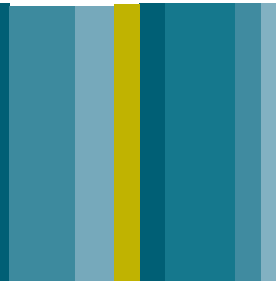


Stirling Council Local Development Plan



Draft
Supplementary
Guidance:

Developer Contributions (Revised)

Community Infrastructure and Affordable Housing

February 2022

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1. Introduction to Guidance

- 1.1 This Supplementary Guidance (SG) sets out the infrastructure and affordable housing that are required to support the delivery of high quality sustainable places as promoted by the Adopted Stirling Local Development Plan¹ (LDP). Where infrastructure is required to mitigate the direct impact of development, developer contributions towards the delivery of said infrastructure will be sought under the provisions of this SG.
- 1.2 Therefore, in the context of this SG, the term ‘developer contributions’ is used to refer to planning obligations and other legal mechanisms for seeking funding towards the costs of infrastructure and affordable housing.
- 1.3 This guidance document provides a single place where information on the potential types and level of contributions can be obtained. Its primary purpose is to provide a transparent, equitable and consistent approach to developer contributions and affordable housing in decision making.
- 1.4 This supplementary guidance covers the following requirements:
 - Education infrastructure;
 - Transport infrastructure;
 - Healthcare facilities;
 - Green network and open space;
 - Waste provision, and
 - Affordable housing.
- 1.5 The requirements and guidance contained herein support the LDP and, once adopted, will be a statutory document in the determination of planning applications. All previous SG documents relating to developer contributions are superseded by this SG.

2. The Legal and Policy Context

The Legal Framework

- 2.1 Developer contributions are usually secured through a legal agreement known as a planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act 1997, as amended² (the Act). Commonly referred to as section 75 agreements, their purpose is to mitigate the impacts of proposed developments, in order to make them acceptable in planning terms. As such, they are used specifically where a planning condition or another form of legal agreement would not be appropriate to address the development's impacts or overcome a barrier to granting planning permission. Planning obligations can be entered into between a person with an interest in the land and the planning authority; or via a unilateral undertaking by a person with an interest in the land.
- 2.2 In certain circumstances, however, the Council may use an alternative legal agreement to secure developer contributions. Provision under Section 69 of the Local Government (Scotland) Act 1973³ provides the Council with a general power to enter into an agreement with developers connected with the discharge of any of its functions. Generally referred to as a section 69 agreement, it can include payment of money but is normally used where a one-time payment of a developer contribution.
- 2.3 They may also be sought through Section 48 of the Roads (Scotland) Act 1984⁴, which allows roads authorities to enter into an agreement with any person willing to contribute to the construction or improvement of a road.

2. *Town and Country Planning (Scotland) Act 1997* ([legislation.gov.uk](#))

3. *Local Government (Scotland) Act 1973* ([legislation.gov.uk](#))

4. *Roads (Scotland) Act 1984* ([legislation.gov.uk](#))

The National Policy Framework for Developer Contributions

- 2.4 Scottish Government policy on planning obligations is contained in Circular 3/2012 Planning Obligations and Good Neighbour Agreements (Revised 2020)⁵. Planning obligations can be used to secure financial contributions to, or in-kind provision of (i.e. infrastructure provided by the developer either on site or off site), infrastructure and affordable housing. The Circular provides that Section 75 planning obligations should only be sought where they:
- Are **necessary** to make the proposed development **acceptable in planning terms**;
 - Serve a **planning purpose**, and where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
 - **Relate to the proposed development** either as a direct consequence of the development or arising from the cumulative impact of development in the area;
 - Fairly and reasonably relate in **scale and kind** to the proposed development; and
 - Are **reasonable** in all other respects.
- 2.5 The contributions set out in this SG have been assessed against all relevant national policy and guidance including the above policy tests.
- 2.6 Where developments give rise to the need for planning obligations not covered in this guidance, the Council will have regard to these tests when considering the suitability of a planning obligation and any contributions to which the planning obligation relate.

5. *Planning Circular 3/2012: planning obligations and good neighbour agreements (revised 2020) - gov.scot (www.gov.scot)*

- 2.7 To ensure this, developer contributions will only be sought in circumstances where there is a clear link between a proposed development and the infrastructure provided (or contributed to) via a planning obligation and that the need for contributions will be proportionate to the scale and nature of a development's impacts. Furthermore, developer contributions will not be sought to resolve existing deficiencies; they will only be used to address matters arising as a direct result of new development proposals.

The Relationship to the Local Development Plan

- 2.8 Policy 3.3: Developer Contributions of the LDP sets out that developer contributions will be sought in situations where a development (or combination of developments) creates a need for new, extended or improved public infrastructure, facilities or services. The need to seek contributions towards additional infrastructure will be determined through considering existing capacity and also cumulative development pressures arising from other proposals in the LDP.
- 2.9 This supplementary guidance supports Policy 3.3 by establishing the contributions that will be sought for both critical and necessary infrastructure.
- 2.10 The SG also covers affordable housing in support of Policy 2.2: Planning for Mixed Communities and Affordable Housing. The provision of on-site affordable housing is a priority for the Council and developer contributions will be used primarily to deliver affordable housing on-site unless off-site provision is considered by the Council to be more suitable in accordance with Policy 2.2.

2.11 The specific policy requirements referred above are listed for each type of requirement within the individual sections of this document.

3. The Planning Process

Establishing the need for Infrastructure Contributions

- 3.1 The general approach is to establish existing capacity, assess the impact that development is likely to have on capacity and identify proportionate solutions and costs. Where the impact is cumulative, costs are shared amongst development sites within the relevant assessment area. This avoids a 'first come, first served' approach which can give rise to a disproportionate financial burden being placed on a limited number of development sites in certain circumstances.
- 3.2 As explained above, contributions will be sought only where there is a clear link between the development and the infrastructure required to mitigate its impact.

The Relationship to the Local Development Plan

- 3.3 Circular 3/2012 sets out that the speed, efficiency and transparency of preparing and agreeing planning obligations are essential elements in delivering a high quality planning service.
- 3.4 To ensure this, the Council strongly encourages pre-application discussions at the outset of the planning process. This provides the opportunity to identify the infrastructure requirements and associated developer contributions, which will allow parties to proceed towards the resolution of the Heads of Terms at this early stage of the process. This will increase transparency and reduce delays as it will allow the assessment of the development to run in parallel with the drafting of the planning obligation, where the planning authority is minded to grant and where appropriate to do so.

Developer Contributions Tool

- 3.5 In order to support and streamline the pre-application process, as outlined above, the Council has developed an interactive Developer Contributions Tool to help identify the level of contributions that will be expected from developments based on site location and development type and scale.
- 3.6 This tool can be found in the Planning section of the Council's website.

Planning Obligation Negotiations and Development Viability

- 3.7 The developer contributions set out in this SG should be factored into viability appraisals to establish the potential financial implications of likely infrastructure requirements. Establishing this at an early stage in the development process will help to inform land values and contractual agreements.
- 3.8 In circumstances where an applicant considers that the economics of the development and requirements for planning obligations will threaten the financial viability of developing the site then they must bring this to the attention of the Council at an early stage setting out any issues they consider to materially affect the viability of the proposal. This will require a development viability appraisal and 'open book accounting' submitted by the applicant which the Council, via the District Valuer, will verify. The developer will be required to cover the costs of this service, which will be determined by the District Valuer on a case by case basis.

- 3.9 The information required by the applicant in order for the Council to undertake the review of the viability assessment is set out in Appendix 1.
- 3.10 Consistent with Circular 3/2012, which advises that the economic viability of proposals should be taken into consideration when applying developer obligations, the Council will give due consideration to altering the levels, or payment structure, of planning obligations as part of financial contributions in the interests of maintaining overall development viability. In the case of affordable housing, consideration will also be given to alternative affordable tenures other than social rented, where appropriate.
- 3.11 Any variations on the amount of developer contributions payable must take into account regulatory and legal requirements. In some areas certain types of contributions may take a higher priority than others and will require to be guided by evidence and current Council policy. In some cases developments may be demonstrated to be viable in the longer term but unviable in the short term if payments are required at an early stage. Where appropriate and fully justified, the Council will consider deferred payments to ensure that developments can progress.
- 3.12 Full details of contributions, including an indication of the scale of any agreed reductions, will be set out in the report to Planning Panel/Report of Handling. Viability assessments will, however, be treated as confidential.

