SPRINGKERSE

From cleared industrial land to a new hub for employment and investment, helping to support Stirling's economy.

SCOTT PROPERTY



Existing cleared industrial development site highlighted in red, bounded by Springkerse Road, Whitehouse Road and Kerse Road (A905)

Welcome to our community consultation on the proposed industrial development for Scott Properties Development Limited (SPDL) for the site within Springkerse Industrial Estate.

Scott Properties Development Limited (SPDL) is an SPV company which is owned by brothers, John Scott and Norman Scott. John and Norman (through their Scott Properties division) acquired a large number of industrial units around Springkerse Industrial Estate area in 2007. They continue to own around eighty units at various locations on Munro Road, Kerse Road and Whitehouse Road. These units range from approximately 1,300 to 8,000 square feet and are occupied by a wide variety of small, medium and national businesses. The proposals, for the recently purchased site, is for the redevelopment of the cleared site at Whitehouse Road to represent a continuation of their long-term investment in Springkerse and their commitment to supporting business growth and economic activity in Stirling.

The proposal is an application for a mixed employment development, with a range of unit sizes able to respond to different occupier requirements and changing market demand. The redevelopment would bring vacant land back into productive use and support continued investment within Springkerse Industrial Estate.

Your feedback is an important part of the process & will help inform the development of our proposals as we progress a planning application for the development of the cleared site at Whitehouse Road.

We are proud to be working with an expert project team of consultants including Wellwood Leslie Architects, Orbit Communications, & Gray Planning . We are in the process of appointing Landscape Architect, Ecologist, Transport Consultant, Civil Engineers and Services Engineers.

