



# Balfron

# Local Place Plan

**2025-2035**

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# 1 Introduction

This document lays out a draft Local Place Plan (LPP) for Balfron for the next 10 years. A LPP is a community-led plan for the future of a place. It establishes our spatial vision for our area for the next season. The plan contains ideas for land use, buildings and development and is designed to influence the Stirling Council's next [Local Development Plan \(LDP3\)](#). It is a new way for communities to influence development in their area. For more info about Local Place Plans, please access this free [easy-read guide](#).

The plan has been prepared by local people to lay out a vision for Balfron, shaped by input from members of the community. The plan articulates a community position seeking to shape how development happens in the area, and how the use of land and buildings should be supported or regulated. The goal is to offer workable solutions to make the Balfron Community Council area function well, improve the wellbeing of its populace, and make it an even more enjoyable place to live. The plan was developed between October 2024 and March 2025.

At the heart of this document are 21 proposals for the Balfron Community Council area. These are presented for assessment by Stirling Council Planning Authority for inclusion in Local Development Plan 3. The proposals are organised around 5 themes: Climate and Renewables; Facilities; Housing; Public Space, Greenspace & Recreation; and Moving Around.

## Reasoning and Justification for each Proposal

In a separate chapter we have also provided policy reasoning for each proposal. Reading this chapter is optional. It has been included to comply with the submission requirement to provide statements justifying proposals against the existing [Local Development Plan \(2018\)](#) and [National Planning Framework 4](#) (NPF4).

## Corporate ownership by Stirling Council

In addition to being assessed for inclusion in the next Local Development Plan, these proposals may also require action or ownership by council departments other than Stirling Planning Authority. As part of a holistic spatial

vision for our area we consider such elements to form a critical and integrated part of delivering benefit for the wellbeing of our community. We would therefore ask the Planning Authority to share at corporate level proposals which also require action from other council departments, and collaborate in their delivery. This will enable these proposals to be integrated into inter-departmental planning for our area.

## Support from Local Councillors

We would like to ask for the kind support of our Ward and city-wide councillors in championing these proposals with all relevant departments.

## Feedback justifying inclusion/exclusion of our proposals in the LDP Proposal Plan

We look forward to receiving written feedback, explanation and justification from Stirling Planning Authority at the appropriate point in the Development Plan Scheme.<sup>1</sup> We will be keen at that point to understand why these proposals and/or priorities have or haven't been accepted as proposals integrated into the Proposed Plan for LDP3.

## Making the plan climate-ready

Options for delivering these proposals with climate action in mind are laid out in the introductions to each of the five themes (apart from theme 1). These are detailed to underpin Balforn's contribution to reaching net zero targets and prepare for future climate change impact and were developed in conversation with community members.

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<sup>1</sup> (likely around the point in time when at the Proposed Plan stage the draft LDP3 is laid before committee prior to further consultation - as per expectations laid out in the [2023 Development Planning Guidelines](#)).

# Local Place Plan Boundary

The following map defines the boundary of Balfour Community Council which also represents the boundary of this Local Place Plan:

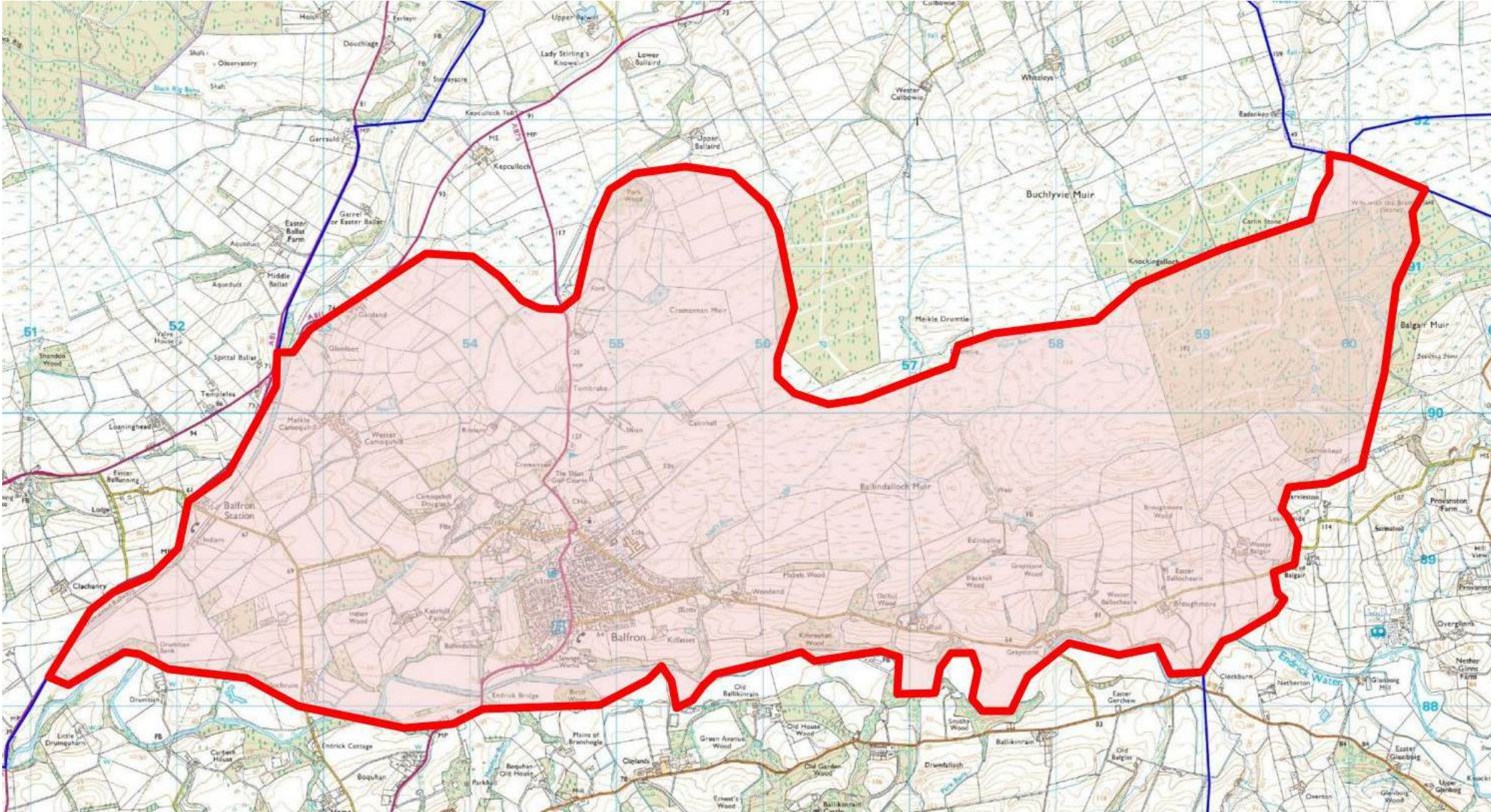


Figure 1: Balfour Community Council Area Local Place Plan Boundary outlined by the filled area with solid red line.

# Terms and Acronyms

The tables below provide a glossary and list of acronyms which are used throughout this document.

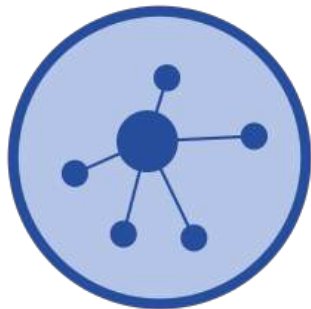
Status of development proposal	Description
Concept	This development remains an idea at this stage
Initial discussions	Initial conversations are taking place
Planned	Commitment has been made to this development which is in its planning stages
In process	This development has already started

Acronym	Description
BCC	Balfron Community Council
BP	Balfron Pathways
CAP	Community Action Plan
DT	Donaldson Recreation Park Trust
LDP	Local Development Plan
LPP	Local Place Plan
LLAIA	Loch Lomond Angling Improvement Association
NPF4	National Planning Framework 4
NTS2	National Transport Strategy 2




# 2 Context

In the final plan for submission this section will lay out a summary of data explaining the context and history of Balfron.

# 3 Local Place Plan Proposals



# Overview of Proposals

Local Place Plan Theme	Proposal No.	Proposal	Relevant Place Standard Tool Theme
 <p><b>CR</b> Climate and Renewables</p>	<b>CR1</b>	Undertake Feasibility Study and Options Appraisal for Community Renewables	<b>Climate Adaptation</b>
	<b>CR2</b>	Integrating Nature Networks with Active Travel Routes and Road Layouts	
	<b>CR3</b>	Flood Resilience Measures: Endrick Water	
	<b>CR4</b>	Peatland Restoration on the Moor	
 <p><b>F</b> Facilities</p>	<b>F1</b>	Community Hub	<b>Facilities and Services</b>
	<b>F2</b>	Expansion of Business and Storage units	
	<b>F3</b>	Retain Existing Units and Land at Little Camoquhill Depot as Employment Land	
	<b>F4</b>	Bike Maintenance & Charging Station	
	<b>F5</b>	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes	
 <p><b>H</b> Housing</p>	<b>H1</b>	Policy Principles for Housing Development in Balfron.	<b>Housing and Community</b>
	<b>H2</b>	Housing Site – Land East of Balfron High School/North of White Yetts Brae	
	<b>H3</b>	Sheltered Housing/Flats for Elders	



**PS**  
Public Space,  
Greenspace and  
Recreation

<b>PS1</b>	To Establish a New Community Allotment and Orchard
<b>PS2</b>	Increased Playpark Provision
<b>PS3</b>	Infrastructure for public space at the Woodend Motte
<b>PS4</b>	Expansion of Outdoor Recreation Facilities on Land adjacent to Balfroun High School
<b>PS5</b>	Install Public Toilets at Donaldson's Park

**Streets and Spaces; Play and Recreation; Natural Spaces**



**MA**  
Moving Around

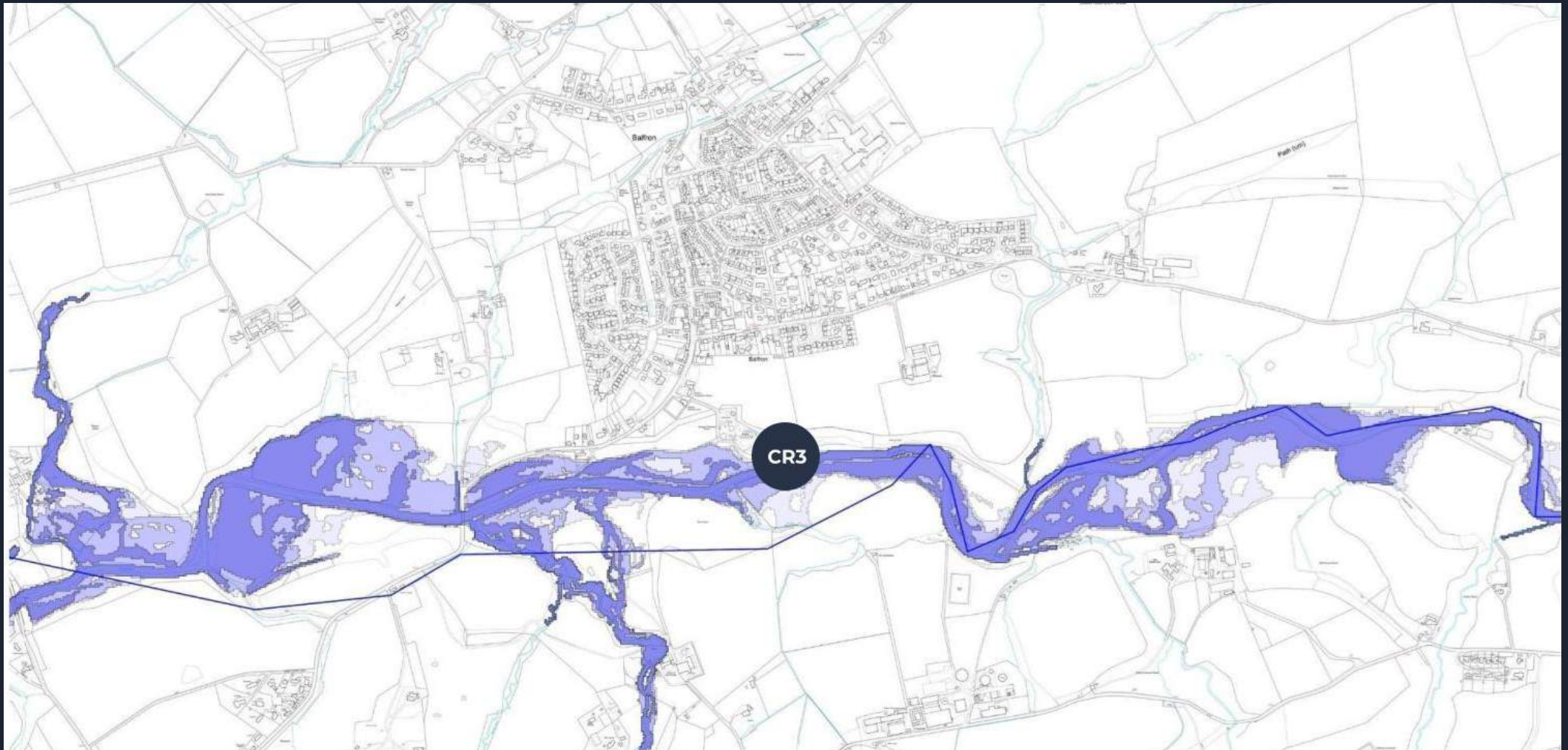
<b>MA1</b>	EV Charging Points
<b>MA2</b>	Expansion of Path Network in and around Balfroun
<b>MA2a</b>	Path at eastern end of Donaldson Park
<b>MA2b</b>	Path from village at St Anthony's Church to Core Path
<b>MA2c</b>	Path from village to new forestry development off Fintry Road
<b>MA2d</b>	Path linking village to Golf Course and Core Path
<b>MA2e</b>	Path From village to Cemetery
<b>MA2f</b>	Path from Cemetery to Core path and Balfroun Station
<b>MA2g1</b>	Path from Endrick Bridge to Ballochruin Bridge along the Endrick
<b>MA2g2</b>	Path from Ballochruin Bridge to Killearn at Drumtian Bridge
<b>MA2h</b>	Path Balfroun Station to Killearn at Drumtian Bridge via disused rail line
<b>MA2i</b>	Network Endrick water paths
<b>MA2j</b>	Destination and network new pedestrian and cycle crossing of Endrick
<b>MA2k</b>	Path at Endrick Bridge to Killearn via pavement to Jenny Gunn's Loan and Carbeth woodland strips to Killearn at Drumtian Road
<b>MA2l</b>	Path link from Moor road over Buchlyvie Muir to Buchlyvie
<b>MA2m</b>	Dunkeld Wood Paths
<b>MA3</b>	Install Wayfinding Signage around Balfroun
<b>MA4</b>	New Car Park (Land East of Highland Fuels/Morrisons store)

**Moving Around; Traffic and Parking**



## CR | Climate & Renewables

- CR1 Community Renewables Project
- CR2 Integrating Nature Networks with Active Travel Routes and Road Layouts
- CR3 Flood Resilience Measures: Endrick Water
- CR4 Peatland Restoration on the Moor



# Climate & Renewables Overview

In this plan we want to ensure Balfroon and its surrounding areas prepare for the consequences of climate change (adaptation), but also address the causes of climate change themselves (mitigation). Expected future changes in Scottish climate include higher summer temperatures and increase in rain in winter months. Further information can be found at the Adaptation Scotland website.

