

Stirling Council LDP3 consultation surveys - a local guide

Act NOW!

Get your opinion heard.

Thornhill & Blairdrummond Community Council (TBDC) has prepared full responses to these surveys and are sharing these summary responses below to help you make up your mind.

Feel free to use this information as a guide, or as a practical resource - copy and paste the text into the appropriate places in the online surveys.

What are these surveys about?

Stirling Council is preparing a new Local Development Plan (LDP) for all areas of Stirling outside the Loch Lomond and The Trossachs National Park.

This plan will decide where new housing, businesses, and other developments should be built, where development should be restricted, and which important places should be protected, over the next 10 years.

Why should I take part?

The Council is asking for public feedback via two surveys:

1. **Spatial Strategy:** This survey is about how Stirling Council should approach development in Thornhill and the surrounding area. Read the background paper [here](#).
2. **Site Options:** This is a survey about possible development sites. These sites have either been suggested by landowners and developers or were already approved in the current plan but have not yet been built. Read the background paper [here](#).

Are the surveys easy to complete?

You complete it online through the Stirling Council Engage Platform [here](#) or by using a paper form. You can download one from [here](#). Or send [to LDP@stirling.gov.uk](mailto:LDP@stirling.gov.uk). You are asked to indicate your opinion for the various proposals in **both** surveys.

What happens next?

After this consultation, the Council will assess all proposed sites. The most suitable sites will be studied in more detail before a final list is included in the **draft LDP3** to be published in spring **2027**, when comments from the public will be invited again.

Please contact TBDC if you need support to complete this survey by 23 July 2026.

1 Spatial Strategy Survey – summary of TBDCC response

The LDP provides a framework for managing future growth and development across the area. It is based on two main elements:

1. **Settlement Hierarchy** – This identifies the different towns and villages in the area and helps planners decide where development should take place, as well as the type and scale of development that is suitable for each location.
2. **Development Approaches** – These provide practical guidance on how growth and change should be managed in specific places. They help turn the overall strategy into detailed plans for uses such as housing, employment, and community facilities.

Together, these elements guide decisions about where development is appropriate and where it should be limited or avoided.

Here is a summary of TBDCC’s responses to this survey.

Section C – Reviewing Settlement Hierarchy Tiers.

Q4. Do you agree with the suggested changes to the settlement hierarchy, including the idea to align more closely with the Local Living and Infrastructure First principles set out in National Planning Framework 4 - (pages 6 & 7 of the Spatial Strategy Options Paper)?

Answer: Agree wholly

Q 5 - Additional comments

TBDCC agrees wholly with the proposal to align more closely to the NPF4 Local Living and Infrastructure First principles and understand the benefits of this approach. We welcome Stirling Council’s current LDP2 approach to Rural Areas that “Development here is intended to sustain rural living while protecting the character of these places.” This is of critical importance for Thornhill, as reflected in our LPP and we very much hope this approach will be continued in LDP3. We support small-scale, sustainable development within the settlement boundary, but not outside it.

Section D: Reviewing the Settlement Hierarchy – Positioning Settlements and Localities within the Settlement Hierarchy

Q 6. What are your views on the suggested placement of settlements / localities, taking account of the potential changes being considered (pages 8 & 9 of the Spatial Strategy Options Paper)?

Answer: Agree in part

Q 7 - Additional comments

Thornhill meets the definition of a Tier 5 Rural Village in terms of Infrastructure, but NOT in terms of Local Living, as we have no active travel connections to any surrounding settlements and extremely limited public transport (no evening or Sunday services).

TBDCC therefore agrees in part that Thornhill should remain classified as a Rural Village, as Tier 5 in the proposed settlement hierarchy. Thornhill does not meet the criteria to be classified any higher in the settlement hierarchy, and there may even be an argument for classification as Tier 6.

TBDCC welcomes the introduction of Tier 4 Rural Hubs and agrees that Doune and Balfron meet these definitions and are significantly distinct and more well equipped in terms of infrastructure and local living to Thornhill, and as such should be able to support more development than Tier 5 Rural Villages including Thornhill.