Exemptions

- 3.13 Exemptions for each type of contribution are listed within the individual sections of this document.
- 3.14 Where a planning consent is current and a Section 75 obligation has been signed prior to this guidance coming into force, contributions will not be sought retrospectively. Where a consent has lapsed and a new application is submitted, this will require to meet the terms of this SG. Where a Section 75 obligation was secured under previous SG on developer contributions, it will be possible to renegotiate any contributions that have not been spent or committed under this policy guidance.

Ingathering of Funds and Repayment Periods

- 3.15 All developer contributions are held and administered by the Council for the purpose specified in the planning obligation. This SG sets out the parameters for the use of contributions and the geographical areas in which they will be spent.
- 3.16 Any planning obligation should provide for the repayment of a contribution if it has not been spent on the necessary mitigation works after a reasonable number of years has elapsed. Generally the timescale for the contribution to be spent will be 10 years from the date of the final payment, although this may vary depending on the particular circumstances of the case. The priority will be to ensure sufficient time for the contribution to be spent.

3.17 The Council will closely monitor developer contributions to ensure payments are received timeously and spent in accordance with the planning obligation. However, it should be noted that developers are responsible for notifying the Council of commencement of development and when the trigger points for contribution payments are reached. Interest on the late payment of contributions will be charged at a rate of 5% per annum above the base lending rate until payment is received in full.

Windfall Development

3.18 Windfall, or non-allocated, developments are those sites not identified in the LDP which arise during its lifetime. As such, it is not possible to identify the locations, number of units or the affected infrastructure in advance of preparing this guidance.

3.19 Windfall developments will be expected to contribute towards the cost of education mitigation where the education infrastructure solutions identified in Section 4 (below) can accommodate the increase in pupils. In such circumstances, the identified 'per house' and 'per flat' rates would be applied to windfall developments, as set out in Tables 2a-4b below. However, if the identified infrastructure solutions would not be sufficient to mitigate the impact of the windfall development, then the Council will consider whether these need to be revised. If the identified contribution rates would not cover the cost of the revised requirements, the proposed development will need to make up the difference.

3.20 In catchments where a contribution is not currently required, the Council will assess the impact of any proposed windfall development. If mitigation is required to accommodate the expected increase in pupils a contribution will be required. Only the windfall development will require to contribute to the cost of mitigation. This per unit cost will not be applied retrospectively to sites within the catchment which already benefit from planning permission.

4. Education Provision

- 4.1 This section sets out the level of education contributions Stirling Council will seek through the planning process in order to support the delivery of new residential development within the Stirling LDP area.
- 4.2 A Developer Contributions Background Report⁶ has been published alongside this SG, which details the impact assessment methodology used to establish education infrastructure requirements and associated costs.

Background

- 4.3 Approximately 90% of sites allocated for residential development in the LDP are located within the catchment areas of Bannockburn, Stirling and Wallace high schools. In order to meet the education requirements arising from these sites, an Education Core Area covering these catchments has been identified (as shown in Appendix 2). Within this area, the cumulative impact of planned development within school catchments areas has been assessed. This avoids education impacts being assessed on a case-by-case basis.
- 4.4 Outwith the Education Core Area the levels of planned growth are deemed to be settlement specific only and individual impact assessments will be undertaken in relation to housing developments within this area, as appropriate.

6. *Developer Contributions Background Report (February 2022)*
<https://stirling.gov.uk/planning-building-the-environment/planning>

Policy Context

- 4.5 Policy 3.3 (Developer Contributions) provides the policy basis for education contributions. The policy sets out a requirement for:
- “The provision of primary and secondary education facilities to ensure sufficient school capacity is in place to accommodate the development, which for the Education Core Area will be considered on a cumulative basis as a consequence of the impact of developments in this area. SG: Developer Contributions sets out the methodology used to measure the impact and the solutions for each geographical area.”*

Forecasting pupils from new housing

- 4.6 The Council uses a Pupil Product Model (PPM) to predict the number of pupils that a new home will generate, and with this information the impact of new development on school rolls can be determined. For this, development programming information contained within the 2020 Housing Land Audit has been used to forecast the impact of new development on primary and secondary school rolls.
- 4.7 Where Working Capacity⁷ is breached, further analysis is undertaken to establish the type and extent of education infrastructure needed to mitigate the impact of new development.

7. Working Capacity is defined as a dynamic and more realistic measure of the total number of pupils which can be accommodated in a school in a particular school session.

4.8 Within the PPM model, variable pupil product ratios (PPRs) are applied for primary schools and secondary schools. A PPR is the number of pupils that a new housing unit is expected to generate. They are applied to new homes in each year following their completion and vary depending on the age of the home. The age range is broken down into three time periods - short, medium and long term. The breakdown of PPR values and time periods used in the school roll projections is shown in the table below (Table 1).

Table 1: Breakdown of combined PPR values (flats and houses)

School	Dwelling Type	PPM Time Period	Age of Home	PPR
Primary	Houses & Flats	Short Term	1-10 years	0.31
		Medium Term	11-20 years	0.24
		Long Term	post 20 years	0.14
Secondary	Houses & Flats	Short Term	1-10 years	0.17
		Medium Term	11-20 years	0.25
		Long Term	post 20 years	0.13

4.9 As noted above, full details of the Council's education impact assessment methodology, which sets out how PPRs have been derived, are contained in the Developer Contributions Background Report (February 2022); also included are individual PPR rates for houses and flats upon which individual per unit costs for houses and flats are based.

Education Infrastructure Requirements

- 4.10 The education impact assessment of the planned growth in the Core Education Area shows that in some catchments additional school capacity will be required to accommodate the expected number of pupils generated by new development. This includes a new high school, one new double stream primary school and two new single stream primary schools in addition to extensions and internal alterations of existing schools.
- 4.11 For information, maps of the school catchments within which contributions will be sought are provided in Appendix 3. The catchment schools can also be found using the Developer Contributions Tool in the Developer Contributions section of the Council's website.
- 4.12 In establishing the need for mitigation within school catchments, three risk categories have been identified:
- **Low Risk** – The catchment is not expected to require additional capacity and can accommodate the level of development within the Working Capacity of the school.
 - **Medium Risk** – The Working Capacity of the school will be breached, however, it is anticipated that this can be accommodated within the existing school estate using a variety of management solutions.
 - **High Risk** – The Working Capacity of the school will be breached and cannot be accommodated within the existing school estate using management solutions. Additional capacity is therefore required to accommodate development.

- 4.13 All developments that fall to be considered within a catchment area identified at High Risk of capacity pressure (apart from the exemptions listed below) will be expected to contribute, on a cumulative basis, to the provision of education capacity within their respective catchments.
- 4.14 Tables 2a-4b (over) list the expected capacity pressures within the Core Education Period arising over the plan period from the 2020 Housing Land Audit and the required mitigation. All costs are as at Quarter 3, 2021 and will be index linked in line with the BCIS (Building Cost Information Service) all in tender costs.

Exemptions

- 4.15 Development falling into any one of the following categories will be exempt from education contributions:
- a. Proposals for extending or altering existing dwellings;
 - b. Changes of use, conversion or redevelopment schemes in which there would be no net increase in the number of residential units at the site;
 - c. Residential development schemes of less than 4 units;
 - d. All proposed one bedroom dwellings;
 - e. Affordable housing units provided by the Council or a Registered Social Landlord, and
 - f. Any developments that are designated sheltered or student housing.

Table 2a: Bannockburn High School Catchment – Primary school capacity pressures as a result of programmed development

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Bannockburn	SC203 – South Stirling Gateway	1,100 ⁸	High	New 11 Classroom School at South Stirling Gateway	£9,141,466	£10,312	£1,820
Borestone (Stirling)	SC133 – Former MFI	44	High	2 classroom extension.	£1,898,656	£7,181	£1,267
Cowie	SC209 – Berryhills	500	High	3 classroom extension (requires additional land to comply with legislation).	£4,068,140	£7,796	£1,376
	SC210 – Station Road	50					
	SC211 – Ochilview	80					
	SC265 – St Margarets	22					
	SC293 – Rear of McSherry Court	19					

8. Includes 1100 units at South Stirling Gateway rather than the LDP allocation to reflect the most likely capacity of the site. This Primary School is an onsite solution for South Stirling Gateway only and other sites within the remaining Bannockburn catchment are not required to contribute towards this cost.