## Protecting ourselves from the impact of climate change (adaptation)

Surface water flooding from excess rainfall and river flooding are key risks our community faces in the future. We will therefore work closely with statutory authorities in line with the best current government guidance to improve resilience against river and surface water flooding. We recognise that there is an ongoing national policy and delivery debate about the best way to approach these issues.

### River flooding

We support:

- exploring appropriate nature-based solutions to guard against flood risk from local watercourses and the River Endrick.

### Surface water flooding (excess rainfall):

We support:

- upgrading and maintaining existing legacy drainage systems to handle increased water volume.
- implementing appropriate nature-based solutions to guard against surface flooding.

With the aim of reducing pressure on legacy drainage systems, options include:

- wetlands or bioswales to absorb excess rainwater and reduce runoff;
- Sustainable Drainage Systems (SuDS);
- green roofs to absorb and retain rainwater;
- permeable pavements;
- and rain gardens (landscaped depressions that capture and filter rainwater).

## Community responses to address the causes of climate change (mitigation)

The community would like to diversify the energy supply, increase energy resilience, and support the transition to a low-carbon economy in ways that also bring direct benefit to the community.

### Community Renewables

- We want to explore possible locations and feasibility for a community renewables project within the boundaries of the community council. This could be full or shared-ownership or involve connecting with a renewables developer that would offer regular community benefits. We also want to explore shared ownership of a renewables project further afield, should there prove to be no feasible capacity in the local landscape for a renewables project closer to home.

### EV Charging

- Reducing vehicle emissions is a key goal. Proposals for this are covered in the Moving Around Chapter.

## Vision

Explore development of a community-owned or shared-ownership renewables project within the Community Council boundary.

- Potential for hydro, solar and/or wind.
- Explore shared-ownership of a renewables project further afield if a local project proves unfeasible.
- Explore options for linkage to shared ground source heat pumps and/or a local energy grid.

*(NB Local energy grids are currently not permitted under the Electricity Act, but campaigners are hoping to see political change in this field).*

## Detail

Feasibility studies will be required for the above proposals.

- The moorland north east of the village may be one suitable location.
- For wind, local Landscape capacity is a key factor (see appendix detailing key planning policy controlling this proposal). For wind, currently planning policy allows for a maximum of 50m turbines, none within 2km of the village. Full noise and shadow flicker assessments would be required.
- For hydro, assessment of tributaries to Endrick recommended, assessment of impact on salmon required.

Support is available from various sources:

- For community-owned renewables: [Local Energy Scotland](#) and [Community Energy Scotland](#)
- To campaign for ability to run a local energy grid join [Energy Local](#)
- Secure and buy appropriate land via [Scottish Land Fund](#)

Once a project is established, explore options for grants to enable upgrading of older homes to become carbon neutral.

- Support micro-renewable installation on individual properties.



Figure CRI.1: Example of Solar Panels and Wind Turbine  
Credit - Canva



Figure CRI.2: Solar panels being fitted to an existing roof.  
Credit - Canva

## CR2 | Integrating Nature Networks with Active Travel Routes and Road Layouts

### Vision

Ensure integration of Nature Networks alongside proposed expansion of path network in and around Balfroon (see maps for Moving Around theme).

### Detail

Work with council and other local groups including Southwest Stirling Climate Action Network (SWSCAN) to support Nature Network expansion.

Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a series of areas of suitable habitat, habitat corridors and 'stepping-stones'. As well as supporting regional and national approaches to protect and restore nature, they provide local benefits to wildlife and people. [Nature Networks](#) are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS).

Buffer zones, stepping stone corridors, landscape corridors and linear corridors are all options for delivering significant biodiversity benefits to take advantage of the opportunity to support biodiversity alongside our vision for an expanded active travel network.

Supporting vegetation and tree-planting alongside our local road and path network within and outwith Balfroon is one example. Tree canopies help to reduce temperature, provide shade and help to slow down rain entering drainage systems. They also provide habitat and have a positive value to health and wellbeing.

Managing encroachment of nature back onto paths will need to be managed in part to prevent use of harmful pesticides. Native species willow planting could help resolve any water-logging.

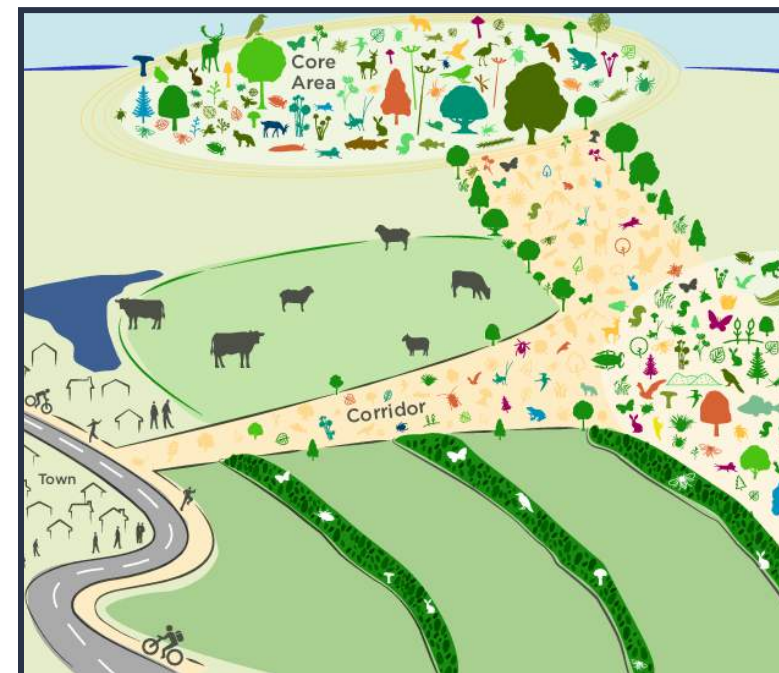


Figure CR2: Nature Network diagram from Nature Scot

Credit -  
<https://www.nature.scot/sites/default/files/2024-11/30x30-nature-networks-november-2024-accessible-1.pdf>

**Status:** Concept

**Landowner:** Various

## CR3 | Flood Resilience Measures: Endrick Water

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### Vision

Design and implement future-proofed flood resilience measures along the watercourse of the Endrick Water to protect A875 bridge over the Endrick and surrounding land and properties.

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### Detail

Assessments required of the flood risk along relevant sections of the watercourse. Assess upstream options and engineered solutions to protect A875 bridge over the Endrick.

Opportunity for simultaneous delivery of biodiversity enhancement and flood protection using nature-based resilience methods. Explore potential of an expansion of wetland in flood plain for purposes of attenuation and biodiversity.

Work with the Loch Lomond Angling Improvement Association (LLAIA) to deliver nature-based planting to support biodiversity and resist flooding along banks of the river.

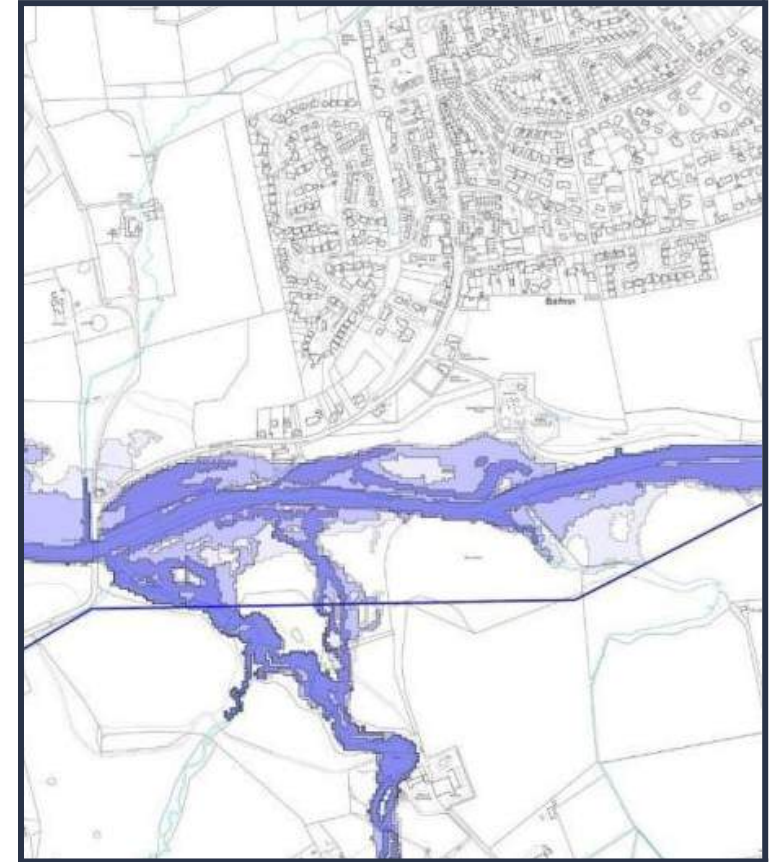


Figure CR3: Map highlighting river flood risk data provided by SEPA flood maps.

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**Status:** Concept

**Landowner:** Various

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## CR4 | Peatland Restoration on the Moor

### Vision

Enhance and/or establish peatland on area to the east of Moor road.

### Detail

The importance of restoring peat bog and peatlands to meet biodiversity and net zero aims has been affirmed in National Planning Framework 4.

The opportunity exists to support such initiatives in Balfron Parish in the moorland to the north-east of the village. Similar initiatives are taking place nearby in the [Great Trossachs Forest](#)

The community would be supportive of initiatives to enhance peat bog in this area in the coming years.

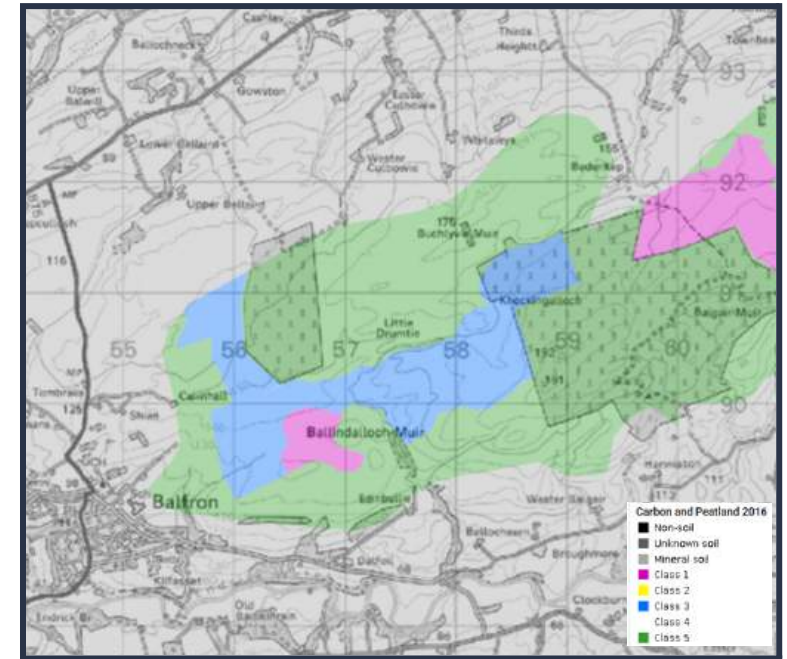


Figure CR4: Extract from Carbon & Peatland 2016 for Balfron area  
Credit - [https://map.environment.gov.scot/Soil\\_maps/?layer=10](https://map.environment.gov.scot/Soil_maps/?layer=10)

**Status:** Concept

# F | Facilities



- F1** Community Hub
- F2** Expansion of Business and Storage Units
- F3** Retain Existing Units and Land at Little Carnoquhil Dept as Employment Land
- F4** Bike Maintenance and Charging Station
- F5** Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes



## Facilities Overview

**Balfron and its surroundings need vibrant and accessible community buildings and services that cater to a wide variety of needs. Such places enable residents to connect, build relationships, and participate in the civic life of the community. A strategy to bring vacant buildings and land into productive use goes hand-in-hand with this aim.**

### Fit for Purpose Community Spaces

We want to ensure that Balfron has sufficient fit-for-purpose community spaces. Such places serve as platforms for: community building; participatory decision-making processes; fitness facilities; social activities; education and workshops catering to various interests and age groups.

