

Commitment to Delivering Development - Durieshill and South Stirling Gateway



Context

Durieshill is a new village to the southwest of Pirnhall Interchange to the south of Stirling that is expected to deliver just over 3,000 homes alongside new infrastructure, including two new primary schools and potential for secondary provision as part of a campus approach with one of the primary schools.

Durieshill is thought to be the single largest detailed housing application in Scotland and requires a complicated Section 75 Legal Agreement, with a large number of conditions, reflective of the expected 30 year build out of the village. The application was approved in late 2023 and in 2025 Barratt Redrow acquired site from Springfield Homes and are now committed to delivering the masterplan as approved by the council in coordinated manner.

South Stirling Gateway is a strategic expansion of Stirling to the northeast of Pirnhall Interchange that is expected to deliver around 1,100 homes alongside a new primary school. Persimmon and Bellway are currently building on site, with further applications within the site under consideration.

Durieshill and South Stirling Gateway are located geographically close together and both sites are to deliver other infrastructure improvements to:

- The Pirnhall interchange, alongside new roads and active travel routes
- Provision of green and blue corridors
- Open and play spaces throughout the development sites
- The provision of additional healthcare facilities in the southeast of Stirling.

What Happened

The level of workload generated by the two sites going through the system concurrently requires additional resource and a dedicated, permanent, Senior Planning Officer – Strategic Delivery is embedded within the Development Management Team to drive forward both applications on both sites. The Senior Planner is supported by a Graduate Planning Officer who assists with keeping the applications on track through the various stages such as pre-application and discharge of conditions.

The Senior Planning Officer has driven forward a project management approach with the developers to be clear on timescales and emerging issues so that we can work collaboratively with both the developers and other internal Council services to overcome issues and ensure delivery on the ground.

The delivery of Durieshill takes an infrastructure first approach through prioritising an active travel route. This approach ensures that the development starts with the idea of a sustainable place in line with NPF4 policies.

The Planning Team utilised the recently introduced Masterplan Consent Area (MCA) approach as a mechanism to support the delivery of the Durieshill development. Through this process, the Planning Team advised the senior management and elected members on how the MCA could ensure the delivery of a high-quality place for Stirling. The MCA approach aims to avoid complexity and provides certainty of delivery.

Areas of Collaboration

By their nature, both strategic sites require a large amount of collaboration from a variety of Council services, developers, landowners, and key agencies over several years. Durieshill for example has been an ambition of the Council for over 20 years and South Stirling Gateway was first allocated in the 2014 Local Development Plan.



Regular monthly meetings take place separately for each site and involve attendees from the planning service, led by the Senior Planning Officer, and supported by other services and agencies as required. At these meetings timescales for particularly workstreams are discussed and allows a consistent point of contact between the planning service and the developers.

Overall Result

The current project management approach that has been adopted is working well and we have received positive feedback from the developers regarding the monthly catch ups, working through issues, highlighting good practices and ensuring there is constant conversations and a partnership approach to successful delivery.

Lessons Learned

Progress of delivery of strategic sites at this scale has been both rewarding and challenging. Overall, a partnership approach has worked well in ensuring that all stakeholders are aware of the main drivers of development and issues faced in delivering the sites.

The dedicated Senior Planning Officer post has worked extremely well, as this has allowed a consistent and clear point of contact. However, with the planning post being part time, this has proven a challenge at times to balance workload from both sites where there are often competing timescales. To mitigate this, we provided the Senior Planning Officer with support from a Graduate Planning Officer. This has had the benefit of allowing a range of tasks to be freed up and has benefited the Graduate by exposing them to the opportunities and challenges in delivering large, challenging, strategic sites. The Graduate Planning Officer will also soon be assisting with taking on some MSC applications related to the delivery of the South Stirling Gateway Primary School, further enhancing their skills.

This case study has been prepared in collaboration by Stirling Council and the National Planning Improvement Team at the Improvement Service. We publish good practice case studies identified through our work on the National Planning Improvement Framework and the National Planning Hub. They aim to support the sharing of good practice and build collaboration across the sector in addressing common challenges. Please email us at npi@improvementservice.org.uk if your authority has a good practice case study to share.