Section E: Reviewing the Settlement Hierarchy – Assigning development approaches to each tier, settlement and locality

Q 8 - Feedback on options presented for Tier 5

Option 1

To retain the development approaches set out in the existing Local Development Plan.

Option 2

Adopt a Rebalanced Development approach, tailored to these rural villages and aligned with the corresponding Spatial Principle in NPF4.

Feedback: Tier 5 – Thornhill

TBDCC's preference is for Option 1 for Thornhill. Our community has expressed a clear preference to retain the existing settlement boundary, and support small, sustainable development within the existing village envelope, as detailed in the Thornhill LPP. We have also outlined our community's preference for designation of a Green Belt surrounding the existing village envelope. We would be concerned about the potential for development outside the settlement boundary if the NPF4 approach detailed in Option 2 is adopted in entirety, as Thornhill does not have the necessary infrastructure or local living provisions to support this.

Q 9. Feedback on the options presented for Tier 7

Option 1

To retain the development approaches set out in the existing Local Development Plan.

Option 2

Adopt a Rebalanced Development approach, tailored to these rural villages and aligned with the corresponding Spatial Principle in NPF4.

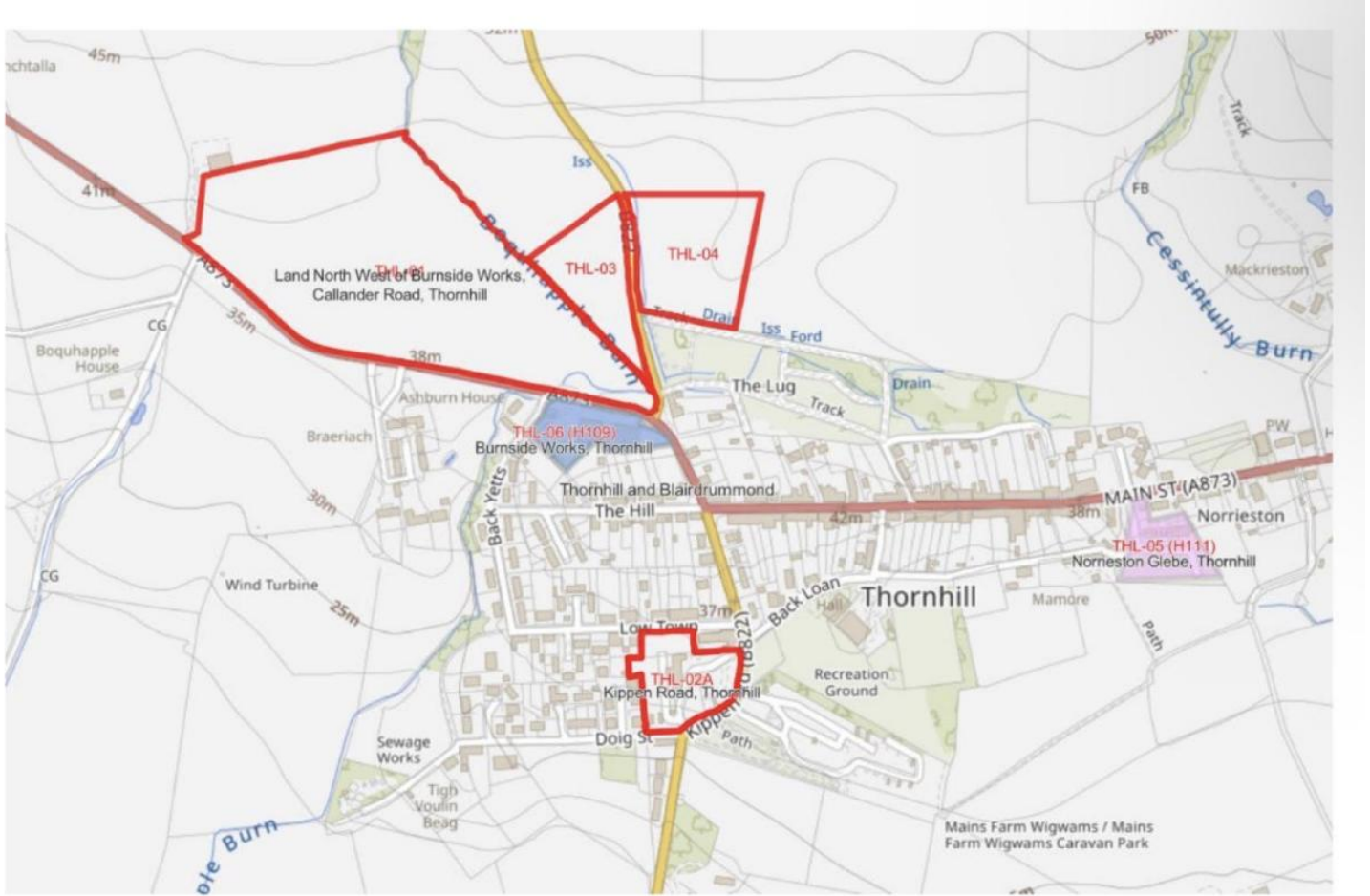
Feedback: Tier 7 – Countryside Surrounding Thornhill