Options include:

- repurposing existing community assets.
- developing a modern community hub to offer a range of programs, services, and amenities.
- adding rain gardens (these are landscaped depressions that capture and filter rainwater).

### Vacant Building Strategy

We also want to ensure that existing unused buildings and land in Balfron are brought back into meaningful use.

Options include:

- Undertaking a comprehensive audit to identify the location and size of vacant properties; their potential for repurposing as community spaces (arts venues, community centres, shared workspaces), and their suitability for commercial revitalisation initiatives.
- Supporting community-driven proposals for repurposing vacant spaces.
- Partnering with local businesses to bring vacant buildings and land back into use for expanding or new commercial activities.

### How these proposals should be delivered to address causes and impacts of climate change:

- Where possible existing buildings should be retrofitted to accommodate new facilities/services. Any new commercial and community facility development should incorporate renewable electricity-generating technologies and apply required energy efficiency standards.

# F1 | Community Hub

## Vision

A Community Hub for Balfron and for wider west Stirling Villages. Flexible use building required, including potential co-working space. Potential projects/tenants could include: storage facilities, co-working space, community shop, community meeting space, clothes swap and tool sharing, community repair shop, baby café, heritage group base, craft workshops, after school clubs, youth space. While it is recognised that several existing halls exist in the community (churches, masonic hall, McLintock Hall, school), there is a potential requirement for a larger, purpose built space designed to contemporary standards that is able to serve the wider villages.

## Pre Development Steps

- Business case development.
- Feasibility study and options appraisal of sites across Balfron.

## Detail

Could be a new building or integrated into an existing community facility. Preferred location options:

- New site (unspecified as yet).
- Repurpose Registry Office after attaining asset transfer.

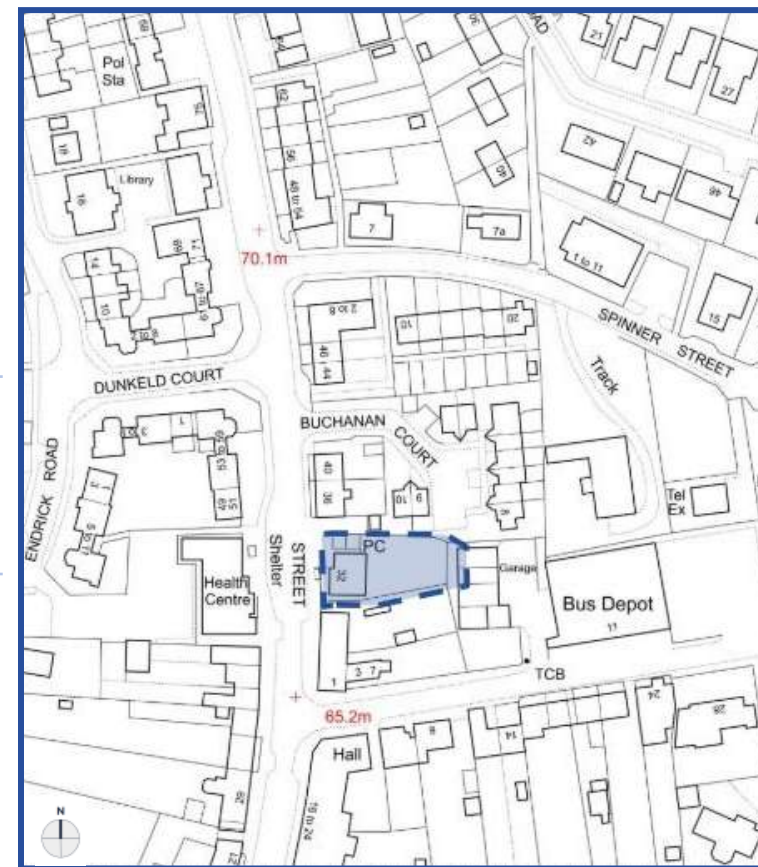


Figure F1: Registry Office site - indicative proposal area noted in dotted blue line.

**Status:** Concept

## F2 | Expansion of Business and Storage Units

### Vision

Expand provision of multi-purpose work and storage units on land to north-east of Balfрон business units.

### Detail

- Local landowner and developer who owns Balfрон business units already has a vision for this development, which is supported by this LPP.
- There is demand for more business units.
- And there is demand for more storage units.
  - For example, storage units for heritage artifacts and displays
  - And possibly other groups (Pathway tools, Scout camping, Baptist Church Christmas trees etc)

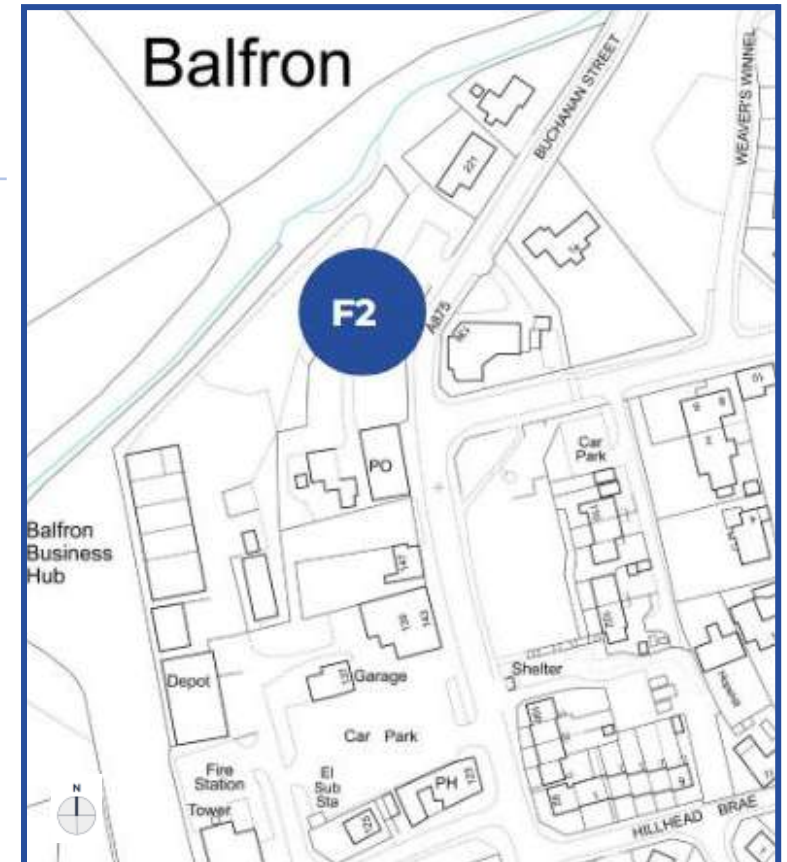


Figure F2: Indicative area by existing Balfрон Business Units.

**Status:** Initial Discussions

**Landowner:** Private Landowner

**Lead Organisation:** Private Developer

## F3 | Retain Existing Units and Land at Little Camoquhill Depot as Employment Land

### Vision

Resist any future change of use from employment land of the existing units and land at Little Camoquhill Depot.

### Detail

- In context where there is an ongoing demand for business units there is a need to protect and retain all existing land of this use class in Balfron.

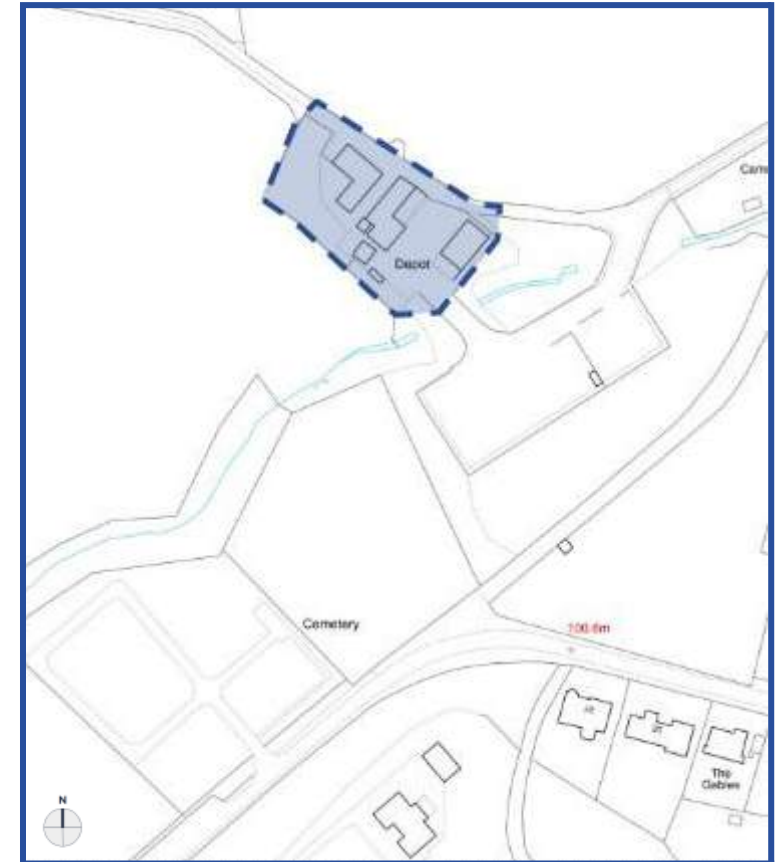


Figure F3: Indicative Boundary shown in dotted blue

**Status:** Concept

## F4 | Bike Maintenance and Charging Station

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### Vision

Develop a bike maintenance and e-bike charging station

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### Detail

- A similar initiative has been implemented in Drymen.
- Potential location at the new Highland Fuels/Morrisons store or adjacent to existing Co-op.



Figure F4: Example bike maintenance and charging station in neighbouring community Drymen.  
Credit - <https://www.drymen.org/cycling>

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**Status:** Concept

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## F5 | Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes

### Vision

To allow flexibility in planning process for homes in the conservation area to retrofit energy saving features

### Detail

- For applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes (including replacement windows) to be supported with significant weight as per NPF4 Policy 1 Climate (including public facing elevations).
- All for the goal of supporting climate adaptation and net zero goals.

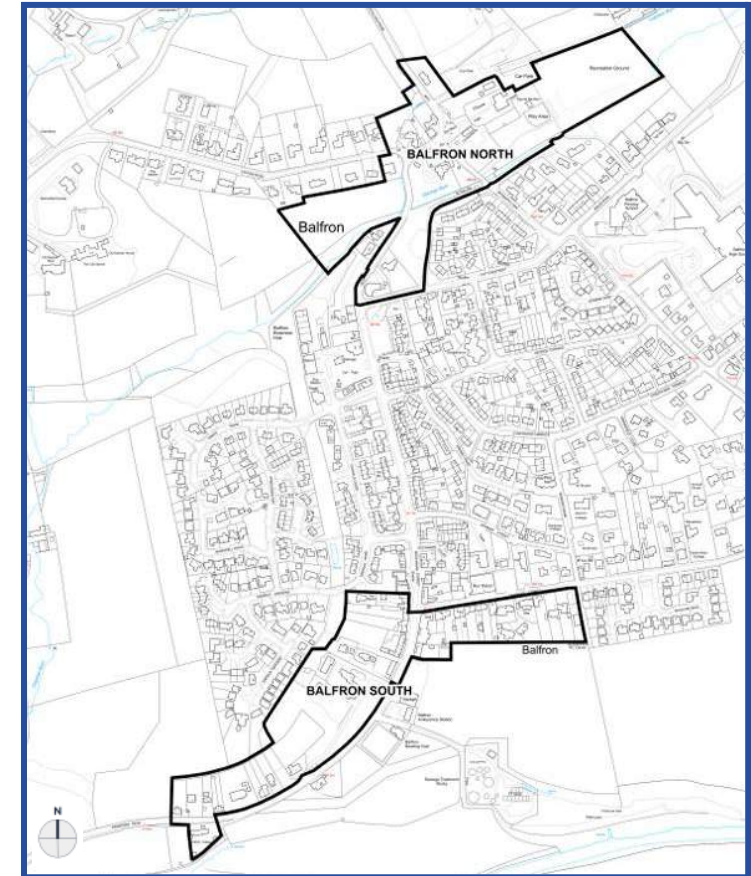


Figure F5: Map showing Conservation Areas in Balfron

**Status:** Concept

# H | Housing



- H1** Policy Principles for Housing Development in Balfron
- H2** Site for Housing Allocation – Land East of Balfron High School
- H3** Sheltered Housing/Flats for Elders



# Housing Overview

Addressing the housing situation is an urgent issue, in the context of a [national housing emergency](#) being declared.

## Provision of Affordable and Social Housing.

We want to see an increase of affordable and social housing units becoming available by:

- Supporting the development of affordable and social housing, *especially 1-2 bedroom housing, bungalows and flats.*
- Expanding the housing stock with a variety of more affordable options to cater for young families, single people, and downsizing seniors, such as apartments, bungalows, and smaller family homes.
- Increasing the availability of specialised housing with on-site support services for the elderly.
- Ensuring accessible design principles are incorporated to ensure usability for all ages.

## Requiring sustainable, energy efficient housing

We want to ensure housing development is adapted to future climate change and maximises rehabilitation of existing land and property.

Options include:

- Prioritising the use of existing vacant, brownfield or underdeveloped sites.
- Promoting the use of sustainable building materials and insulation (recycled materials, low-emission products, and renewables) in both new build and renovation projects, to enhance energy efficiency, reduce waste, and minimise environmental impacts.