Class 4
Business

Examples:
- Light industrial workshops
- Offices
- Research & development

Class 5
General Industrial

Examples:
- Manufacturing
- Assembly
- Vehicle repair

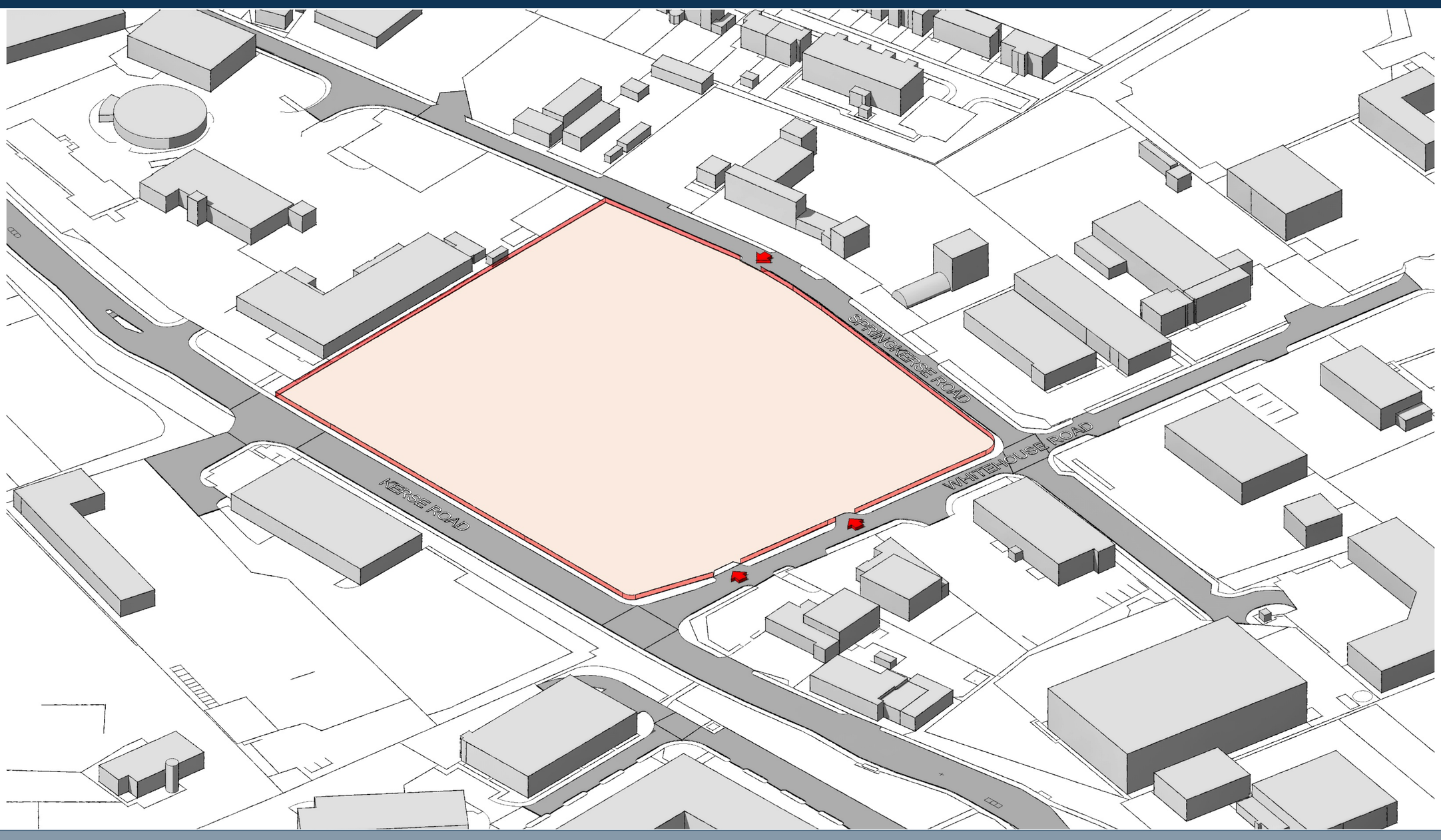
Class 6
Storage or Distribution

Examples:
- Warehouse
- Logistics depot
- Wholesale storage

WELCOME

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Springkerse Industrial Estate was built in the early 1990s and the site was formerly occupied by the Sterling Precast manufacturing works.

The area was historically agricultural land, and significant transformation began after the 1960s, shifting the landscape towards industrial, commercial and retail uses. The operations of the Plean Precast premises was relocated as part of a wider expansion and this move allowed all manufacturing to be undertaken within one facility. The site has since been cleared and is now vacant for redevelopment.



Stirling Local Development Plan 2018 - Stirling Centre Proposals Map extract

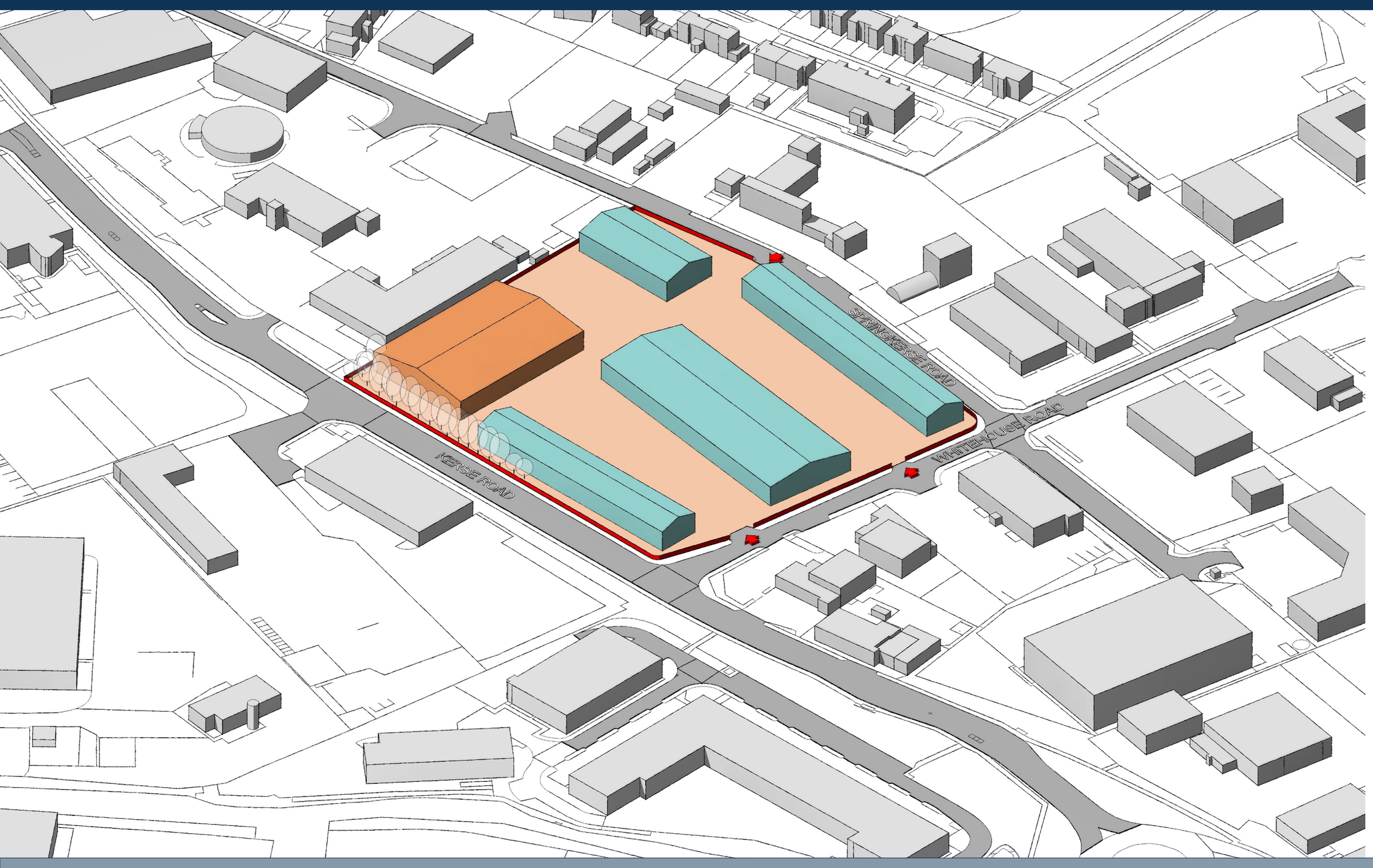
Proposed Site | Stirling Town Centre | Employment Safeguarding Area