TBDCC's preference is for Option 1 to be retained for Tier 7 - Countryside. Thornhill's surrounding countryside is largely productive agricultural land, and as such does not have the necessary infrastructure or connections to support the ambition of the specific approaches outlined in Option 2.

2 Site Options Survey - summary of TBDCC response

Have sites been suggested for Thornhill?

Yes, **six** sites have been suggested, including the Land Northwest of Burnside Works which was refused planning permission in 2024.



The sites are identified both by a code and a reference to a place in the village.

e.g. **Site THL-01** Land Northwest of Burnside Works, Callander Road, Thornhill

Both reference code and place are included in TBDCC's summary response below. This list also includes the sites closer to Stirling, also lying within in the TBDCC area.

Each site is considered in turn below.

Site THL-01 Land northwest of Burnside Works, Callander Road, Thornhill

Opposition statement

1. **Strong and consistent community opposition to principle of development in this area**
Thornhill residents, the Community Council, the Local Place Plan (LPP), and Stirling Council Planning Authority have consistently opposed development at THL-01 since it was first proposed in 2020, with around 190 objections submitted and continued opposition throughout subsequent planning processes.
2. **Planning permission in principle was refused and appeal dismissed**
The Scottish Government Reporter dismissed the appeal (PPA-390-2082) in October 2024, agreeing that the proposal conflicted with national and local planning policies.
3. **Contrary to Thornhill's Local Place Plan**
Development would conflict with the LPP's objectives to maintain the current settlement boundary, protect surrounding countryside, encourage careful development, and establish a green belt around the village.
4. **Inconsistent with national and local planning policy**
The proposal has been found to be contrary to multiple policies in NPF4 and LDP2, particularly those promoting sustainable growth, protection of greenfield land, quality homes, and appropriate rural development. Contrary to NPF4 Policy 1, 9, 16a, 16f, 17, 18 and 22. Contrary to LDP Spatial Strategy and Policies 1, 2.1 and 2.5.
5. **Development is significantly out of scale with Thornhill**
The Scottish Government Reporter concluded the proposal would represent a major expansion of the village, inconsistent with Thornhill's role as a rural village intended only for small-scale growth within the village boundary.
6. **No demonstrated housing need for a development of this size**
Existing and proposed small-scale sites within the village boundary, combined with Stirling Council's substantial housing pipeline, are considered sufficient to meet Scottish Government MATHLR housing requirements without THL-01.
7. **Environmental and conservation concerns**
The site is greenfield agricultural land adjacent to a designated Conservation Area, a designated Local Nature Conservation Site, and an area identified as being at flood risk. Development could negatively affect biodiversity, landscape character, and environmental assets. Contrary to NPF4 Policy 22.
8. **Traffic, transport, and road safety impacts**
The proposal would increase car dependency, worsen existing traffic issues, introduce new junctions onto the A873, and create additional road safety risks due to higher vehicle volumes and limited sustainable transport options.
9. **Potential strain on local infrastructure and services**
Concerns include insufficient sewage treatment capacity, pressure on Thornhill Primary

School, and the inability of existing infrastructure to accommodate the scale of development. Contrary to NPF4 Policy 18.