## How these proposals should be delivered to address causes and impacts of climate change:

- New residential development should incorporate assessment of suitability for district heating; renewable electricity-generating technologies; stringent energy efficiency or Passivhaus standards; and include native species trees and planting.

# H1 | Policy principles for Housing Development in Balfron

## Vision

To articulate a set of local policies to shape assessment and delivery of housing.

## Detail

1. Housing development on existing brownfield sites should be prioritised before greenfield sites.
2. Housing types supported:
  - a. Diversity of housing required to meet local need and enable people to circulate between properties within the community as they age or their family requirements change.
  - b. A mix of flat/house sizes with majority 1-3 bedrooms.
  - c. Prioritise affordable housing and include a proportion of social rented housing.
3. Delivery requirements:
  - a. Assessment of capacity of development site to be served by district heating.
  - b. New houses should incorporate renewable electricity-generating technologies, heat pumps (air or ground), native species trees and planting, swift bricks or provision for other bird species, generous communal play areas and adequate parking.
  - c. Housing products meeting stringent energy efficiency or Passivhaus standards will be supported.
4. Developer Contributions
  - a. The existing situation described in LDP2 (2018) p118 has not changed (i.e. that there are *“high levels of need and high house prices in the Stirling Rural sub area, that includes all the Rural Villages,”* as well as a *“high ratio of waiting list applicants to lets”*. We therefore ask that LDP2 provisions for developments of 4 dwellings or more be continued in LDP3: i.e. that a 33% (or more) of affordable housing contribution continue to be required. We also ask that this requirement be firmly enforced as per the detail of the June 2024 Chief Planners Letter expanding on expectations laid out in Policy 16 of NPF4 (for more on this, see the Statements Appendix).
  - b. Generous public greenspace provision should be included in consultation with the community: e.g. woodland, orchards and wildlife areas.
  - c. Should new developments come forward outwith the existing LDP2 settlement boundary, such proposals must incorporate safe walking/cycle routes to integrate with existing paths through and around the village.
  - d. Edge of settlement development boundaries should be permeable so that there is a gap between houses and the outer edge, allowing pedestrian access to the countryside.

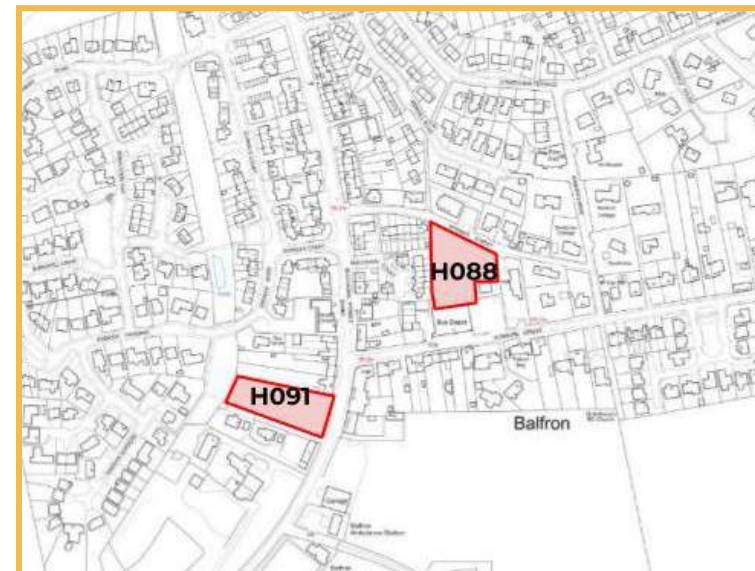


Figure H1: Map showing existing housing sites that remain allocated but undelivered.

### **What is affordable housing?**

Affordable housing is a broad term used to describe a collection of government schemes where properties are offered at below-market value, either for sale or rent. These schemes aim to help individuals who would otherwise struggle to rent or buy a property. Initiatives included under the banner of affordable housing are as follows: (1) Shared ownership; (2) Rent to buy; (3) Intermediate rent; (4) Social rented housing.

### **What is social housing?**

Social housing, or social rented housing, is a sub-set of affordable housing. Social houses are properties rented to in-need individuals at a lower cost than renting privately. Tenants rent their homes from housing associations or local councils instead of a private landlord. The rent prices of social houses are determined by local income levels rather than national stipulations, meaning social houses are very affordable.

**Status:** Housing sites in LDP2 H085 (Dunmore) and H086 (Kiltrochan/White Yetts Brae) have been completed. Housing sites H088 and H091 remain allocated but undelivered.

## H2 | Housing Site – Land East of Balfron High School/North of White Yetts Brae

### Vision

To recommend a potential site in the vicinity of H2 for potential future housing in Balfron.

### Detail

We are aware that Stirling Council are required to recommend locations for housing land allocations across the region in LDP3. Over the 10-year period from the date of adoption of LDP3, the Minimum All-Tenure Housing Land Requirement (MATHLR) that Stirling Council needs to achieve across the region is 3500 units, as set by the Scottish Government. This figure does not include existing undeveloped housing land allocations in LDP2.

We also note that LDP2 (2018) p118 states that Balfron is classed as a Rural Village and a Tier 4 settlement within the Settlement Hierarchy. It therefore has potential for modest amounts of new development. The Housing Need and Demand Assessment FOR LDP2 has shown there to be high levels of need and high house prices in the Stirling Rural sub area, including all the Rural Villages. There is a high ratio of waiting list applicants to lets. Given the current housing market, it is assumed that the HNDA produced for LDP3 will come to a similar conclusion.

In light of the above it is likely that Balfron may be required to absorb further housing development in the lifetime of LDP3. To this end, we consider the site East of Balfron High School/North of White Yetts Brae as a potential location for additional housing. Should this site come forward we would recommend/expect the following site specific Developer Contributions, in addition to details laid out in proposal 11 above:

- A wildlife buffer around the site.
- Allocation of area for local allotments (see the Community Allotment proposal in Section 4: Natural Space).
- Permeable path allowing access to playing pitch and High School.
- Mitigate run-off on sloping sites with suitable SuDs/drainage.

We would also expect that consideration given to;

1. Access while building takes place;
2. Access for farm vehicles if they need to access fields above the new development;
3. The application of planning conditions governing noise and construction times to protect the amenity of existing neighbouring homes.

**Status:** Concept

**Lead Organisation:** Housing Association or private developer

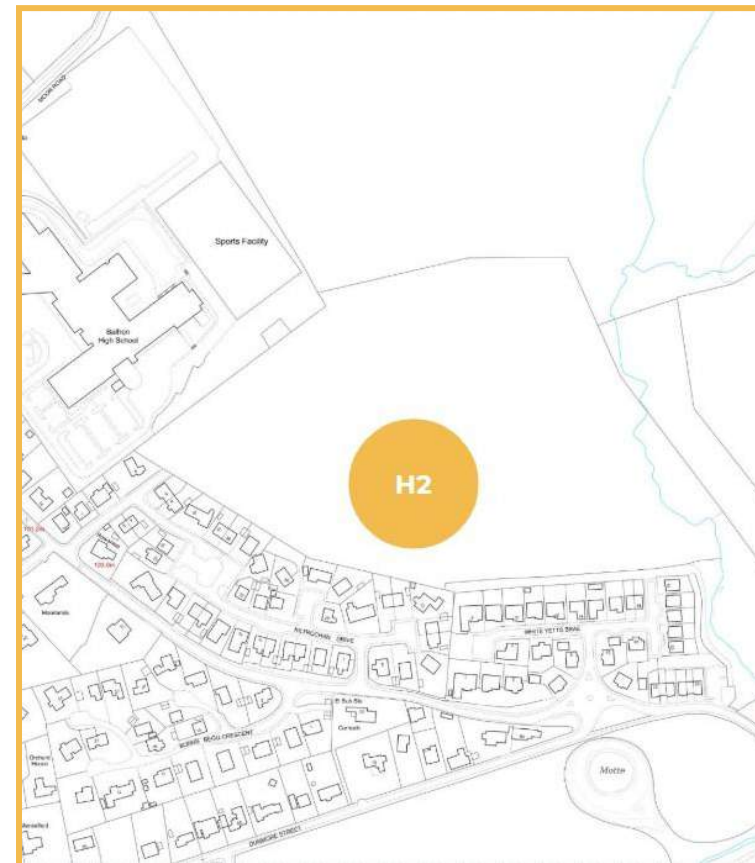


Figure H2: Indicative proposal area

## H3 | Sheltered Housing/Flats for Elderly People

### Vision

Demolish and rebuild Strathendrick Care Home into purpose built modern (sheltered) housing and/or flats for elderly residents.

### Detail

- Our vision is for this vacant/brownfield site to come into meaningful (affordable) residential use.
- We are aware that the Housing Service has expressed an interest in developing the site for new council housing (6 new homes) at this location with an application to be submitted to the planning department in the near future.
- Should this occur, this LPP would support such a development with the caveat that sufficient on site car parking be provided for residents and visitors in a context where on-street parking nearby is at a premium.
- However, should this development from the Housing Service not come forward, we would envision this site being developed specifically for housing and/or flats for elderly residents.

Potential alternative sites for housing for older people should Housing Service proposal be developed:

- Semi-derelict former Parsons Joiners Workshop off Spinner Street (designated as HO88 in LDP2).

**Status:** Concept

**Lead Organisation:** Housing Service, Housing Association or private developer



Figure H3: Indicative proposal area shown in dotted yellow line.

# PS | Public Space, Greenspace and Recreation

- PS1 Community Allotment and Orchard
- PS2 Increased Playpark Provision
- PS3 Infrastructure for public space at the Motte
- PS4 Expansion of Outdoor Recreation Facilities on Land Adjacent to Balfron High School
- PS5 Install Public Toilets at Donaldson's Park



## Public Space, Greenspace and Recreation - Overview

Creating and expanding the provision of attractive streets and civic spaces, as well as community gardening facilities and wild parks will increase biodiversity, healthy activity, local food production and the beauty of our village.

The Stirling LDP2 (2018) states the following: “The main open spaces are to the north of the village. These include Balfroon Golf Course, Donaldson Park (with play area, playing field and woodland walks), the grounds of Balfroon Primary and High Schools, semi-natural woodland and a cemetery. The High School also offers a range of sports facilities to the general public. Amenity spaces in the newer residential areas to the west include the semi-natural woodland between Endrick Gardens and Greek Thomson Road, that also links with the mature woodlands to the west and the Clachan Burn to the north.”

### Protect and Enhance Green Spaces

We want to ensure our green spaces flourish by:

- providing opportunities for recreation, relaxation, and social interaction, to enhance the overall quality of the built environment and promote community well-being.
- supporting the development of a network of biodiversity corridors, linked to proposals for new active travel routes across Balfroon and surrounds (proposals CR2 and M2).
- developing additional wild areas (meadows, parks) to encourage local native flora and fauna to thrive.

### Developing attractive civic spaces:

We want to encourage the creativity of local residents and groups to continue to shape our civic spaces and celebrate our rich local history.

### Encouraging local food production

We want to increase local food growing capacity and education by:

- expanding provision of community allotments and orchards,
- anticipating the opportunity for developer contributions linked to new housing to support this.

### How these proposals should be delivered to address causes and impacts of climate change:

- Wherever feasible include additional native species planting to support biodiversity e.g. shrubbery/hedgerow.

## PS1 | Community Allotments and Orchard

---

### Vision

To establish a new Community Allotment and Orchard.

---

### Detail

This proposal is linked to the requirement for expanded community facilities should further housing be delivered in Balfron (e.g. Proposal H2).

It is envisaged that such a site would be financed by developer contributions.



Figure PS1: Photo of existing community orchard  
Credit - Balfron Community Council

---

**Status:** Concept

---

**Potential Partner Organisation:** Balfron Community Orchard

---

## PS2 | Increased Playpark Provision

### Vision

To establish a new playpark(s) to serve the community.

### Detail

This proposal is linked to the requirement for expanded community facilities should further housing be delivered in Balfon.

It is contended that there is an under-provision of suitable play facilities in Balfon. We anticipate this being the conclusion of the ongoing Play Sufficiency research mandated by the 2019 Planning Act and being carried out to support LDP3.

Three potential sites are therefore submitted for assessment as potential future locations for high-quality play provision:

1. site south of Dunmore Street
2. site near Dunkeld Court
3. site west of Donaldson Way and north of Barnwell Drive.

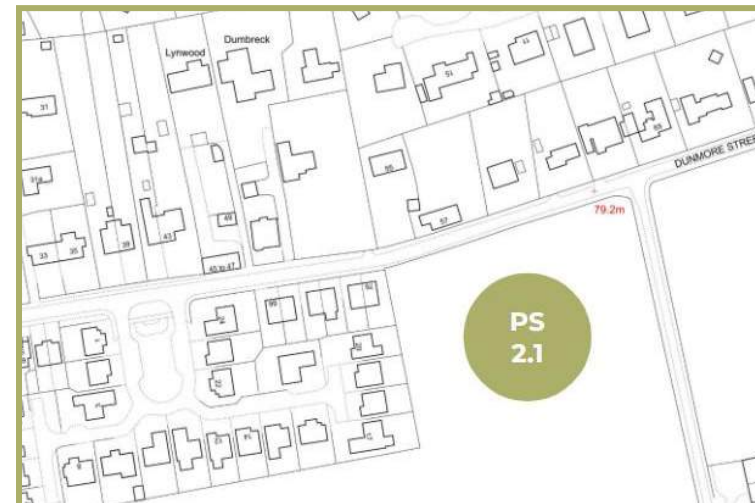


Figure PS2: Indicative proposal area PS2.1



Figure PS2.2: Indicative proposal area PS2.2 & 2.3

**Status:** Concept

## PS3 | Infrastructure for public space at the Woodend Motte

---

### Vision

Enable enjoyment of this historic site as a public gathering space.