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
East Plean (Plean)	SC 252 – Cushenquarter	500	High	6 Classroom extension.	£4,982,363	£9,381	£1,655
	SC041 – Touchill Farm	167					
	SC044 – Main Street 1	16					
	SC291 - William Simpson Home	14					
Durieshill (New Settlement)	SC074 – Durieshill	2,972 ⁹	High	New 14 classroom school (Primary School 1) and new 9 classroom school (Primary School 2).	£20,215,049	£8,917	£1,574

9. Durieshill programming has been set at 2972 to reflect current planning application, i.e. exclusive of 1 bedroom units and Dementia Care Facility

Table 2b: Bannockburn High School Catchment – Secondary school capacity pressures as a result of programmed development

Secondary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Bannockburn High School	As listed in Table 2a (above)	5,525	High	Additional planning capacity for 468 pupils	£18,004,175	£4,306	£426

Table 3a: Stirling High School Catchment – Primary school capacity pressures as a result of programmed development

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Allans (Stirling)	SC135-21 – Dumbarton Road East	6	Low	None identified	£0	£0	£0
	SC199 - Viewforth	80					
	SC283 - King's Park Farm	7					
Borestone (Stirling)	SC205 - Newpark Farm	185	High	2 classroom extension.	£1,898,656	£7,181	£1,267
	SC206 - Cultenhove Regeneration Area	100					
	SC236 - Lower Canglour Farm	2					
	SC278 - Cauldbarns Farm	7					

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Braehead (Stirling)	SC047 – Braehead 1	150	High	3 classroom extension.	£2,173,492	£6,987	£1,233
Cambusbarron	SC 115 – Hayford Mills Phase 2.	42	High	School capacity expansion funded by S75 contributions.			
	SC0276 - Polamisse Road	250					
Gargunnoch	None	0	Low	None.	£0	£0	£0
St Ninian's (Stirling)	SC163 - Former Bolt Works Sunnyside.	4	Low	None.			
	SC201A - Former Stirling Royal Infirmary Site.	41					
	SC227 - Stirling Ice Rink.	30					

Table 3b: Stirling High School Catchment – Secondary school capacity pressures as a result of programmed development

Secondary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>			<i>See Background Report for detail on mitigation (Costs at Q3 2021 - these will be index linked)</i>			
Stirling High School	As listed in Table 3a (above)	904	Low	None.	£0	£0	£0

Table 4a: Wallace High School Catchment – Primary school capacity pressures as a result of programmed development

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Allans (Stirling)	SC136-32 – Baker Street	6	Low	None.	£0	£0	£0
Braehead (Stirling)	SC198 – Ministry of Defence Site	250	High	Internal refurbishment and extension.	£2,173,492	£6,987	£1,233
Bridge of Allan	SC108-4 – Inverallan Road	12	Medium	No physical interventions required, a management solution to be sought.	£0	£0	£0
	SC259 - Sunnyslaw	4					
	SC274 - South of Easter Row	4					
	SC284 - Park of Keir	19					
Cornton (Stirling)	SC207 - Cornton Regeneration Areas	65	Low	None.	£0	£0	£0

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Fallin	SC109 - East of 39 Kersie Road.	5	High	2 classroom extensions.	£1,734,217	£4,425	£780
	SC212 - East Fallin.	400					
	SC213 - Throsk.	75					
	SC251 - Falcon House.	24					

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Raploch Stirling)	SC049 - Area 8, Raploch Schools.	211	Medium	No physical interventions required, a management solution to be sought.	£0	£0	£0
	SC075 - Area 7, Craigforth Crescent.	89					
	SC126 - Kildean Auction Market.	17					
	SC145 - Area 6, Gowanhill Gardens.	75					
	SC146 - Area 9, Kildean.	16					
	SC149 - Craigforth.	8					
	SC202 - Area 23, Kildean Hospital.	30					
	SC239 - Area 22, Drip Road Frontage.	17					

Primary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Riverside (Stirling)	SC054 - Riverbank Works.	80	Low	None.	£0	£0	£0
	SC0678 - Forthside Phase 2.	40					
	SC282 - Gogar Mains.	8					

Table 4b: Wallace High School Catchment – Secondary school capacity pressures as a result of programmed development

Secondary School	Development Proposals Units		Risk of Capacity Pressure in Plan Period	Potential Mitigation Identified	Cost of Mitigation	Cost per House	Cost per Flat
	<i>Based on 2020 HLA</i>						
Wallace High School	As listed in Table 4a (above)	1,455	Medium	No physical interventions required, a management solution to be sought.	£0	£0	£0

5. Transport, Active Travel and Public Transport

- 5.1 This section sets out requirements for transport infrastructure, active travel and public transport for new development in order to support the delivery of high quality, sustainable places.

Policy context

- 5.2 Policy 1.3: Green Infrastructure and Open Space and Policy 3.3: Developer Contributions provide the policy basis for seeking contributions towards the abovementioned infrastructure and services
- 5.3 Policy 1.3 states:
- (a) In order to create accessible developments in sustainable locations, new development should be located where safely and conveniently accessible by walking, cycling and public transport as well as by motor vehicles. Wherever possible, new development should connect to existing, or provide new links to, sustainable transport options.
 - (b) Development should aim to reduce its travel demands, and to ensure that residual demands are met in a manner which ensures a safe and realistic choice of access by walking, cycling, public.
- 5.4 Policy 3.3 sets out a requirement for:

Ensuring that there is a safe and realistic choice of access including addressing the impact on transport networks in the immediate vicinity of the development. In addition, for any development within, or having a cumulative impact on, the City Transport Area, there will also be a requirement for developments (above thresholds set out in SG: Developer Contributions) to contribute to infrastructure necessary as a consequence of the cumulative impact of developments. In remote rural locations not served by a fixed route bus service, contributions may be sought towards the DRT service.

Transport Infrastructure

Background

- 5.5 New development, both individually and cumulatively, has the potential to place various pressures and demands on our transport networks. To address the impact of new development, and achieve sustainable growth within the LDP area (in terms of environmental protection, climate mitigation, public health and wellbeing, and economic prosperity), transport infrastructure improvements may be required.
- 5.6 In order to reduce demand for unsustainable travel, new development should therefore be located where safely and conveniently accessible by walking and wheeling, cycling and public transport, as well as other motorised transport such as shared transport and the private car. This is considered more fully within Supplementary Guidance Transport and Access for New Developments¹⁰.
- 5.7 The need for transport infrastructure improvements to mitigate the impact of motorised transport from new development will be assessed at both a local level (based on individual impact of a development) and at strategic level (based on cumulative impact of development), in accordance with the following:

10. *SG Transport and Access for New Developments* - <https://stirling.gov.uk/planning-building-the-environment/planning/development-planning/supplementary-guidance/>

Local Network Improvements

- 5.8 In the majority of cases, new developments will require infrastructure improvements to provide safe access and/or to minimise any localised impacts on the safety and efficiency of the road network. This impact will generally be identified through Transport Assessments or Statements, or by the Council's Transport Service and/or Transport Scotland through the application assessment process.
- 5.9 Typical mitigation measures include: active travel connections and access improvements, pedestrian crossings, public transport provision, junction improvements, road widening or realignment, traffic calming, passing places or other traffic management measures.
- 5.10 Localised improvements of this nature, in relation to individual development proposals, will normally be secured through the use of planning conditions with responsibility for delivering infrastructure improvements and associated costs borne by that development.

Strategic Network Improvements - City Transport Area

- 5.11 A cumulative approach to developer contributions has been taken in relation to the Stirling City Transport Area, as identified within the Council's Local Transport Strategy¹¹. This approach reflects the Council's commitment to enabling growth in a sustainable and equitable manner.

- 5.12 As part of this cumulative approach, all medium and large trip generating developments (as defined within Supplementary Guidance Transport and Access for New Development) will be required to contribute towards transport improvements within the City Transport Area where it will have an impact on, or will use, the infrastructure within the same area.
- 5.13 To ensure there is a clear and significant link between new developments, where contributions are applicable, and the mitigation for which contributions will be sought, the City Transport Area has been divided into sectors (Appendix 4). Within each sector there are interventions to mitigate the cumulative impact of development identified as part of the Development Planning and Management Transport Assessment Guidance (DPMTAG) Study produced in support of the LDP. These interventions range from minor measures, such as active travel links, junction improvements and traffic calming, to major infrastructure projects schemes which have no committed funding sources.
- 5.14 The table below (Table 5) provides a tabulated list of interventions and contribution rates per trip, which relate directly to 'new trips' associated with allocated sites in the LDP.