Planning Policy:

- Decisions on planning applications must be made in accordance with the development plan, unless there are material considerations that indicate otherwise.
- The development plan in this case comprises National Planning Framework 4 (NPF4), 2023 & Stirling Local Development Plan (LDP) 2018. Where there is any incompatibility between the two, the provisions of NPF4 would prevail in determining a planning application.
- The site lies in an Employment Safeguarding Area as identified by the LDP.
- The site is previously developed (brownfield) land.
- The policies of both NPF4 and the LDP support business and industry uses (i.e. Class 4, 5 & 6) on allocated sites such as this and in particular where this results in the re-use of vacant brownfield land.
- The site is well located, less than 400m from Stirling City Centre. It is accessible on foot, by wheeling, public transport and car and its redevelopment will contribute to the compact urban growth of Stirling, supported by both NPF4 and the LDP.

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Proposed unit footprints range from:
360m sq / 3900 sq ft
235m sq / 2500 sq ft

Proposed unit
2570m sq / 28000 sq ft

Approximate overall built footprint 10000m sq / 110000sq ft

Proposed industrial development site highlighted in red, bounded by Springkerse Road, Whitehouse Road and Kerse Road (A905)

Scott Properties Developments Limited is now bringing forward proposals to redevelop the vacant site through a mixed employment development that supports continued investment and regeneration within one of Stirling's principal business and industrial location.
The proposals for the redevelopment of the cleared site at Whitehouse Road represent a continuation of the long-term investment in Springkerse and the commitment to supporting business growth and economic activity in Stirling. The proposals include a range of unit sizes capable of responding to different occupier requirements and changing market demand.

The development is expected to comprise:
Class 4 business
Class 5 general industrial
Class 6 storage or distribution

Benefits of the Development

- Bring vacant brownfield land back into productive use
- Support continued investment within Springkerse Industrial Estate
- Provide flexible modern employment space for a range of businesses
- Strengthen an established industrial location with existing infrastructure and connections
- Contribute to sustainable regeneration within Stirling's economy

Business growth and employment

Opportunities for business growth and future job creation.

An established location

Uses an existing industrial location with infrastructure and connections already in place.

Sustainable regeneration

Focuses development on previously developed land.

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We welcome your feedback & comments about our proposals to redevelop the Springkerse Site as we progress a Major Planning in Principal Application with Stirling Council.

To submit comment, please collect a feedback form from a member of the project team at the community consultation or share feedback online via our website.

A dedicated email address and phone number have been established for anyone wishing to contact the project team with further questions

Please note that any comments made to Scott Properties Development Limited (SPDL) are not representative to the planning authority.

KEY DATES:

September 2026
Proposal of Application Notice submitted and validated by Stirling Council

29th October 2026
First consultation event (we are here)

26th November 2026
Second consultation event

Late December 2026
Target planning application submitted

Late Spring 2027
Anticipated planning determination

Your feedback is an important part of the process & we look forward to hearing your views as we continue to refine the proposals

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FEEDBACK & NEXT STEPS