---

### Detail

There is an opportunity for the land where the historic Woodend Motte is sited to be upgraded as a destination and open space for community use. Potential archeological significance of the site is acknowledged and should be taken into account in any future plans.

Recently developed housing and pavements on Roman Road allow for safe pedestrian access. A new road crossing, site access and picnic tables would allow for this asset to become an additional edge of settlement open space.



Figure PS3: View from Roman road across to Woodend Motte  
Credit - Balforn Pathways

---

**Status:** Concept

---

## PS4 | Expansion of Outdoor Recreation Facilities on Land adjacent to Balfron High School

### Vision

Expand outdoor recreational facilities to serve the community.

### Detail

Designate land as open space in LDP3.

Feasibility study and further consultation required.

Options for outdoor recreation facilities could include:

1. pitch and putt.
2. tennis courts.
3. skatepark.
4. BMX pump track.



Figure PS4: Indicative proposal area

**Status:** Concept

**Landowner:** Unknown

## PS5 | Public Toilets at Donaldson's Park

---

### Vision

Install public toilets at Donaldson's Park to serve the community.

---

### Detail

Public toilet facilities at Donaldson's Park would reinforce its capacity to serve community members of all ages.

It is recognised that issues around maintenance would need to be addressed. Feasibility studies and conversations with landowner required.

Consider the following: changing spaces specification, provision for renewables, rainwater harvesting and eco sewage system.



Figure PS5: Donaldson Park  
Credit - Laura Shaw

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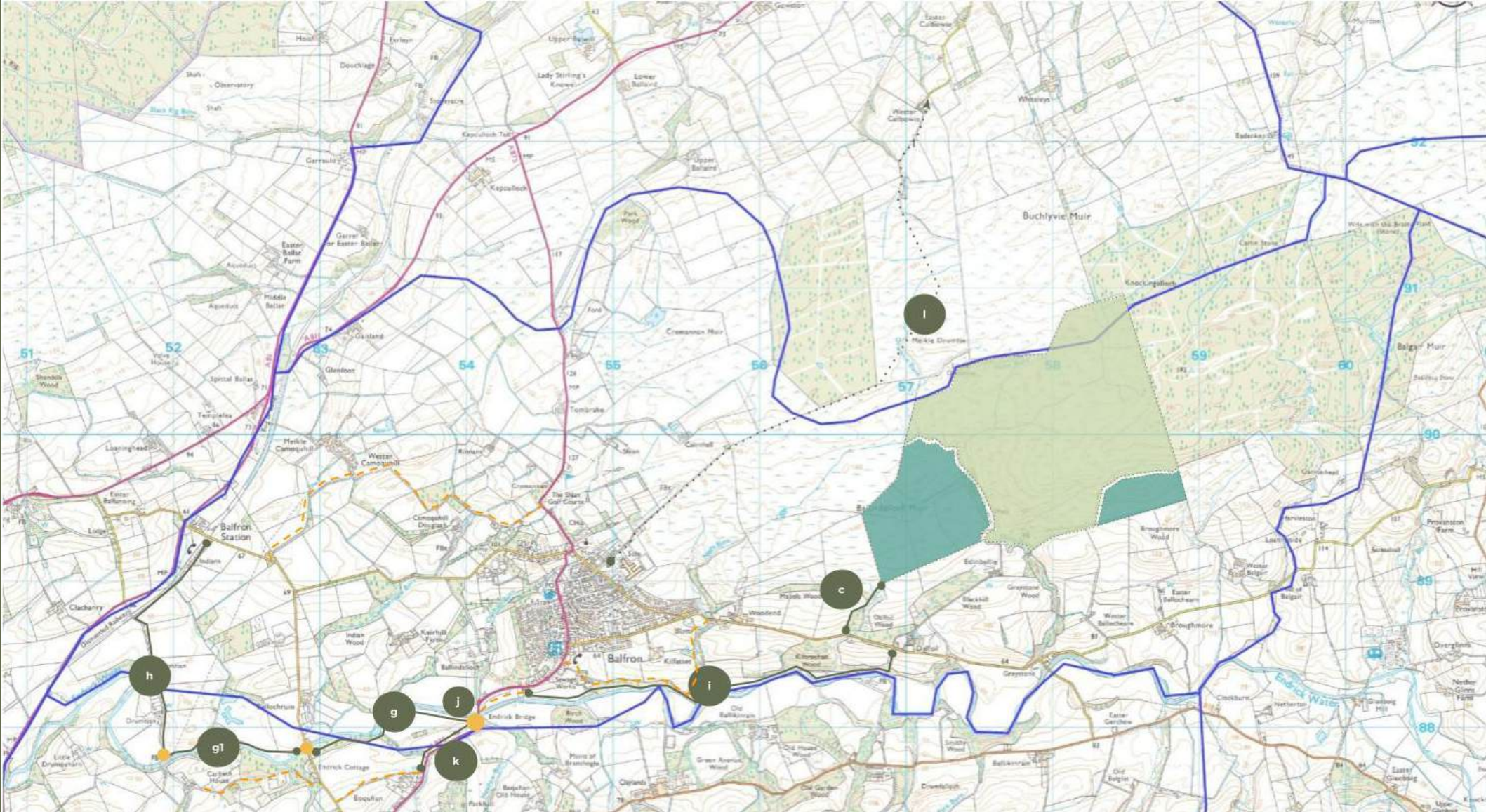
**Status:** Concept

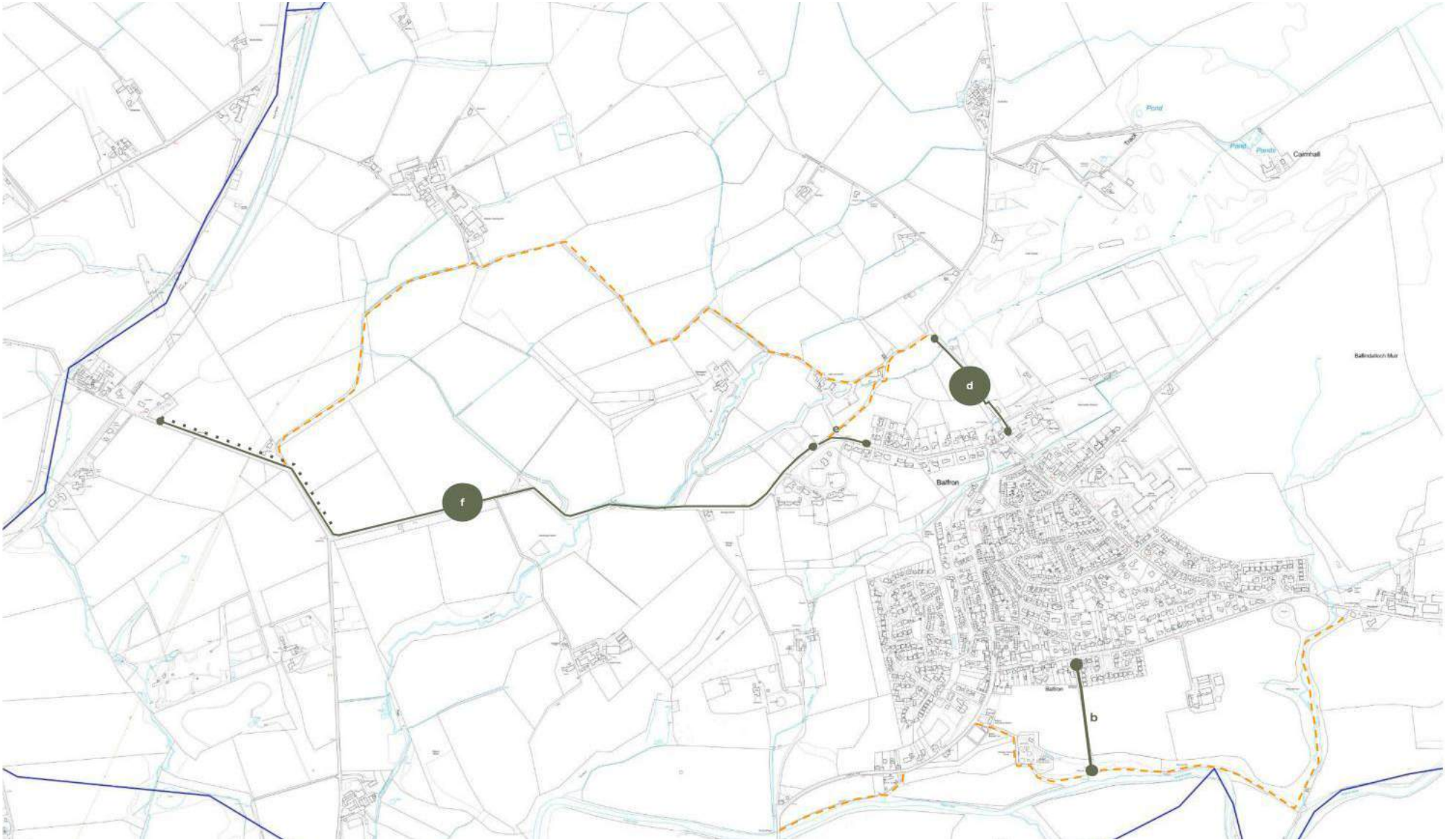
**Landowner:** Donaldson Trust

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# MA | Moving Around

- MA1 EV Charging Points
  - MA2 Expansion of Path Network in and around Balfron (Proposals A-M)
  - MA3 Install Wayfinding Signage around Balfron
  - MA4 Parking Proposal
- MA Map 1 below







## Moving Around - Overview

**As part of developing a plan for sustainable transport solutions for our village, we want to significantly enhance the walking and cycling infrastructure of Balfron and surrounds.**

### Enhanced Walking and Cycling Infrastructure

We want to create a more walkable, bikeable, and connected Balfron for all capabilities and ages by implementing a strategy that prioritises the safety and accessibility of pedestrians and cyclists. Options include:

- delivering an improved network of dedicated bike paths and walking routes for residents and visitors of all ages and abilities, within and outwith the village.
- ensuring better walking, wheeling and cycling connections to key destinations.
- upgrading signage and lighting.
- encouraging the use of e-bikes.

### Developing a sustainable parking and transport strategy

We want to address parking challenges and support sustainable transport options in and around Balfron, reducing our environmental impact, and ensuring an attractive place for residents and visitors alike. Options include:

- optimising-village parking arrangements for visitors.
- promoting electric vehicle charging.
- integrating parking management with wayfinding links to the emerging active travel network.

### How these proposals should be delivered to address causes and impacts of climate change:

- Promote use of permeable surfaces using locally-sourced aggregates or repurposed materials where possible.
- When considering any new routes and maintenance of existing routes consider vulnerabilities to climate risks and impacts such as flooding.

# MA1 | EV Charging Points

## Vision

Install sufficient on-street and public charging across the village to serve electric vehicle capacity in the community by 2030 and beyond.

## Detail

- In Balfron, a large proportion of households do not have on-site parking.
- EV charging for existing residents:
  - There is a requirement for increased capacity of on-street charging.
  - Delivery option: on-street electric chargers could be fed off lamp-posts.
  - Feasibility and capacity assessments required.
- EV charging and future development:
  - Requirement for all future development with parking provision (e.g. housing, commercial) to include charging points.
- Additional community-led options:
  - Develop home-based shared electric charging scheme e.g. Co-Charger.
  - Develop a car sharing scheme.



Figure MA1: Example electric charging facilities  
Credit - Canva

**Status:** Concept

## MA2 | Expansion of Path Network in and around Balfron

---

### Vision

Implement a strategy to create a more walkable, wheelable, and bikeable Balfron and surroundings. This should allow for all capabilities and ages and prioritise the safety and accessibility of pedestrians and cyclists.

---

### Detail

The following are all marked as red or blue paths in the maps:

- a Path around Donaldson Park
- b Path from village at St Anthony's Church to Core Path
- c Path from village to new forestry development off Fintry Road
- d Path linking village to Golf Course and Core Path
- e Path From village to Cemetery
- f Path from Cemetery to Core path and Balfron Station
- g1 Path from Endrick Bridge to Ballochruin Bridge along the Endrick
- g2 Path from Ballochruin Bridge to Killearn at Drumtian Bridge
- h Path Balfron Station to Killearn at Drumtian Bridge via disused rail line
- i Network Endrick water paths
- j Destination and network new pedestrian and cycle crossing of Endrick
- k Path at Endrick Bridge to Killearn via pavement to Jenny Gunn's Loan and Carbeth woodland strips to Killearn at Drumtian Road
- l Path link from Moor road over Buchlyvie Muir to Buchlyvie
- m Dunkeld Wood Paths



Figure MA2.1: A view along the track beside the river Endrick at Endrick Bridge looking towards Killearn (west).  
Credit - Mary Bates

---

**Status:** Concept

---

## MA2a | Path at Eastern End of Donaldson Park

### Vision

Develop a dedicated nature path around Donaldson Park.

### Detail

Proposed improvements in phase 2 of the Trust's path developments (path within the red rectangle).

Commencing 2025 (funding permitting), a path will be installed consisting of HDPE cellular paving sections (140 metres length, 2 metres width).

(Phase 1 was completed by the resurfacing and widening of the red dotted path down to the bridge from the car park and the yellow dotted path from the Spokers' Loan entrance.) Donaldson Trust has produced an application based on Paths for All specifications and are exploring funding options.

There is also a plan for a fitness trail.  
Include additional native species shrubbery/hedgerow for biodiversity and water restoration.