Table 5: Interventions and trip rates for City Transport Area sectors

Sector/ Destination	Area	Summary of Interventions	Total Cost of Interventions	Contribution Rate per Trip
C1	Stirling Old Town	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£7,387,550	£431
C2	King's Park/ Torbrex	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£3,037,550	£299
C3	Braehead/ Broomridge/ St. Ninians	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£840,000	£157
C4	Springkerse/ Forthside	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£6,840,000	£427

Sector/ Destination	Area	Summary of Interventions	Total Cost of Interventions	Contribution Rate per Trip
C5	Riverside	No identified interventions	N/A	£0
C6	Raploch/ Kildean	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£2,837,150	£155
C7	Cambusbarron	No identified interventions	N/A	£0
C8	Bannockburn/ Borestone/ Whins of Milton	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£890,000	£130
C9	Causewayhead/ Cornton/ Bridge of Allan	Package of interventions to. <ul style="list-style-type: none"> Promote walking, cycling and use of public transport. Maximise the capacity of the existing road network 	£2,600,000	£248
C10	Craigforth	No identified interventions	N/A	£0
C11	South Stirling	No identified interventions	N/A	£0
C12	Pirnhall	No identified interventions	N/A	£0

Sector/ Destination	Area	Summary of Interventions	Total Cost of Interventions	Contribution Rate per Trip
C13	Durieshill	No identified interventions	N/A	£0
Kildean to Cornton Road Link	Kildean/ Cornton	New link road for the redistribution of traffic, the creation of active travel and public transport links	£21,000,000	£8,159
Cornton to Airthrey Road Link	Cornton/ Bridge of Allan	New link road for the redistribution of traffic, the creation of active travel and public transport links	£3,500,000	£1,758
Phased dualling of A91	Various	Upgrading of A91 corridor to improve link capacity, and for creation of active travel and public transport links	£10,000,000	£308

5.15 The level of contributions will be commensurate with the level of impact of each new development and its proximity to the identified interventions. To calculate the total contribution rate payable, information on the number of trips new development will generate is required as part of a Transport Assessment or Transport Statement, in accordance with the requirements set out in Supplementary Guidance Transport and Access for New Developments.

- 5.16 To determine the level of contributions that may be expected from new development in advance of a Transport Statement or Transport Assessment being prepared, an estimate of how many trips a development is likely to generate can be obtained from TRICS¹² (the national standard system of trip generation and analysis). The trip generation information can then be entered into the developer contributions tool, as mentioned above, to produce an estimate of the level of contributions that will be required by the Council; the developer contributions tool can be found on the developer contributions page of the Council's website.
- 5.17 The methodology used for determining 'new trips' and calculating the contribution rates per trip for each sector or major project is set out in the Developer Contributions Background Report published alongside this SG.
- 5.18 Please note the following in relation to the above interventions:
- *The Pirnhall Interchange improvements, as identified in the Local Development Plan, are excluded from the package of interventions because the scheme and associated costs have been established through an operational assessment and will be funded separately with the majority of funding provided by Durieshill and South Stirling Gateway allocations.*
 - *The three major projects (Kildean-Cornton road link, Cornton-Airthrey road link, A91 dualling) have their own contribution rates as they are, for the purpose of this SG, defined as being a sector. The transport model separated trips for these schemes from the minor schemes so no double counting of trips has taken place.*

Strategic Network Improvements - Towns, Villages and Rural Transport Area

5.19 The Council's Towns, Villages and Rural Area Transport Plan¹³ includes a package of mitigation measures for the Council area not covered by the City Transport Area, which have been identified from community documents such as community plans and school travel plans. Where the impact of development requires to be mitigated, particularly in relation to reducing travel demands in accordance with Policy 3.1 of the LDP, developer contributions towards the identified measures, commensurate with the impact of development, may be sought.

Exceptions

5.20 Development falling into any one of the following categories will be exempt from transport contributions in relation to the City Transport Area and Rural Transport Area:

- a. Residential development of less than 15 homes;
- b. Affordable Housing units provided by the Council or RSL;
- c. Designated Student or Sheltered Housing developments;
- d. Householder alterations and extensions, and
- e. Changes of use, conversion or redevelopment schemes from which there would be no net increase in trips.

Active Travel

- 5.21 In accordance with the Sustainable Development Criteria set out in the LDP, all development will be required to promote active travel (walking and wheeling, and cycling) in order to reduce reliance on private car use which results in unsustainable journeys, particularly those journeys which are relatively short and could be undertaken by walking, wheeling or cycling. Every opportunity should therefore be taken to connect new development to community facilities, local amenities, commercial centres, public open spaces and green networks, existing active travel networks and public transport through the creation or improvement of high quality active travel links.
- 5.22 In addition to those active travel projects identified in the package of essential mitigation measures in relation to the city and rural transport areas, as outlined above, new developments should have regard to the projects listed in the Council's guidance SG02 Green Network; specifically those for which access improvements have been identified.

Public Transport

- 5.23 The Council provides demand responsive transport (DRT) services in remote areas that are inadequately served by public transport services provided by commercial operators. The cost of providing DRT services in these areas is directly related to the number of trips generated within the service area. Consequently, new developments in DRT areas are expected to increase the demand on services and therefore contributions, commensurate with the impact of development, will be sought.

- 5.24 Small-scale developments identified in Supplementary Guidance Transport and Access for New Developments (Table 2)¹⁴, are exempt from making contributions towards DRT service provision to avoid placing unreasonable economic burdens on them.
- 5.25 In all circumstances, however, the Council is willing to work with developers to look at other mobility solutions within remote rural areas over and above DRT services, in particular, active travel options.

6. Health Care Facilities

- 6.1 This section sets out requirements for healthcare facilities for new development in order to support the delivery of healthy, sustainable communities.

Policy Context

- 6.2 Policy 3.3 (Developer Contributions) provides the policy basis for education contributions. The policy sets out a requirement for:

'The cost of meeting new or expanded local health service infrastructure resulting from new development in the identified 'pressured locations' as set out in SG: Developer Contributions. Specific requirements are identified in the Key Site Requirements set out in the relevant Settlement Statements.'

Establishing the infrastructure requirements

- 6.3 NHS Forth Valley (NHS FV) has identified capacity pressures within the GP practice areas of Bannockburn and Plean Health Centres, and Fallin and Cowie Health Centres, as a direct result of proposed housing development to the south and east of Stirling allocated in the LDP, as shown in Table 6 (below). No other areas have been highlighted by NHS FV as having capacity constraints as a result of LDP growth.

Table 6: New/Expanded GP Practices likely to be required to serve future housing growth

GP Practice Catchment Area	Settlements within Practice Catchment Area	No. of proposed housing units in Catchment Area
Bannockburn and Plean Health Centres	Bannockburn, South Stirling Gateway, Durieshill, Plean	4,745
Fallin and Cowie Health Centres	Fallin, Cowie, Throsk	1,079

- 6.4 The nature and function of these practice areas, where existing and planned housing is connected both physically and administratively to the health centres within them, means that it provides a reasonable basis for adopting a catchment area approach as far as assessing health care impacts are concerned. The healthcare catchment areas are shown in Appendix 5.
- 6.5 NHS FV has also confirmed that there are no discrete catchment populations within the identified practice catchments; indeed Cowie and Fallin practices remain part of the same health board area. Furthermore, planned development within these catchments would not create capacity pressures for practices outwith them. This highlights a clear evidential link between contributions sought and the catchment developments, which gives rise to the necessity for such contributions, as required to accord with the policy tests of the Circular 3/2012 Planning Obligations and Good Neighbour Agreements (As Amended).
- 6.6 The capacity pressures, which have been identified from the cumulative healthcare appraisal, need to be mitigated and therefore new development will be required to contribute its equitable share towards the identified mitigation.

Contribution Rates

The contribution rates for healthcare infrastructure are set out in Table 7 (below).

Table 7: Healthcare Contribution Rates

Practice Catchment	LDP Site Ref.	Settlement	Units	Total Units	Cost per Unit
Cowie, Fallin & Throsk	H077	Fallin	400	1,130	£658
	H080	Throsk	75		
	H074	Cowie (Berryhills)	500		
	H075	Cowie (Station Road)	75		
	H076	Cowie (Ochilview)	80		
Bannockburn & Plean	H057	Durieshill	3,042	4,809	£894
	H055	South Stirling Gateway	1,100		
	H072	Plean (Touchill)	167		
	H069	Plean (East Plean)	500		

- 6.7 The contribution rates are based on delivering new build practices for Plean (Tor) and Cowie. The new build solutions have been agreed by the Health Board. The mitigation is based on the Forth Valley Primary Care Improvement Plan 2018 – 2021¹⁵ that sets out a step change in how primary care services are to be delivered by multi-disciplinary teams made of a variety of healthcare professionals. The aim is to free up GP time to focus on more complex cases (allowing more time per patient).
- 6.8 The costs used in the calculations have been derived from Scottish Futures Trust cost metrics for new build healthcare facilities¹⁶, and have been benchmarked against the recently constructed Doune Health Centre (new build).
- 6.9 The methodology for calculating the mitigation requirements has taken into account existing capacity, both under and over, to ensure that contributions are based on the development impact only and are not funding existing deficiencies.
- 6.10 The impact assessment methodology, information on staff ratios, and cost calculation are detailed more fully in the Developer Contributions Background Report.