10. Negative impact on village character and local economy

The development could undermine Thornhill's historic planned-village character which has Conservation Area status, create a detached satellite settlement, harm views of Ben Ledi, reduce Main Street vitality, and establish a precedent for further large-scale expansion.

Site THL- 03 Land northwest of Stratherrick, Thornhill

Opposition statement

1. Strong and consistent community opposition to principle of development in this area

This proposal is very similar to THL-01 which Thornhill residents, the Community Council, the Local Place Plan (LPP), and Stirling Council Planning Authority have consistently opposed since it was first proposed in 2020, with around 190 objections submitted and continued opposition throughout subsequent planning processes.

2. Contrary to Thornhill's Local Place Plan

Development would conflict with the LPP's objectives to maintain the current settlement boundary, protect surrounding countryside, encourage careful development, and establish a green belt around the village.

3. Inconsistent with national and local planning policy

The proposal is contrary to multiple policies in NPF4 and LDP2, particularly those promoting sustainable growth, protection of greenfield land, quality homes, and appropriate rural development. Contrary to NPF4 Policy 1, 9, 16a, 16f, 17, 18 and 22. Contrary to LDP Spatial Strategy and Policies 1, 2.1 and 2.5.

4. Development is significantly out of scale with Thornhill

The proposal would represent a major expansion of the village, inconsistent with Thornhill's role as a rural village intended only for small-scale growth within the village boundary.

5. No demonstrated housing need for a development of this size

Existing and proposed small-scale sites within the village boundary, combined with Stirling Council's substantial housing pipeline, are considered sufficient to meet Scottish Government MATHLR housing requirements without THL-03.

6. Environmental and conservation concerns

The site is greenfield agricultural land adjacent to a designated Conservation Area, a designated Local Nature Conservation Site, and an area identified as being at flood risk. Development could negatively affect biodiversity, landscape character, and environmental assets. Contrary to NPF4 Policy 22.

7. Traffic, transport, and road safety impacts

The proposal would increase car dependency, worsen existing traffic issues, introduce new junctions onto the A873 and B822, and create additional road safety risks due to higher vehicle volumes and limited sustainable transport options.

8. **Potential strain on local infrastructure and services**

Concerns include insufficient sewage treatment capacity, pressure on Thornhill Primary School, and the inability of existing infrastructure to accommodate the scale of development. Contrary to NPF4 Policy 18.

9. **Negative impact on village character and local economy**

The development could undermine Thornhill's historic planned-village character which has Conservation Area status, create a detached satellite settlement, harm views of Ben Ledi, reduce Main Street vitality, and establish a precedent for further large-scale expansion.

Site THL-04 Land north of Stratherrick, Thornhill

Opposition statement

1. **Strong and consistent community opposition to principle of development in this area**

This proposal is very similar to THL-01 which Thornhill residents, the Community Council, the Local Place Plan (LPP), and Stirling Council Planning Authority have consistently opposed since it was first proposed in 2020, with around 190 objections submitted and continued opposition throughout subsequent planning processes.

2. **Contrary to Thornhill's Local Place Plan**

Development would conflict with the LPP's objectives to maintain the current settlement boundary, protect surrounding countryside, encourage careful development, and establish a green belt around the village.

3. **Inconsistent with national and local planning policy**

The proposal is contrary to multiple policies in NPF4 and LDP2, particularly those promoting sustainable growth, protection of greenfield land, quality homes, and appropriate rural development. Contrary to NPF4 Policy 1, 9, 16a, 16f, 17, 18 and 22. Contrary to LDP Spatial Strategy and Policies 1, 2.1 and 2.5.