Figure MA2.2: Diagram of proposed routes from project

**Status:** Planned

**Landowner:** Donaldson Trust

**Lead Organisation:** Donaldson Trust

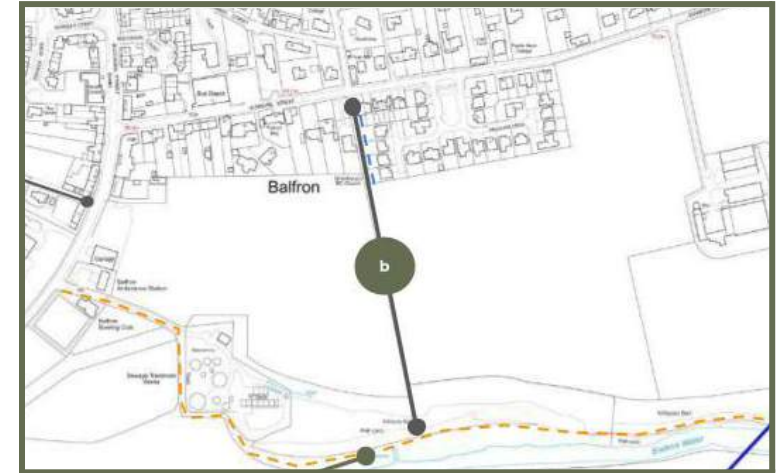
## MA2b | Path from village at St Anthony's Church to Core Path

### Vision

Enable access to river from the village centre.

### Detail

This is a popular casual route from the village to the riverside footpaths and is a Scotways marked Rights of Way.



#### Annotation Key

- Proposed indicative path
- - - Core Path
- Community Council Boundary

Figure MA2.3: Indicative path b



Figure MA2.4: Start of path from Dunmore Street at St Anthony's RC Church to Endrick River paths.  
Credit - Mary Bates

**Status:** Concept

**Lead Organisation:** Balfron Pathways

## MA2c | Path from village to new forestry development off Fintry Road

---

### Vision

Path access to new forestry areas close to the village.

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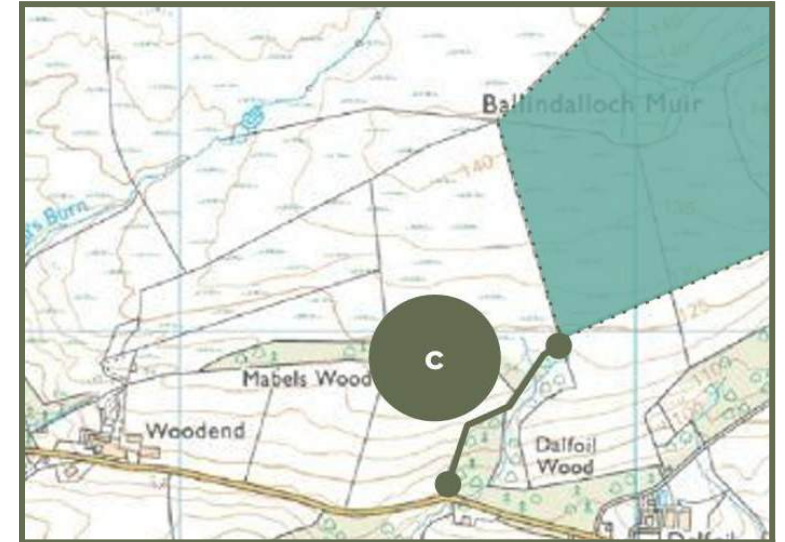
### Detail

There are extensive new forestry areas planted or proposed close to the north-east of the village, north of the road to Fintry.

This could be a significant recreational resource for the village and wider community.

Access could be taken off the Fintry road, potentially through Dalfoil Wood to link to any forest tracks that are created.

An alternative access could be the Scotways marked Right of Way from Edinbellie into this new woodland area.



Annotation Key

— Proposed indicative path

Figure MA2.5: Indicative path c

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**Status:** Concept

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**Lead Organisation:** Balfron Pathways

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## MA2d | Path linking village to Golf Course and Core Path

### Vision

Establish a link from the Clachan end of the village to the end of Core Path 9078Bf/03

### Detail

Path to start/end at an unpaved dangerous bend (60 mph) on the A875.  
This would also allow safe pedestrian and cycle route to the Golf course and the Donaldson Park.



Annotation Key  
— Proposed indicative path  
- - - Core Path

Figure MA2.6: Indicative path d

**Status:** Concept

**Lead Organisation:** Balfroun Pathways

# MA2e | Path From village to Cemetery

## Vision

Create a pavement or pedestrian route along Station Road to the Cemetery

## Detail

The danger and inconvenience to those walking to the Cemetery, particularly from the Church at a funeral is well known.

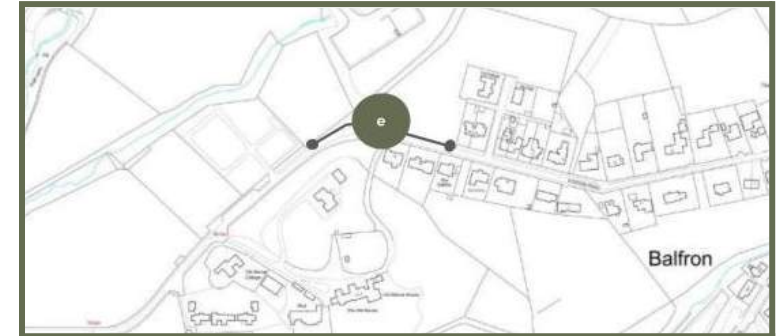


Figure MA2.7: Indicative path e



Figure MA2.8: Existing area - indicative path e  
Credit - Mary Bates

**Status:** Concept

**Lead Organisation:** Balfron Pathways

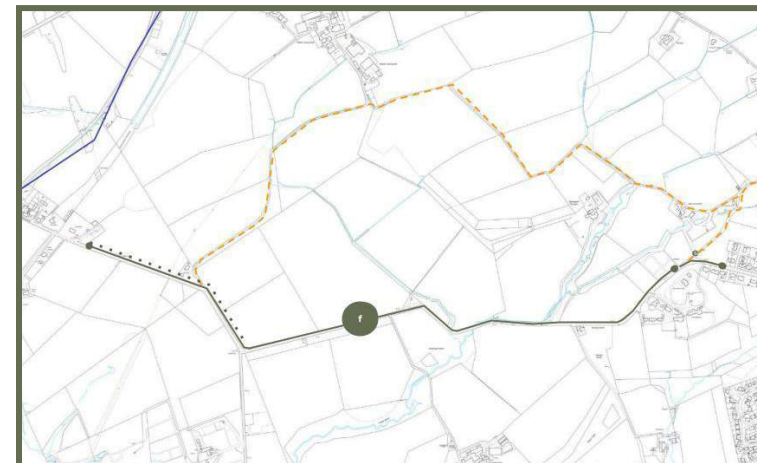
## MA2f | Path from Cemetery to Core path and Balfron Station

### Vision

Extend pedestrian route from the Cemetery (see proposal E above) to Balfron Station

### Detail

A pedestrian route to link the settlement of Balfron Station to Balfron would also benefit by linking with existing Core Paths 9078Bf/03 and 9078Bf/15 (known as Camoquhill). Making these connections would allow access to a network of paths along the River Endrick and a loop back to the village via Ballochruin Road.



#### Annotation Key

- Proposed indicative path
- - - Core Path

Figure MA2.9: Indicative path f

**Status:** Concept

**Lead Organisation:** Balfron Pathways

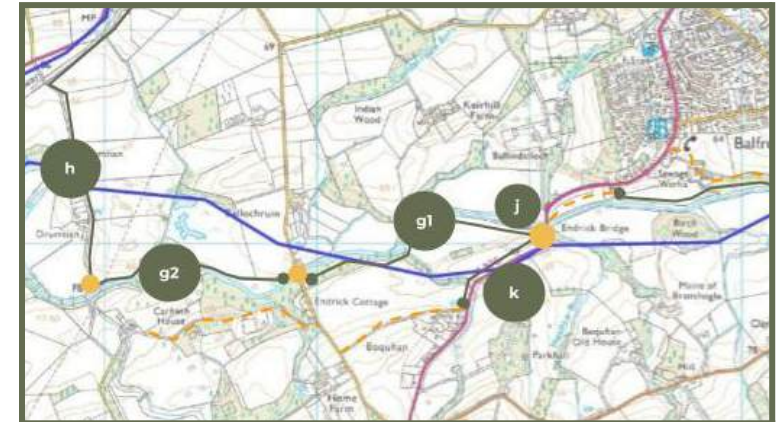
# MA2g1 | Path from Endrick Bridge to Ballochruin Bridge along the Endrick

## Vision

Extend walking route to west of Balfron to enable looped walks.

## Detail

Taken from Balfron Pathways Development and Maintenance Plan 2024.



### Annotation Key

- Proposed indicative path
- - - Core Path
- Community Council Boundary
- Bridge

Figure MA2.10: Indicative path g1



Figure MA2.11: Photo of existing path by Greek Thomson

**Status:** Concept

**Lead Organisation:** Balfron Pathways

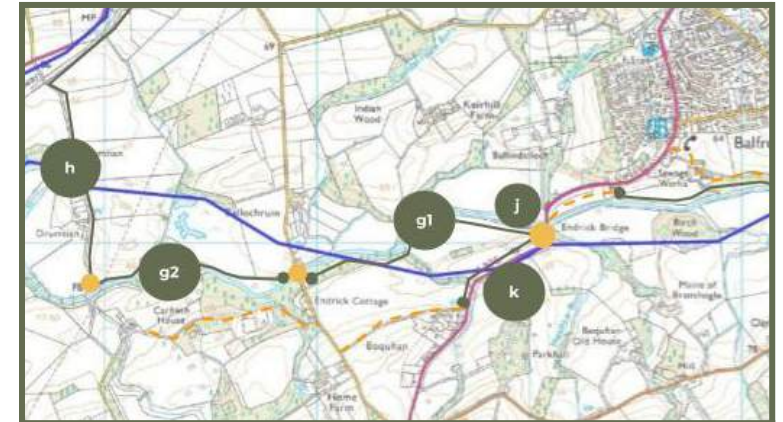
# MA2g2 | Path from Ballochruin Bridge to Killearn at Drumtian Bridge

## Vision

Extend walking route to west of Balfron to enable looped walks.

## Detail

Taken from Balfron Pathways Development and Maintenance Plan 2024.



### Annotation Key

- Proposed indicative path
- - - Core Path
- Community Council Boundary
- Bridge

Figure MA2.12: Indicative path g2



Figure MA2.13: Route to Killearn along Endrick River at Ballochruin Bridge.

Credit - Mary Bates

**Status:** Concept

**Lead Organisation:** Balfron Pathways

## MA2h | Path Balfron Station to Killearn at Drumtian Bridge via disused rail line

### Vision

Formalise the line of the old disused railway as a section of a longer path enabling walking and cycling between Balfron and Balfron Station.

### Detail

The proposed route follows the northern bank of the Endrick Water west from the Ballochruin Bridge to Killearn at Drumtian ford then north from the river along the minor Drumtian Road to the bridge over the disused railway line as it strikes north east to Balfron Station. This route would link with route G from Endrick Bridge to Ballochruin and route F from Balfron Station to the Cemetery to form an attractive looped walk back to and from Balfron.



#### Annotation Key

- Proposed indicative path
- - - Core Path
- Community Council Boundary
- Bridge

Figure MA2.14: Indicative path h

**Status:** Concept

**Vision**

Extend path network all along the Endrick Water.

**Detail**

Taken from Balfron Pathways Development and Maintenance Plan 2024 with some sections marked for use by anglers.  
Bank restoration required along Endrick to host new and improved paths.



Annotation Key  
— Proposed indicative path  
- - - Core Path  
— Community Council Boundary

Figure MA2.15: Indicative path i



Figure MA2.16: Indicative path i

**Status:** Concept

**Lead Organisation:** Balfron Pathways

## MA2j | Destination and network new pedestrian and cycle crossing of Endrick

### Vision

A safer pedestrian/cyclist crossing of the River Endrick at the Endrick Bridge on the A875.

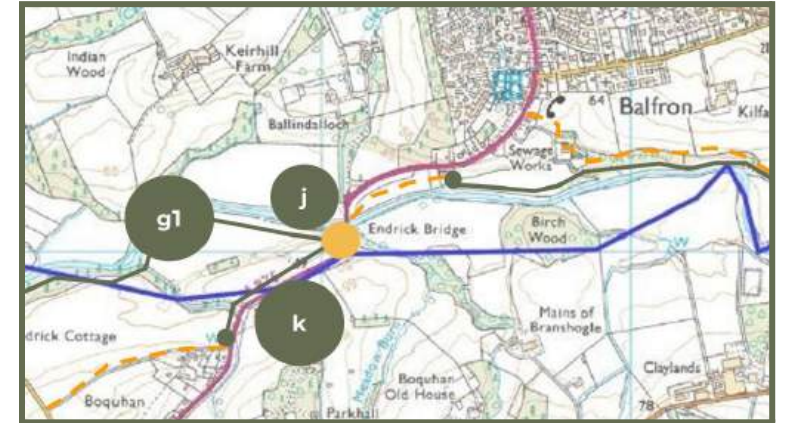
### Detail

Existing Endrick bridge has no dedicated pedestrian crossing.

Two options:

1. Amend the existing road bridge to give priority to pedestrians. This would entail reduction of vehicle lanes with a traffic give way system, enabling pedestrians to use the vacant traffic lane. Being an A-road at this point, such a proposal would fall under the authority of Transport Scotland, as well as whoever has control of the bridge itself (likely the Local Authority)
2. Construct a new separate pedestrian/cyclist crossing.

We want to encourage the Planning Authority to open up discussion with Stirling Council Roads department and Transport Scotland to explore option 1 in the first instance. However, the option for an alternative bridge can be initially pursued with a feasibility study at the same time.