15. [Forth-Valley-Primary-Care-Improvement-Plan-2018-2021.pdf \(nhsforthvalley.com\)](#)

16. [Primary_Healthcare_Performance_Metric_Guidance_Oct_13.pdf \(scottishfuturestrust.org.uk\)](#)

Exemptions

6.11 Developer contributions towards healthcare facilities will not be sought from the following types of development:

- a) Residential development of less than 50 homes;
- b) Changes of use, conversion or redevelopment schemes in which there would be no net increase in the number of residential units at the site;
- c) Affordable housing units provided by the Council or an RSL;
- d) Non-residential developments, and
- e) Householder alterations and extensions.

6.12 In applying exemption (a) to any application, the capacity of the whole site allocated in the LDP, or consented for housing development, of which the application site is part, will be used. This is to prevent avoidance of contributions through sub-division of sites.

7. Green Network and Open Space

- 7.1 Stirling Council's guidance SG02: Green Network promotes a design-led approach to the creation of quality places. High quality, sustainable development that demonstrates the six qualities of successful place (Distinctive; Safe and Pleasant; Welcoming; Adaptable; Resource Efficient; Easy to Move Around and Beyond) will be supported.
- 7.2 The LDP promotes the importance of urban design and placemaking in order to ensure new development maintains and improves the character and assets of the area. The quality and amenity of our places must be conserved and enhanced, as these are key to influencing our ability to reduce social inequalities, lead healthier lives, enhance biodiversity and be economically attractive and competitive.

Policy Context

- 7.3 Policy 1.3: Green Infrastructure and Open Space and Policy 3.3: Developer Contributions provide the policy basis for green infrastructure and open space contributions.
- 7.4 Policy 1.3 states:
 - d) New development should, where necessary, incorporate accessible multifunctional open space of the appropriate quantity and quality to meet the needs arising from the nature of the development itself. In some instances it may be more appropriate to remedy local deficiencies (both in terms of quality and quantity) that have been identified in the Open Space Strategy, and which would be exacerbated by additional development.

- e) Financial contributions may be sought for the purposes of providing open space and wider contributions to green infrastructure and the Green Network, consistent with SG: Placemaking, Policy 3.3 and SG: Developer Contributions. Means to ensure the long term maintenance of new and existing open space created in association with development will also secured.

7.5 Policy 3.3 sets out a requirement for:

- d) New development should, where necessary, incorporate accessible multifunctional open space of the appropriate quantity and quality to meet the needs arising from the nature of the development itself. In some instances it may be more appropriate to remedy local deficiencies (both in terms of quality and quantity) that have been identified in the Open Space Strategy, and which would be exacerbated by additional development.
- e) Financial contributions may be sought for the purposes of providing open space and wider contributions to green infrastructure and the Green Network, consistent with SG: Placemaking, Policy 3.3 and SG: Developer Contributions. Means to ensure the long term maintenance of new and existing open space created in association with development will also secured.

Open Space and Play Provision

- 7.6** In support of the above policy criteria, the Council's guidance on Green Networks set outs the requirements for contributions towards the provision of open space and play. A summary of the circumstances in which financial contributions may be sought is provided below.

- 7.7 The preference is for on-site provision of high quality, accessible, inclusive and multi-functional open space, incorporating green and blue infrastructure, play provision and allotments, where appropriate. However, in circumstances where a development cannot meet its on-site requirements a financial contribution may be sought towards off-site provision to mitigate its impact. In such circumstances the Council will ensure contributions are commensurate with the scale of development impact and there is a sufficient connection between the development in question and off-site measures having regard to the policy tests of Circular 3/2012 Planning Obligations and Good Neighbour Agreements (revised 2020).
- 7.8 In establishing the need for off-site requirements, reference will also be made to the guidance contained within SG02 Green Networks and any relevant Development Frameworks, Planning Briefs, Masterplans, as well as the Open Space Strategy and Open Space Opportunity Plans.

Green Network

- 7.9 It may be the case in a future review of this SG that contributions are sought towards green network projects, for example, those linked to river forth green infrastructure or the city regional deal. If such a list of costed projects is included in the future, it will be ensured that there is a clear link between the proposed development and the projects for which contributions are being sought.
- 7.10 This guidance covers contributions towards green network and open space only. The Council's Placemaking SG contains guidance on the quantity and design requirements of open space that will be required as part of new developments.

Exemptions

7.11 Developer contributions towards open space and play provision will not be sought from the following types of development:

- a) Householder alterations and extensions;
- b) Residential development of less than 10 units;
- c) Affordable Housing units provided by the Council or an RSL;
- d) Designated student or sheltered housing developments,
and
- e) Non-residential developments.

8. Waste

- 8.1 Developer contributions will be sought for on-site and off-site facilities for the provision, storage, collection and recycling of household waste.

Financial contributions towards receptacle provision

- 8.2 This applies to all residential schemes. Contributions will be sought for the provision of two wheeled bins per residential unit for residual and garden waste (grey and brown bins). The Council will cover the cost of the remaining two wheeled bins and a glass box which are all used for recycling. The cost per unit for two wheeled bins is currently **£60 per residential unit** including delivery. All receptacles should be in place for the occupation of each dwelling. Early discussion with Stirling Council on the method for achieving this are required.

Financial contribution towards Household Waste Recycling Centre (HWRC)

- 8.3 This applies to all 'major' housing development of 50 or more residential units in size. It also applies to smaller planning applications if they form part of an overall major residential scheme.
- 8.4 New housing development will impact upon existing facilities at Polmaise. In this regard contributions will be sought to assist with the cost of both upgrading facilities and providing new Household Waste Recycling Centre facilities.

Calculation of contributions towards Polmaise HWRC:

Cost per m ² hard standing required for HWRC	= £100
Average HWRC hard standing requirement = 5m x 10m	= 50m ²
Cost of new hard standing = 50m ² x £100	= £5,000
Cost of skip	= £3,000
Cost of additions to HRWC = skip plus hard standing	= £8,000

Upgrades are required when an additional 200 households are added to the catchment area (Past upgrades have cost in the region of £8,400 per 200 households).

Therefore, the contribution towards the upgrading of Polmaise HRWC amounts to **£42 per unit**.

Total waste contributions:

For developments of under 50 residential units, the cost is **£60 per unit**.

For developments of 50 residential units and above, the cost is **£102 per unit (£60 + £42)**.

If the price of waste receptacles increases, the developer contributions will be increased by the same amount.

Exemptions:

Developer contributions towards waste provision will not be sought from the following types of development:

- a) Householder alterations and extensions
- b) Affordable housing units provided by the Council or RSL
- c) Non-residential development

9. Affordable Housing Provision

9.1 This section sets out how, when and why affordable housing will require to be provided in new residential development schemes across the Stirling area. It is of interest to all parties involved in delivering new housing in the area.

Policy context

9.2 The affordable housing policy as set out in the Stirling LDP is replicated below for information:.

Stirling LDP Policy 2.2 (c) and (d):

(c) "All new residential development schemes, including conversions, of 4 or more units within the Highly Pressured areas, and of 10 or more units in the remainder of the plan area, where the developer is not the Council or a Registered Social landlord, should include affordable housing or make a financial contribution to facilitate affordable housing provision or make a financial contribution to facilitate affordable housing provision elsewhere". The level of provision will be determined as follows:

	Site Size	Contribution	Preference
Highly Pressured Areas	4-19 units (inclusive)	33%	On site or financial contribution if there are suitable alternative development sites in the housing market area
	20 units or more	33%	On site
Remainder of LDP area	10-19 units (inclusive)	25%	On site or financial contributions if there are suitable alternative development sites in the housing market area
	20 units or more	25%	On site

(d) “A planning obligation will be used to secure the affordable housing contribution and to determine phasing and delivery mechanisms, consistent with Policy 3.3 and Supplementary Guidance on Affordable Housing”

- 9.3 The Council intends that part (c) of this policy will be implemented flexibly where required, taking full account of wider financial and market conditions and in line with the exemptions set out below.
- 9.4 The affordable housing policy and this Supplementary Guidance will be applied across entire development schemes. The definition of a development scheme: a scheme may consist of one planning application or a series of planning applications which are sufficiently connected by time, location, design or other relevant characteristics for the Planning Authority to treat the applications as one development scheme.