4. **Development is significantly out of scale with Thornhill**

The proposal would represent a major expansion of the village, inconsistent with Thornhill's role as a rural village intended only for small-scale growth within the village boundary.

5. **No demonstrated housing need for a development of this size**

Existing and proposed small-scale sites within the village boundary, combined with Stirling Council's substantial housing pipeline, are considered sufficient to meet Scottish Government MATHLR housing requirements without THL-04.

6. **Environmental and conservation concerns**

The site is greenfield agricultural land adjacent to a designated Conservation Area, a designated Local Nature Conservation Site, and an area identified as being at flood risk. Development could negatively affect biodiversity, landscape character, and environmental assets. Under NPF4 Policies 3, 4 and 6, development must protect biodiversity and woodland, and avoid fragmentation. No evidence has been provided that this can be achieved. Also contrary to NPF4 Policy 22.

7. Traffic, transport, and road safety impacts

The proposal would increase car dependency, worsen existing traffic issues, introduce new junctions onto the B822, and create additional road safety risks due to higher vehicle volumes and limited sustainable transport options.

8. Potential strain on local infrastructure and services

Concerns include insufficient sewage treatment capacity, pressure on Thornhill Primary School, and the inability of existing infrastructure to accommodate the scale of development. Contrary to NPF4 Policy 18.

9. Negative impact on village character and local economy

The development could undermine Thornhill's historic planned-village character which has Conservation Area status, create a detached satellite settlement, harm views of Ben Ledi, reduce Main Street vitality, and establish a precedent for further large-scale expansion.

Site THL-02A & 02B Kippen Road, Thornhill

Support Statement

1. Thornhill Community strongly supports the adoption of this site in LDP3.
2. The site is within the existing village envelope and would re-develop an existing site. It supports the Careful Development principle in Thornhill LPP.
3. Our Community would strongly welcome a portion to be allocated to Thornhill Primary School for the provision of additional outdoor play and outdoor learning space, aligning with our Local Place Plan.
4. Our Community would support engagement on the type of housing proposed for this site.
5. Our Community requests that development upon this site retains the existing wooded areas and hedgerow as these form important local biodiversity habitat.

Site THL-05 Norrieston Glebe, Thornhill

Support Statement

1. Thornhill Community strongly supports the adoption of this site in LDP3.
2. The site is currently in LDP2.
3. Specifically referenced in Thornhill's Local Place Plan as a site for development.
4. Supports the Careful Development principle in Thornhill LPP.
5. The site is within the existing village envelope and would re-develop an existing site.
6. Our Community would support engagement on the type of housing proposed for this site.
7. As an existing allocation, which is supported by the Thornhill's Local Place Plan, this site aligns with the plan-led approach required by NPF4 Policy 9.

THL-06 & 09 Burnside Works, Thornhill

Support Statement

1. Thornhill Community supports the adoption of this site in LDP3.

2. The site is currently in LDP2.
3. Specifically referenced in Thornhill's Local Place Plan as a site for development.
4. Our Community would support engagement on the type of housing proposed for this site.
5. The site includes the derelict Tannery Manager's House which has been allowed to deteriorate, and which should be redeveloped.
6. This site aligns with NPF4 Policy 9, supporting reuse of previously developed land, and with Policy 18 where existing infrastructure can be utilised more efficiently.
7. Redevelopment also supports the 'conserving and recycling assets' spatial principle.

STR-05 Hill of Drip Farm, Chalmerston Road, Blairdrummond

Support Statement

1. Redevelopment of brownfield site.
2. Currently in LDP2.

STR-06 Hill of Drip Farm, Chalmerston Road, Blairdrummond

Opposition Statement

1. Contrary to NPF4 Policy 9, 16a&f, 17a.
2. Do not support principle of development on greenfield site.

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