Annotation Key  
— Proposed indicative path  
- - - Core Path  
— Community Council Boundary  
● Bridge

Figure MA2.17: Indicative diagram



Figure MA2.18: Endrick Bridge

**Status:** Concept

**Lead Organisation:** Balfour Pathways

**Landowner:** Transport Scotland, Stirling Council Roads Department

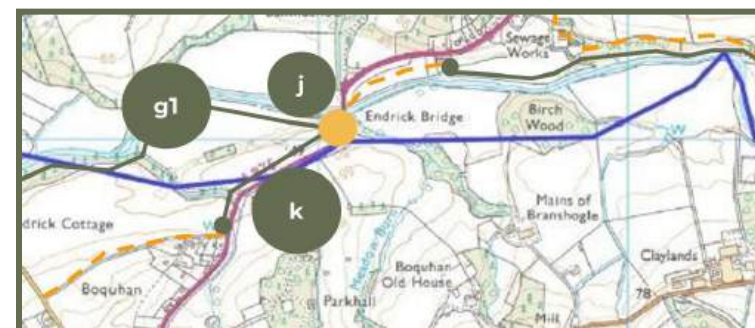
## MA2k | Path at Endrick Bridge to Killlearn via pavement to Jenny Gunn's Loan and Carbeth woodland strips to Killlearn at Drumtitan Road

### Vision

Improve routes along the Endrick to provide a link to the neighbouring village of Killlearn.

### Detail

A cycle/pedestrian link to Killlearn proposed by the Killlearn Community Futures Trust. Support Safe Path to Schools for pupils attending Balfroon High School. Route options appraisals are ongoing: route has not yet been finalised. Work with SWSCAN and Killlearn Community Futures Trust.



Annotation Key  
— Proposed indicative path  
- - - Core Path  
— Community Council Boundary  
● Bridge

Figure MA2.19: Indicative path k



Figure MA2.20: Photo of existing core path Jenny Gunn's Loan

**Status:** Under discussion

**Lead Organisation:** Killlearn Community Futures Trust, Balfroon Pathways

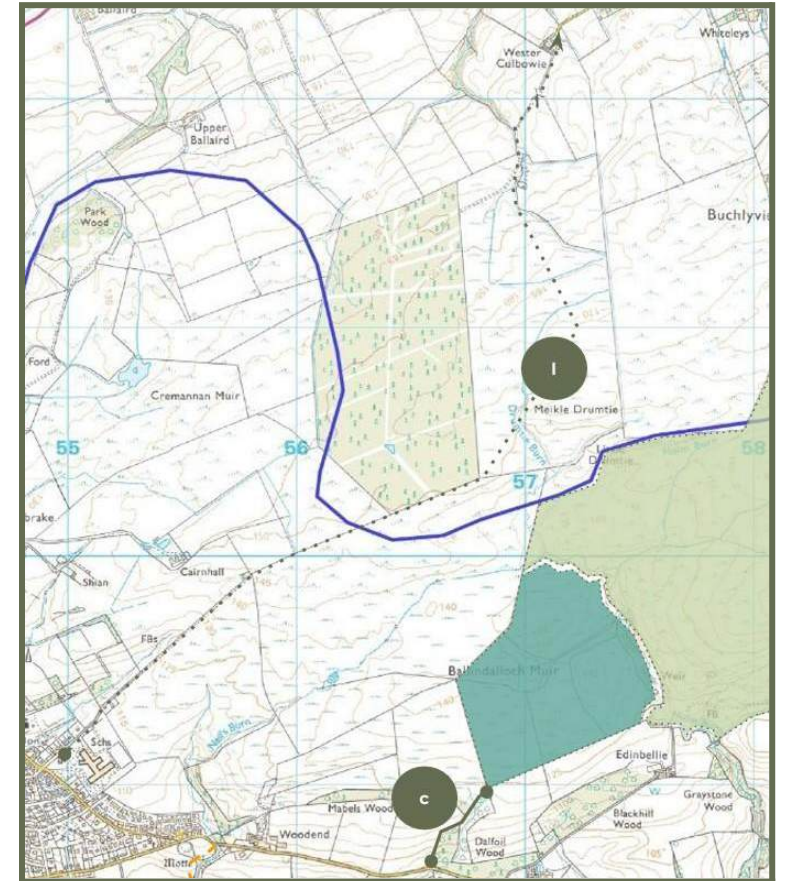
# MA2I | Path link from Moor road over Buchlyvie Muir to Buchlyvie

## Vision

Implement a link over Ballindalloch and Buchlyvie Muirs to Buchlyvie, extending and upgrading the existing route.

## Detail

Consultation required across villages being linked to by path.  
Underfoot conditions are challenging with very boggy conditions.  
Support Safe Path to Schools for pupils attending Balfron High School.  
Work with SWSCAN on delivery.



Annotation Key  
—— Proposed indicative path  
—— Community Council Boundary

Figure MA2.21: Indicative path I

**Status:** Under discussion

**Lead Organisation:** Balfron Pathways

# MA2m | Dunkeld Wood Paths

## Vision

Formalise and protect existing path network through Dunkeld Woods

## Detail

This existing path enables pedestrian access and enjoyment of nature among the residential area to the west of the village.



Annotation Key  
—— Proposed indicative path  
- - - - Core Path

Figure MA2.22: Indicative path m

**Status:** Concept

## MA3 | Install Wayfinding Signage around Balfron

---

### Vision

Investment in signage to aid wayfinding to Balfron's facilities and around the emerging countryside path network.

---

### Detail

Wayfinding study required to make recommendations as to best locations and routes. Branding of signage should integrate with existing branding of entry signs to village (see figure MA3)  
Preference for appropriately scaled timber sign posts on Buchanan Street and all locations.



Figure MA3: Example of existing signage with Balfron identity/branding

---

**Status:** Concept

**Landowner:** Various

---

**Lead Organisation:** Balfron Pathways

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## MA4 | New Car Park (Land East of Morrisons store)

---

### Vision

To enable additional parking at the edge of village for traffic arriving from the south to encourage pedestrian movements around village centre.

---

### Detail

Feasibility studies required.  
Disabled parking bays and EV charging points to be included if proposal developed.  
Meet extra demand for parking for Highland Fuels/Morrisons as well as for wider village and visitors.



Figure MA4: Indicative proposal area

---

**Status:** Concept

---

# 4 Statements for the Balfron LPP

Statement of regard to the National Planning Framework 4 and the Stirling Local Development Plan (2018) (including extent of non-alignment if relevant)

Includes planning commentary, statement of LPP steering group position and further reasoning as needed on a proposal-by-proposal basis.

# List of Proposals

Local Place Plan Theme	Proposal No.	Proposal
<b>Climate and Renewables</b>	<b>CR1</b>	Undertake Feasibility Study and Options Appraisal for Community Renewables
	<b>CR2</b>	Integrating Nature Networks with Active Travel Routes and Road Layouts
	<b>CR3</b>	Flood Resilience Measures: Endrick Water
	<b>CR4</b>	Peatland Restoration on the Moor
<b>Facilities</b>	<b>F1</b>	Community Hub
	<b>F2</b>	Expansion of Business and Storage units
	<b>F3</b>	Retain Existing Units and Land at Little Camoquhill Depot as Employment Land
	<b>F4</b>	Bike Maintenance & Charging Station
	<b>F5</b>	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes
<b>Housing</b>	<b>H1</b>	Policy Principles for Housing Development in Balfron.
	<b>H2</b>	Housing Site – Land East of Balfron High School/North of White Yetts Brae
	<b>H3</b>	Sheltered Housing/Flats for Elders
<b>Public Space, Greenspace and Recreation</b>	<b>PS1</b>	To Establish a New Community Allotment and Orchard
	<b>PS2</b>	Increased Playpark Provision
	<b>PS3</b>	Picnic Tables
	<b>PS4</b>	Expansion of Outdoor Recreation Facilities on Land adjacent to Balfron High School
	<b>PS5</b>	Install Public Toilets at Donaldson's Park
<b>Moving Around</b>	<b>MA1</b>	EV Charging Points
	<b>MA2</b>	Expansion of Path Network in and around Balfron
	<b>MA2a</b>	Path at eastern end of Donaldson Park
	<b>MA2b</b>	Path from village at St Anthony's Church to Core Path
	<b>MA2c</b>	Path from village to new forestry development off Fintry Road
	<b>MA2d</b>	Path linking village to Golf Course and Core Path
	<b>MA2e</b>	Path From village to Cemetery
	<b>MA2f</b>	Path from Cemetery to Core path and Balfron Station
	<b>MA2g1</b>	Path from Endrick Bridge to Ballochruin Bridge along the Endrick

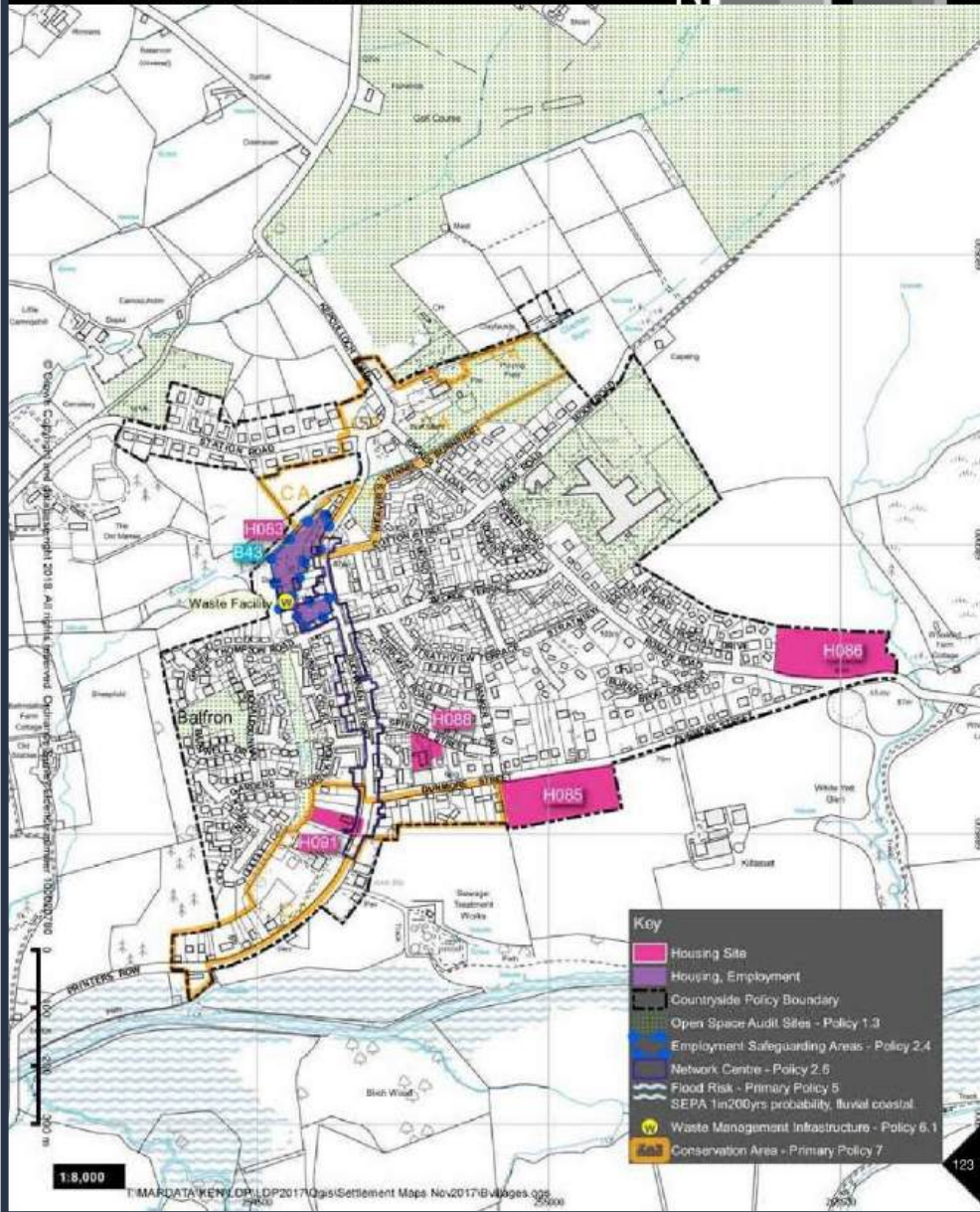
<b>MA2g2</b>	Path from Ballochruin Bridge to Killearn at Drumtian Bridge
<b>MA2h</b>	Path Balfron Station to Killearn at Drumtian Bridge via disused rail line
<b>MA2i</b>	Network Endrick water paths
<b>MA2j</b>	Destination and network new pedestrian and cycle crossing of Endrick
<b>MA2k</b>	Path at Endrick Bridge to Killearn via pavement to Jenny Gunn's Loan and Carbeth woodland strips to Killearn at Drumtian Road
<b>MA2l</b>	Path link from Moor road over Buchlyvie Muir to Buchlyvie
<b>MA2m</b>	Dunkeld Wood Paths
<b>MA3</b>	Install Wayfinding Signage around Balfron
<b>MA4</b>	New Car Park (Land East of Morrison's store)

## Taking account of Stirling LDP (2018) and NPF4

- For a Local Place Plan to be accepted there is a requirement to show how each proposal relates to the Local Development Plan and National Planning Framework 4.
- The following statements for each proposal therefore cite supporting policies and text from these documents.
- Statements are made in the context of the Balfron Settlement Statement from LDP2 (2018), which is replicated for ease of reference on the next page.
  - At the time of preparing this LPP, the Evidence Report for the next LDP was not public, and no [Place Profile](#) had been made public that covers the Balfron area. These documents could therefore not be taken into account.
- It is our understanding that the Community Planning Partnership has produced no Locality Plan (as defined in the 2015 Community Empowerment Act) for the Balfron area. No reference to a Locality Plan has therefore been made.
- Where applicable Supplementary Guidance exists this has been referenced as appropriate. Although current Supplementary Guidance will not be in force from mid-2025, this nevertheless acknowledges the general current thinking of the Planning Authority.