Affordable housing need in Stirling Council

- 9.5 Stirling’s Housing Need and Demand Assessment (HNDA) and the Local Housing Strategy (LHS) provide the evidence base for affordable housing in the Stirling area. It should be noted that whilst both the HNDA and the LHS cover the whole of Stirling Council, this SG covers the Stirling LDP area only and excludes the Loch Lomond & Trossachs National Park area.
- 9.6 Using the HNDA as evidence, the LHS sets a housing supply target of 88 new affordable units per annum. This takes into account levels of grant funding likely to be available in future years, past completions and the likely potential of the development industry to deliver new affordable housing.

- 9.7 Stirling's LHS confirms the need for an affordable housing planning policy across the whole LDP area due to the high levels of outstanding need identified and the need for new affordable housing provision through new development. The LHS specifies the different types of tenure that are considered to represent affordable housing in the Stirling area. The types of tenure are detailed below.

Highly Pressured and Pressured Areas

- 9.8 Drawing on evidence from the HNDA, it is considered that the Stirling LDP area can be split into 'highly pressured' and 'pressured' areas:

In highly pressured areas of the Stirling LDP area, the affordable housing contribution on sites will be 33%. This is to ensure that the level of contribution is more able to assist in meeting the high levels of housing need that exist locally and are exacerbated by high house prices and few development opportunities. The highly pressured areas are the Stirling Rural Villages Area (LHS Stirling Rural sub-area), Dunblane & Bridge of Allan (See Appendix 6).

In the pressured areas of the Stirling LDP area, the affordable housing contribution on sites will be 25%. The pressured area consists of Stirling Core Area, including Cambusbarron, Riverside, Bannockburn and Whins of Milton, and the Regeneration areas and the Eastern Villages, comprising Pleau, Cowie, Fallin and Throsk (See Appendix 6).

Affordable Housing Policy

- 9.9 Specialist accommodation built specifically for particular needs groups who might otherwise end up in some form of social rented accommodation i.e., nursing, residential care homes, or other institutional accommodation, will not require to contribute to affordable housing. However, all market housing will require to contribute including market housing that is aimed at specific sectors of the population, for example, older people.

Appropriate types of Affordable Housing

- 9.10 Appropriate affordable housing tenure types (subsidised and unsubsidised):

Social rented: Housing provided at an affordable rent and managed by the Council, a Registered Social Landlord or other not for profit social housing provider.

Mid-market rented: Private rented accommodation rented out at less than the Local Housing Allowance which is above Registered Social Landlord rents, but below private sector rents. This may be appropriate in some locations. (The local housing allowance is a rate set by Government for determining the levels of subsidy available for housing benefit purposes. Stirling is covered by the LHA set for the Forth Valley area).

Shared equity: Housing where the owner pays the majority share in the property with a developer, a Registered Social Landlord, the Council or Scottish Government holding the remaining share (jointly or individually) under a shared equity agreement. This includes the Scottish Government LIFT scheme. The shared equity element can be a 'golden share' or on the sale of the property any sum realised can be vested in future affordable housing provision.

This approach is likely to be appropriate where the buying price (i.e. the market price minus the shared equity element) comes within the lower quartile of house prices in the previous year. In 2018 this lower quartile house price was £109,000.

Lower cost market housing (also termed 'entry level housing for sale'): This is where the buying price of the property is at an affordable level i.e. comes within the lower quartile of house prices in the previous year in the Stirling Council LDP area.

Alternative Models: The Council is willing to consider newer, innovative affordable housing delivery models. However, in such cases it must be fully demonstrated that proposals will be truly affordable in nature. Models such as developer shared equity will not normally be considered affordable unless terms of at least 19/20 years are offered. Shared ownership, where an RSL retains ownership over part of the property and seeks a rent for this portion from the 'tenant', is no longer supported by the Scottish Government so can no longer be considered an acceptable model.

Delivering Affordable Housing

Affordable housing delivery principles

- 9.11 The on-site delivery of affordable housing which is social-rented will be a priority, although other types of affordable housing will be considered appropriate in specific circumstances.
- 9.12 A sequential approach, in the following priority order, will be applied in deciding whether on-site provision or financial contributions will be necessary. The approach will be determined by the Council in terms of its local housing need priorities and available funding opportunities:

On-site provision (units or land)

- 9.13 The on-site delivery of affordable housing is a priority as it supports the Vision and Spatial Strategy of the Local Development Plan, which seeks to deliver a range and mix of housing in communities through the allocation of a generous land supply across the area.
- 9.14 On-site provision will apply to any residential development scheme providing 20 units or more. The affordable housing units will either be built by, or transferred to, the Council and/or RSL with the exception of lower cost market housing. Alternatively, the land for the affordable housing element can be transferred to the Council or the RSL for them to develop.
- 9.15 A partnership approach with the Council and/or local RSL will be required which ensures that the development provides the right location and size of site, tenure type and size of affordable housing required to meet needs in the area. Affordable housing should be integrated with the overall layout, whilst recognising the housing management requirements, and be of suitable housing mix, type and design appropriate for the site and location
- 9.16 Where land is being transferred to the Council or RSL, it should be provided fully serviced (“shovel ready”) at an appropriate end-use value or at a value agreed between all parties.
- 9.17 The timing of land transfer and/or completion of the development scheme, particularly where it is reliant on government subsidy, should be determined early on. The affordable housing element of the site should be readily available for development.

9.18 A date will be specified for development schemes within the planning obligation during which time the Council/RSL will seek to secure the subsidy required to provide the full affordable housing requirement on site. If an appropriate level of subsidy cannot be secured within the specified timeframe, a fall-back position will be agreed as part of the S75 agreement to provide unsubsidised affordable housing on-site or to provide a financial contribution to be used elsewhere.

Developer financial contributions

9.19 Financial contributions will be sought when reasonable efforts to identify other opportunities for on-site provision have been exhausted, and the Council agrees that this is the most suitable approach in relation to the proposed development scheme. In the planning obligation where other forms of on-site provision are the preferred option, developer financial contributions may be established as a fall-back position to cover the eventuality that the preferred option is not delivered or achieved. Financial contributions are likely to be the most appropriate mechanism when less than 20 housing units are proposed, for housing development schemes in the Countryside (on sites which are remote from existing settlements), and where the development scheme comprises of mostly converted properties.

9.20 The methodology is based on applying the required percentage (25% or 33%) to the Median House Price* for the housing market area. This is then multiplied by 25% times the total number of units proposed within the development scheme. This approach provides a degree of certainty for developers in terms of what they would likely need to contribute. Examples of the method are included below.

Example 1: Development scheme of 15 houses outwith a highly pressured area.

$$(25\% \times \pounds 172,761) \times (25\% \times 15) = \pounds 161,963$$

Example 2: Development of a scheme of 15 houses within a highly pressured area.

$$(33\% \times \pounds 172,761) \times (25\% \times 15) = \pounds 213,791$$

Essentially the contribution amounts to £10,797 per unit, where the requirement is 25% and £14,253 per unit, where the requirement is 33%. Any houses to be built in the lower quartile (currently £110,123) will qualify as affordable housing.

** The Median House Price of £172,761 being employed in Stirling is based on 2019/20 house price data for Stirling made available by Scottish Government. This is reviewed annually.*

- 9.21 Financial contributions will be paid to the Council and kept within the Strategic Housing Account where they will be reinvested in the provision of affordable housing in the Housing Market Area. In general terms, contributions secured in Stirling's Rural Area will be retained for this area and contributions secured in the Stirling Core area retained for this area - these areas relate to the housing market sub-areas identified in the HNDA and LHS. As well as funding new the construction of new homes, the funds may also be used towards the purchasing of sites or property, or to meet particular infrastructure constraints, in order to assist the delivery of affordable housing on the ground.

Exemptions

Developer contributions towards affordable housing will not be sought from the following types of development:

- a. Householder alterations and extensions
- b. Residential Development of less than 4 units in a Highly Pressured Area
- c. Residential Development of less than 10 units in a Pressured Area
- d. Affordable housing units provided by the Council or an RSL
- e. Designated student or sheltered housing developments
- f. Non-residential developments

Roles and Responsibilities

Developers should:

- Refer to the LDP and this SG to establish the requirement for affordable housing.
- Have pre-application discussions with Stirling Council Planning and Housing Services to obtain the Council's view of the preferred delivery mechanism and levels of government subsidy available.
- After speaking to the Council's Housing service, have pre-application discussions with local RSL partners, demonstrating that agreement can be reached and work with the RSL to produce a brief for the development scheme.
- Consent to the use of a planning obligation to ensure the provision of affordable housing.
- Ensure that the requirements for affordable housing are reflected in the land price negotiations for the site.

