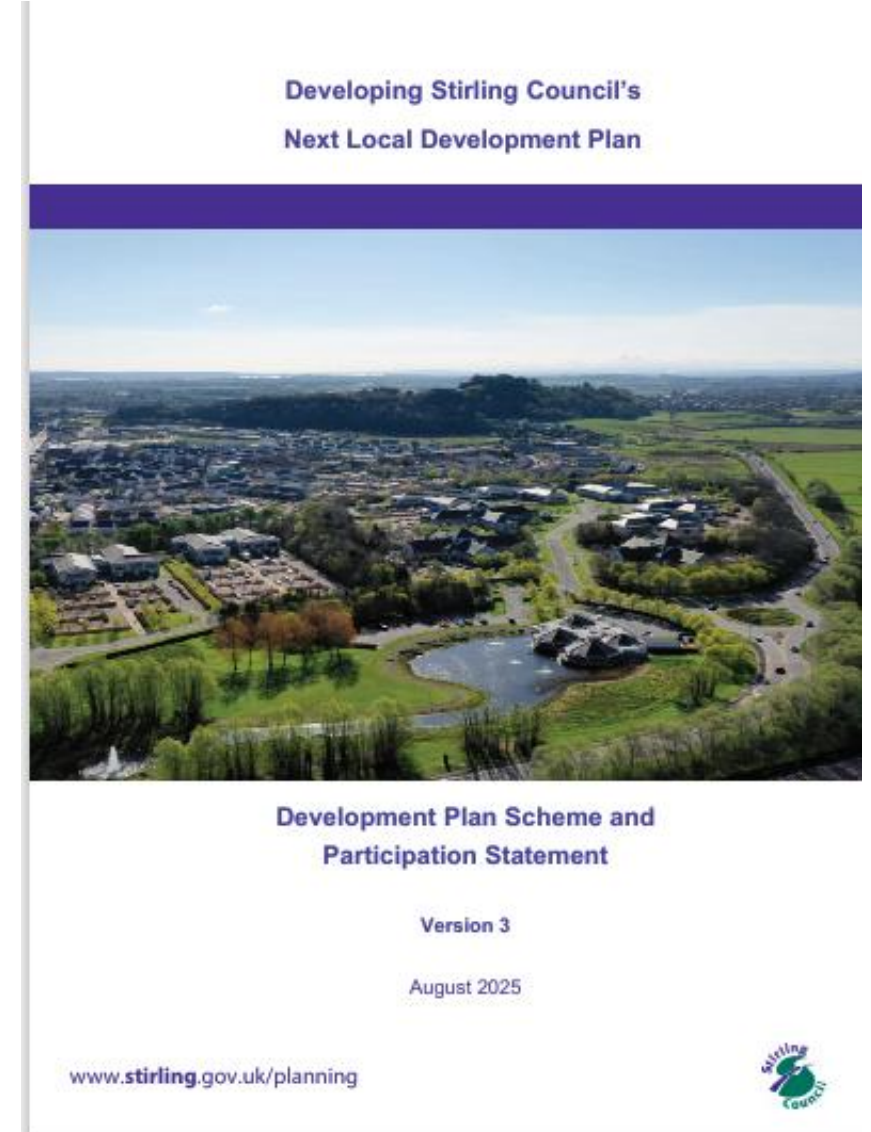


Stirling Local Development plan

June 2026

Stirling Council is preparing the next Local Development Plan – LDP3

Development Plans are legal planning documents that guide the future use of land, setting out where development should happen and where it should not. Its purpose, is to manage the development and use of land in the long-term public interest.



Under the development planning system introduced by the Planning (Scotland) Act 2019, the process for preparing local development plans involved three distinct stages, as outlined below.

- 1. Evidence gathering of data and information to inform the production of the Proposed Plan,**
- 2. Proposed Plan preparation to produce the new LDP for adoption, and**
- 3. Delivery of the adopted LDP**

Timeline

- Carried out early consultation and engagement to inform the preparation of an evidence report between August 2023 and October 2024.
- Evidence Report was approved by Stirling Council on 20 March 2025 and then submitted to Scottish Ministers.
- in June 2025, Scottish Ministers' found the Evidence Report sufficient to enable the Planning Authority to proceed to prepare the Local Development Plan (LDP3).
- Between August and October 2025, we carried out a ['Call for Sites and Ideas' consultation](#), during which various sites and proposals were submitted for consideration in LDP3.

Timeline

- A further consultation - [Spatial Strategy](#) and [Site Options](#) - is now live between the 30 April 2026 until the 23 July 2026. This will present the sites and relevant ideas submitted through the earlier Call for Sites consultation, alongside site proposals included in Local Place Plans and existing allocations in the current LDP that require reappraisal.
- Prepare and publish a Proposed Plan for consultation in 2026/27
- Adopt and publish LDP3 in 2028

CURRENT CONSULTATION

The **spatial strategy options** present the initial ideas for the settlement hierarchy and development approaches that will help shape decisions about where future development should, or should not, take place within the Stirling area (except the National Park).

The **site options** shown in this consultation come from two places:
Sites submitted by landowners and developers during the Call for Sites, which ran from August to October 2025; and

Sites already identified for development in the current Stirling Local Development Plan that have not yet started and therefore need to be reassessed to decide whether they should be included in the next Plan.

WHY - CURRENT CONSULTATION

- **Hearing the views of local communities**
- **Providing great insight into communities and areas**
- **Being transparent**
- **Coming to communities early seeking views**

NEXT STEPS

Following this consultation, Stage 1 of the site assessment process will be undertaken in line with the approved Site Appraisal Methodology

Sites with potential will progress to more detailed assessment at Stages 2 and 3, including consideration of alignment with the emerging Proposed Plan and impacts on key infrastructure

Preferred sites will then be identified for inclusion in the Proposed Plan, which will be prepared for public consultation, anticipated in early 2027, subject to approval by the Council's elected members



Stirling Local Development Plan

Spatial strategy options

The purpose of this part of the consultation is to gather feedback on the early ideas for the hierarchy of settlements and the associated development approaches, which will guide decisions about the distribution and scale of growth across the Stirling Local Development Plan area

A settlement hierarchy is a way of organising the towns, villages, and communities across the Local Development Plan area based on their size, role, and the services and infrastructure they provide. It helps identify where development is most appropriate and how different places can grow in ways that support sustainable, well-connected communities – reflecting the aspirations in the Local Place Plans

Settlement Hierarchy		Settlements and Localities	
Core	Tier 1 City	Stirling City and localities	
	Tier 2 Core Towns	Bridge of Allan Dunblane Bannockburn	
	Tier 3 Core Villages	Cambusbarron Cowie Fallin Durieshill Plean Throsk	
Rural	Tier 4 Rural Hubs	Balfron Doune	
	Tier 5 Rural Villages	Buchlyvie Deanston Fintry Gargunnock Killearn Kippen Strathblane & Blairfield Thornhill	
	Tier 6 Small Settlements	Ardeonaig Amprior Ashfield Ballagan Woods Blairlogie Kinbuck Small site allocations	
Core & Rural	Tier 7 Countryside	Countryside (outwith settlements), including Small Settlements and Rural Activity Areas	

Key	
	Reclassification of settlement to higher tier
	Reclassification of settlement to lower tier
	Separation of settlement from Stirling City
	Newly identified settlement
	New tier to support place specific growth

Summary of potential changes being considered

Bannockburn: Could be considered separately from Stirling City, with recognition as an individual settlement that may follow a distinct growth approach, currently through the South Stirling Gateway expansion, contrasting with Stirling City's growth strategy, which is largely focused within existing urban boundaries.

Cambusbarron: Reclassification to a lower tier could be appropriate, as the settlement appears to be of a size, and to have a level of local service provision and connectivity, broadly comparable to existing Tier 3 settlements.

Balfron and Doune: Potentially positioned within a newly created Tier 4 "rural hub", recognising the distinct local characteristics of these settlements, such as access to public transport services, and their role in providing supporting facilities and services to nearby villages and surrounding areas. This function may differentiate them from other rural settlements and localities currently shown within Tiers 5-7.

Gargunnock: Reclassification to a higher tier may be appropriate, as the settlement appears to be comparable in scale, level of local service provision, and connectivity to other settlements currently shown within Tier 5.

Ballagan Woods, near Killearn: Formal recognition as a rural settlement. The area comprises a residential development on the former Killearn Hospital site, with additional land identified for future employment use.

Small site allocations: Potential allocation of appropriate sites for rural housing development (to be identified) within areas of countryside, outside or physically detached from existing settlements, as part of a potentially revised approach to housing in the countryside provision.

Countryside: The area could potentially be classified within a new Tier 7 'countryside', reflecting a distinct approach to growth in open countryside, separate from rural settlements and small site growth associated with Rural Tiers 4-6.

Site options

- **Sites Suggested by landowners, developers, housebuilders**
- **Minimal information submitted**
- **Transparent**
- **Feedback / local knowledge**
- **Housing – 1000 new homes across the next 10 years**
- **Evidence gathering**

Q & A