Stirling Council will:

- Engage in pre-application discussions and advise on the mechanisms, levels of subsidy, and type of housing required to meet the needs specific to the area of the proposed development scheme.
- Consider any highlighted site constraint issues and advise on whether there may be exceptional circumstances to on-site provision.
- Advise on the suitability of any alternative approaches including financial contributions.
- Liaise between the Planning and Housing Service to ensure that a co-ordinated and consistent response is given.
- Ensure that the affordable housing contribution will be secured through a planning obligation where appropriate.
- Monitor the outputs of the Affordable Housing Policy to inform future reviews of the Local Housing Strategy and LDP.

Registered Social Landlords will:

- Seek early agreement with Stirling Council Housing Service on the priority for grant funding.
- Develop good working relations with developers and coordinate joint development proposals.

9.22 Where an RSL is directly involved in the development of a site with a private developer, RSLs should work with the developer to produce a comprehensive brief for the whole development scheme. This should set out the preferred housing mix, amenities required and design standards /specifications. This will assist the production of draft layouts / designs and the submission of the Affordable Housing Statement.

Monitoring and Review

- 9.23 In order to keep the policy up to date and responsive to funding conditions, the affordable housing policy and the methods of delivery will be kept under review as part of reviewing the LHS and LDP.
- 9.24 The ongoing monitoring of planning approvals and completions through the annual Housing Land Audit, and the programming of the SHIP, will inform the priorities and future review of policy.

Information Requirements for Development Viability Assessment

The Applicant (who may, or may not be the end developer) is required to submit the following information to enable the Independent DSV and Council review of development viability:

Proposed Scheme Details:

- Floor areas:
 - Commercial: gross internal area (GIA) and net internal area (NIA);
 - Residential: GIA and net sales area (NSA).
- Residential unit numbers and habitable rooms including the split between private and affordable tenures.

Purchase Price:

- Full details, and supporting evidence, of the purchase terms agreed with the land owner(s);

Gross Development Value (GDV):

- Any existing income that will continue to be received over the development period;
- Anticipated residential sales values and ground rents (and supporting evidence including deductions for incentives);
- Anticipated rental values and supporting evidence;
- Yields for the commercial elements of the scheme and supporting evidence;
- Details of likely incentives, rent-free periods, voids;
- Anticipated sales rates (per month);
- Anticipated grant funding for affordable housing;
- Anticipated value of affordable units (with supporting evidence/explanation of how these have been valued and assumptions);
- Deductions from commercial GDV to reach;
- NDV (Stamp Duty Land Tax (SDLT), agents, legal + VAT).

Costs:

- Expected build cost (a full QS cost report also showing how costs have been estimated);
- Demolition costs;
- Historic costs (as reasonable and appropriate);
- Site preparation costs;
- Vacant possession costs;
- Planning costs;
- Construction timescales, programme and phasing;
- Any anticipated abnormal costs;
- Rights of light payments/party walls/oversailing rights;
- Details of expected finance rates;
- NDV (Stamp Duty Land Tax (SDLT), agents, legal + VAT);
- Professional fees, including:
 - Architect;
 - Planning Consultant;
 - Quantity Surveyor;
 - Structural Engineer;
 - Mechanical/Electrical Engineer;
 - Project Manager;
 - Letting Agent fee;
 - Letting Legal fee.
- Site Value;
- Full details, and supporting evidence, of the purchase terms agreed with the land owner(s);
- Other costs.

Additional Details for Future Phases:

- Expected sales growth;
- Expected rental growth;
- Expected cost inflation;
- Credit rate.

Development Programme:

- Pre-build;
- Construction period;
- Marketing period;
- Viability cashflow;
- Income/value/capital receipt;
- Costs;
- Phasing (where appropriate).

Benchmark Viability Proxies:

- Profit on cost;
- Profit on value;
- Development yield;
- Internal rate of return (IRR).

Planning Application Details:

- Plans/sections/elevations (as relevant);
- Design and access statement.

Sensitivity Analysis:

- Two way sensitivity analysis;
- Scenario analysis;
- Simulation analysis.

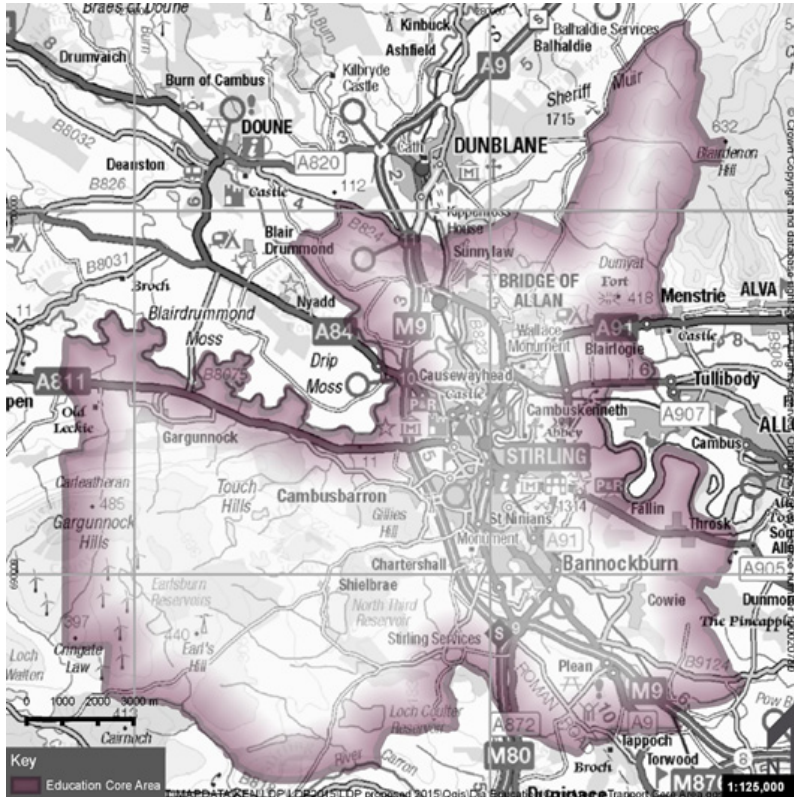
Accompanying Report (Basic Outline):

- Executive summary;
- Contents outline;
- Introduction and background;
- Description of site location;
- Planning policy context;
- Description of scheme;
- Market information summary;
- Build cost and programme;
- Methodology and approach;
- Outputs and results;
- Sensitivity analysis;
- Concluding statement.

The Development Viability Appraisal, in accordance with the above, is required to be submitted as a hardcopy and as a 'live spreadsheet' in Microsoft Excel with working formulas.

Appendix 2

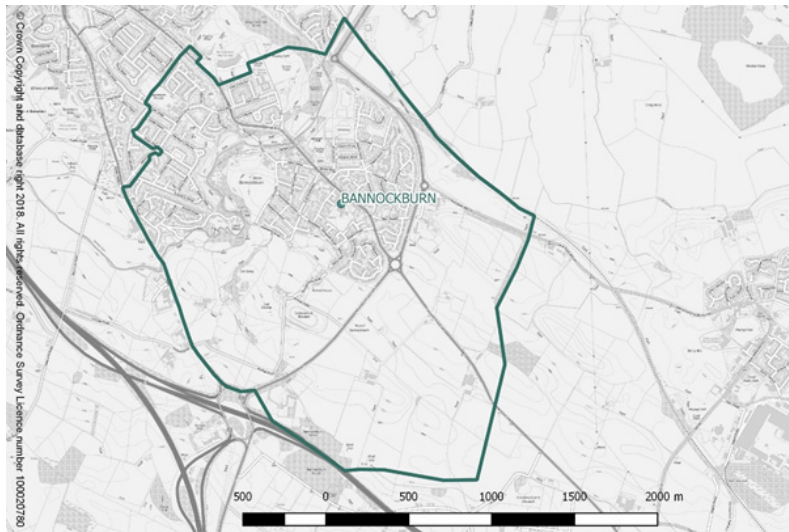
Core Education Area



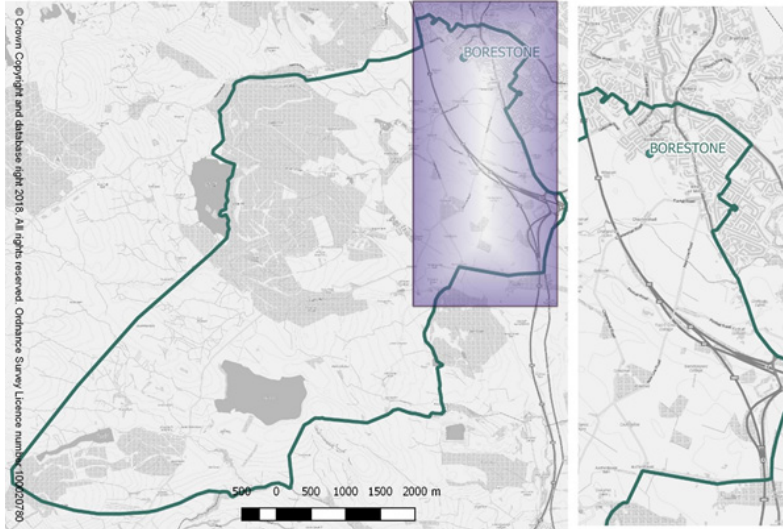
Appendix 3

Maps of school catchment areas within which contributions will be sought.

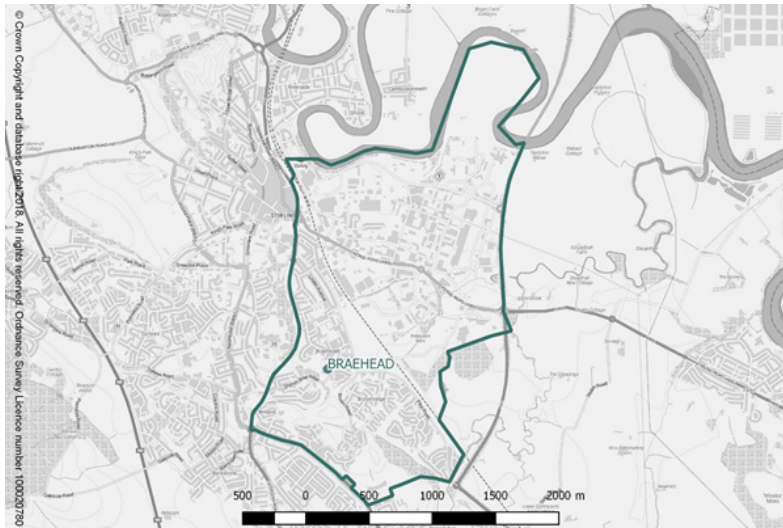
Map 1: Bannockburn Primary School catchment area



Map 2: Borestone Primary School catchment area



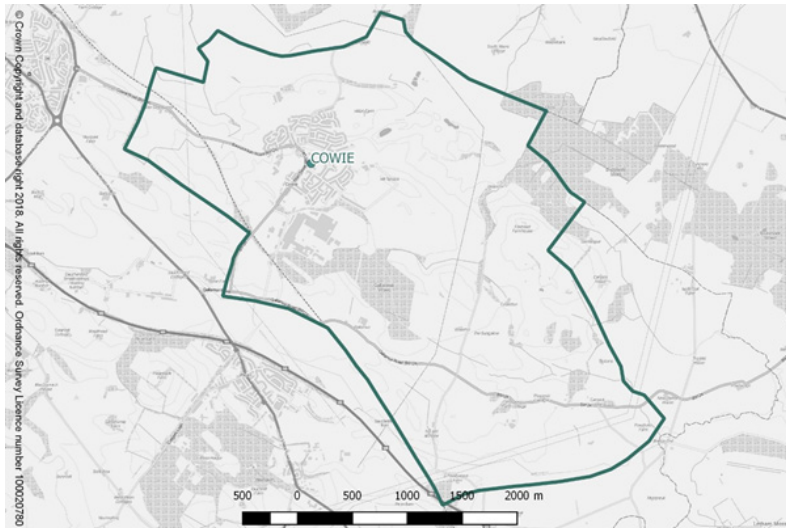
Map 3: Braehead Primary School catchment area



Map 4: Cambusbarrow Primary School catchment area



Map 5: Cowie Primary School catchment area



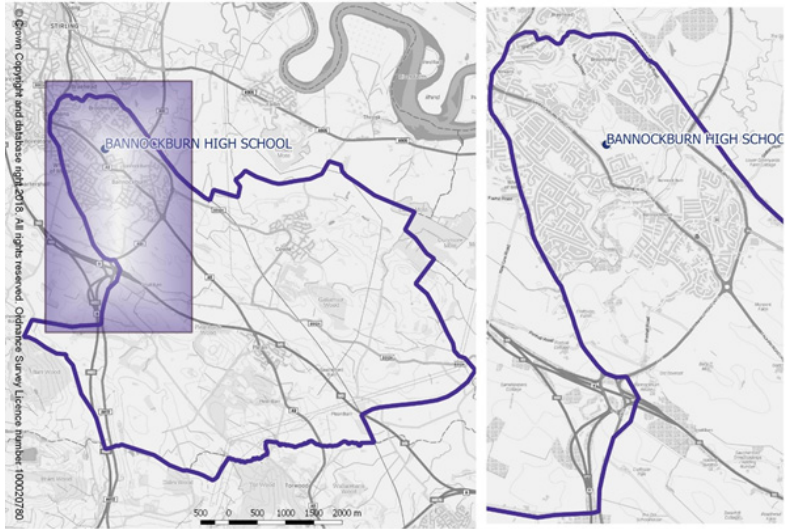
Map 6: East Plean Primary School catchment area



Map 7: Fallin Primary School catchment area



Map 8: Bannockburn High School catchment area



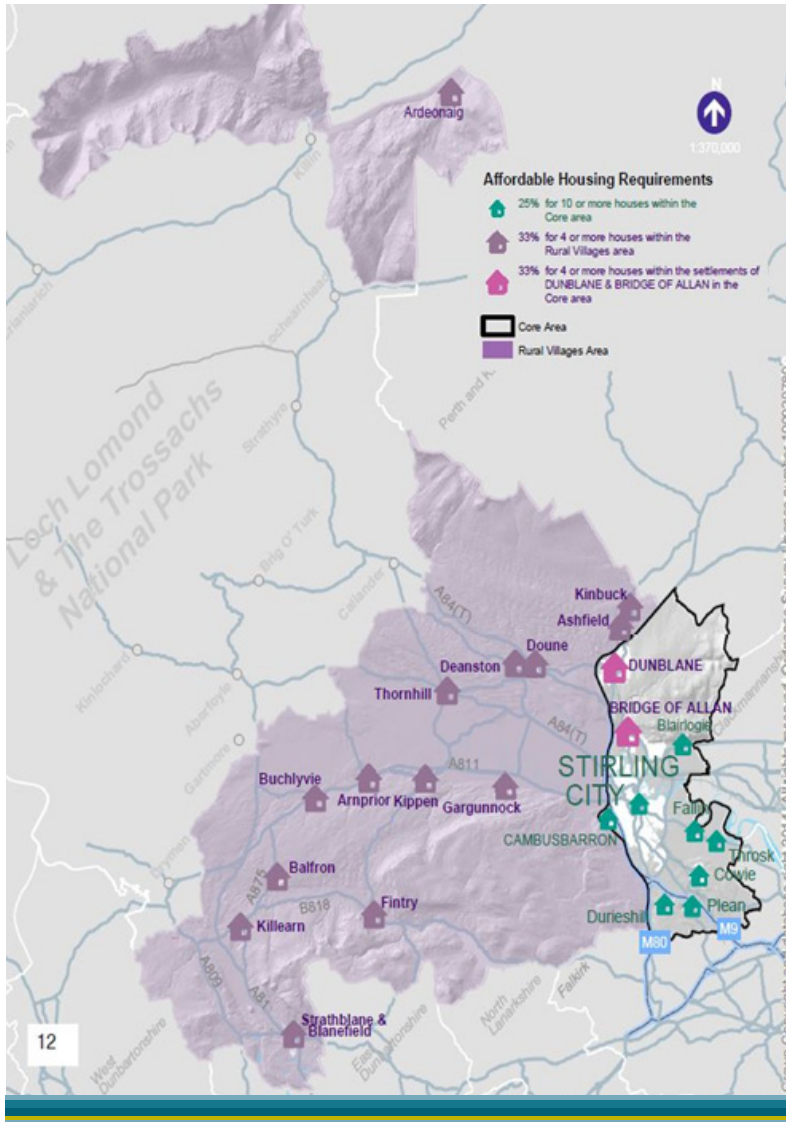
Appendix 5

Healthcare Catchment Areas (Pressured)



Appendix 6

Affordable Housing Requirements Map.



Planning Services
Planning and Building Standards
Infrastructure
Teith House
Kerse Road
Stirling
FK7 7QA

Stirling Council:

Phone: 01786 404040

Email: info@stirling.gov.uk

www.stirling.gov.uk

Formats

If you need help or this information
supplied in an alternative format
please call 01786 404040.