# Balfron

## 10. Settlement Statements & Proposals Maps



Reference and Site Name	Indicative housing units or area in hectares (ha.)			Key site requirements
	Period 1		Period 2	
	Phase 1 2015/2022	Phase 2 2022/2027	2027/2037	
<b>Housing</b>				
H085 Dunmore	4			Site is Under Construction at February 2016.
H086 Kiltrochan	31			Site has Planning Permission at February 2016. <ul style="list-style-type: none"> <li>Design to take account of need to create a new settlement edge and new woodland planting required.</li> <li>New roundabout and footpath provision required at Roman Road/Dunmore Street.</li> <li>Site is adjacent to a Scheduled Woodland Motte. Layout of development and design of roundabout to avoid any adverse impact on the Scheduled Motte.</li> <li>To ensure the maintenance of the integrity of the Endrick Water SAC foul and surface water drainage shall be treated to the relevant standards of Scottish Water and SEPA.</li> <li>Flood Risk Assessment required. Development on the functional flood plain should be avoided. Water resistant materials and measures may be required.</li> <li>Appropriate mitigation measures are implemented to reduce the risk of surface water run off.</li> </ul>
H088 KH Parsons Workshop.		19		Comprehensive contaminated land investigation required.
H091 15-23 Buchanan Street.	4			Site has Planning Permission at February 2016.

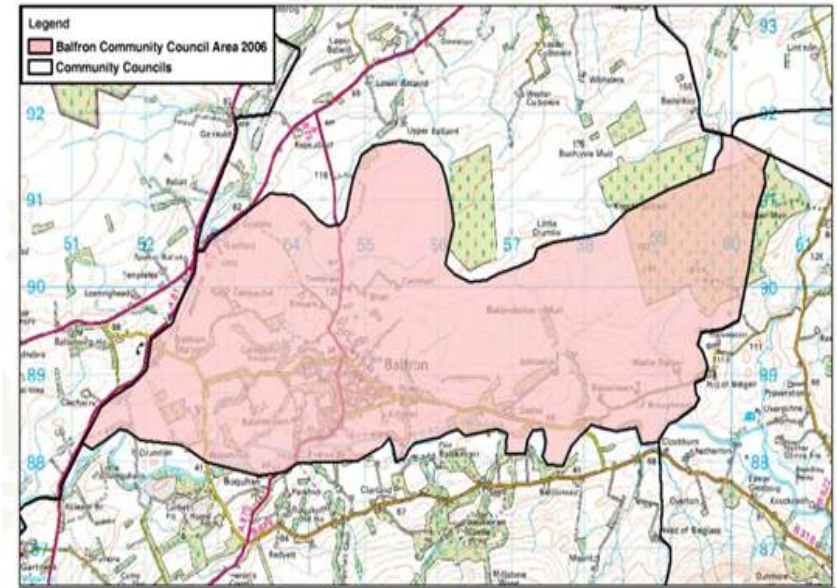
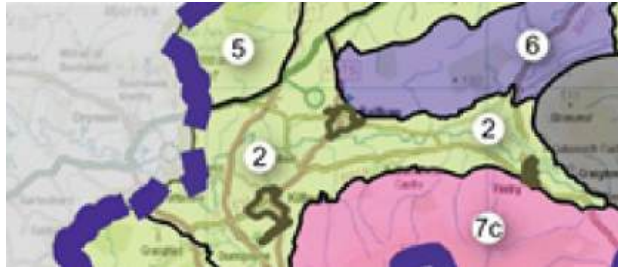
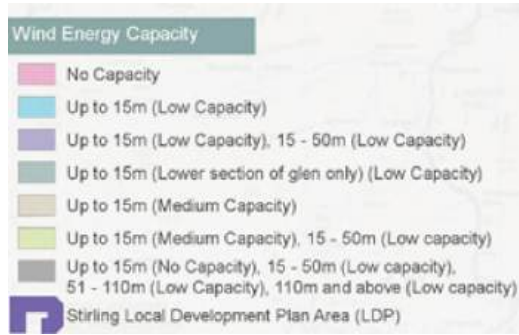
Balfron Settlement Statement from LDP2 (2018), replicated here for ease of reference

<b>Housing and Employment</b>				
H083 Depot Site	10			<ul style="list-style-type: none"> <li>Planning Brief Required.</li> <li>Housing opportunities along the Buchanan Street frontage.</li> <li>Potential for Class 5 and 6 uses, but Class 4 uses where adjacent to residential properties.</li> <li>Waste management infrastructure site located on the site to be safeguarded under Policy 6.1, as the Council uses this site as a Household Waste Recycling Centre.</li> <li>Vehicular access to rear of 151 to 169 Buchanan Street to be maintained.</li> <li>Flood Risk Assessment required. Water resistant materials and measures may be required.</li> <li>Appropriate mitigation measures are implemented to reduce the risk of surface water run off.</li> <li>Not all of the area will be developable and no development should occur in the functional flood plain or other areas known to flood.</li> </ul>
B43 Depot Site	0.5 ha.			
<b>Land Safeguarded for Infrastructure</b>				
Infrastructure				Proposal
Waste Management Facilities				Dunkeld Court Household Waste Recycling Centre (Existing).

## Climate and Renewables

CRI	<b>Community Renewable(s) Project</b> Undertake feasibility study and options appraisal for community renewables
<b>Constraints</b>	Cumulative Capacity for Wind turbines Access Visual impact 2 km buffer around communities, although this assessment is rooted in the former SPP – status therefore uncertain.
<b>Planning Commentary</b>	Within the boundaries of Balfron Community Council, should land be purchased by the community and a renewables development take place, the maximum size of turbines allowable would be between 15m-50m, depending on location. Feasibility studies for potential locations and then site specific planning assessments should be sought in the first instance, with pre-application to the planning department advised before land purchase. Given the constraints laid out in the <a href="#">Wind Energy Developments Supplementary Guidance 2019</a> , it appears that it would be challenging to find local sites for even small-scale wind-turbines. But the picture is fluid and the new NPF4 framework has set a generally positive framework for wind developments, noting that “Where impacts are localised and/or appropriate design mitigation has been applied, they will generally be considered to be acceptable.”
<b>Links to LDP, NPF4 and justification where not aligned.</b>	Relevant NPF4 policies: Policy 11 Energy: LDPs should seek to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. Policy 25 Community wealth building: Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. Development proposals linked to community ownership and management of land will be supported.  Relevant LDP2 (2018) policies:  Additional relevant guidance: <a href="#">Wind Energy Developments Supplementary Guidance 2019</a> – see excerpts below
<b>LPP Steering Group Position</b>	No specific site in mind at this stage. Due to significant landscape and grid constraints for a commercial scale wind farm it may be more appropriate to consider small/medium scale solar, hydro and/or heat pumps for a renewable project/s. Battery provision could also enhance the resilience of the grid in the local area.
<b>Further Reasoning</b>	To align with the global consensus and declared Scottish national climate emergency. To realise long-term benefits from a regular source of income to benefit the community.

**Capacity for Wind Energy Development in boundary of Balfron Community Council**  
(From Wind Energy Developments Supplementary Guidance 2019)



Small- medium scale and small-scale turbines are considered to be the typologies where most capacity for further wind energy development exists in the Stirling area.

Within the Balfron CC area: 1) West and South of Balfron the landscape is classed as Rolling Valley Farmland with medium capacity exists for turbines up to 15m, and low capacity for turbines between 15m and 50m. Whereas 2) North East and East of Balfron is classed as Moorland Plateau, where there is low capacity for any turbines between 15m and 50m.

Medium Capacity means a landscape that has some sensitivity to wind turbine development and has some aspects of value, where a moderate level of change can be accommodated without significantly adversely affecting some of the key defining characteristics of the landscape.

Low Capacity means a landscape that is both highly sensitive to wind turbine development and has a high value, where only a slight level of change can be accommodated without significantly adversely affecting any of the key defining characteristics of the landscape.

Up to 15m height is classed as microscale turbines.  
Between 15 - 50m height is classed as small-scale turbines.

CR2	Integrating Nature Networks with Active Travel Routes and Road Layouts
<b>Constraints</b>	Land management practices, permissions, access.
<b>Planning Commentary</b>	Nature Networks are embedded throughout the fourth National Planning Framework (NPF4) as a key means of ensuring positive effects for biodiversity from development. In general, proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening nature networks.
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:  Policy 3 Biodiversity.  a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. b) Development proposals for national or major development...local community benefits of the biodiversity and/or nature networks have been considered (if realised some of the path network proposals in the Moving Around section might be classed as major developments).</p> <p>Policy 20 Blue Green Infrastructure:  LDPs should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks. LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised.</p> <p>Relevant LDP2 (2018) policies:  Additional relevant guidance:</p>
<b>LPP Steering Group Position</b>	The immediate surroundings of Balfron are extensively managed for agriculture. As a result our nature resource and recreational access are significantly reduced. Wildlife areas and stepping stones will increase biodiversity and avoid impacting agricultural activities.
<b>Further Reasoning</b>	The opportunities afforded to enhancing nature networks along new and existing active travel routes is well documented, given the interconnectivity between places offered by these routes. The significant proposals for enhancing active travel routes in this Local Place Plan lend themselves strongly to this supporting policy for biodiversity enhancement across the area, also supporting efforts of local farmers and landowners to pursue these same goals on their own and neighbouring land. <u>Nature Networks</u> are a Programme for Government commitment and key delivery mechanism of the Scottish Biodiversity Strategy (SBS). They also contribute to Scotland's Environmental Strategy and align with international targets in the Global Biodiversity Framework, and efforts such as the EU Trans-European Nature Network.

<b>CR3</b>	<b>Flood Resilience Measures: Endrick Water</b> (along watercourses especially where adjacent to settlement or future expansion)
<b>Constraints</b>	
<b>Planning Commentary</b>	Assessments required of the flood risk along relevant sections of these watercourses.
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:  Policy 1 Tackling the climate and nature crises: LDPs must promote nature recovery and restoration in the area.  Policy 2 Climate mitigation and adaptation: LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.  Policy 3 Biodiversity: Development proposals will, where relevant, restore degraded habitats.  Policy 22 Flood risk &amp; water management: LDPs should strengthen community resilience to the current and future impacts of climate change [flooding] by planning for adaptation measures. Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported</p> <p>Relevant LDP2 (2018) policies:  LDP2 Primary Policy 8: Conservation and Enhancement of Biodiversity - Protects and enhances wildlife, habitats and habitat networks, all highly dependant on the quality of the water environment. (Supported by SG: Natural Environment - Landscape and Biodiversity).</p> <p>Additional relevant guidance:  <u><a href="#">Flood Risk Management and the Water Environment Supplementary Guidance (2020)</a></u>: "Buffer strips can also increase flood storage thereby reducing flood risk and contributing to climate change adaptation."  <u><a href="#">SEPA Flood Maps</a></u>.</p>
<b>LPP Steering Group Position</b>	We would support any measures to ensure resilience of the community against the impact of flooding events, especially if natural solutions can be adopted. Upstream nature-based actions can help reduce the speed and volume of water during flood events. Hard surfaces have increased with expansion of the village and therefore affects drainage and speed of water run-off.

CR4	Peatland Restoration on the Moor
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p>Relevant NPF4 policies:            Policy 1 Tackling the climate and nature crises: LDPs must promote nature recovery and restoration in the area.            Policy 5 Soils: Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for:</p> <ul style="list-style-type: none"> <li>i. Essential infrastructure and there is a specific locational need and no other suitable site;</li> <li>ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets;</li> <li>iii. Small-scale development directly linked to a rural business, farm or croft;</li> <li>iv. Supporting a fragile community in a rural or island area; or</li> <li>v. Restoration of peatland habitats.</li> </ul>
<p><b>LPP Steering Group Position</b></p>	<p>Balfron has a large peatland area in the north and east of the village. We support peatland restoration in helping to tackle climate change. There is an opportunity to restore some of the damaged areas.</p>

# Facilities

F1	Community Hub
<b>Constraints</b>	Dependent on site selected.
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 9: Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.</p> <p>Policy 25: Community wealth building - LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p>
<b>LPP Steering Group Position</b>	The Registry Office was thought to be a potential suitable location for such a hub. Other sites could be considered.

F2	Expansion of Business and Storage units
<b>Constraints</b>	Land allocated for business use in existing LDP2 (site B43)
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 26: Business and Industry LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services</p> <p>Policy 29: Rural Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported.</p> <p>Relevant LDP2 (2018) policies:</p> <p>Additional relevant guidance:</p>

	<p>Regarding work/storage units, it is noted that Permitted Development rights exist for change of use from class 4 business to class 6 storage and vice versa (with certain floor space limitations in the former case), allowing for maximum flexibility for the eventual tenants. The appropriate use class designation for this development will be specified in due course.</p> <table border="1"> <tr> <td><b>Class 4 - Business</b></td> <td>(a) Offices not within class 1A</td> <td>Permitted change of up to 235 sq m to class 6</td> </tr> <tr> <td></td> <td>(b) Research and development</td> <td>Permitted change of up to 235 sq m to class 6</td> </tr> <tr> <td></td> <td>(c) Light industry</td> <td>Permitted change of up to 235 sq m to class 6</td> </tr> <tr> <td><b>Class 5 - General industry</b></td> <td>Use for the carrying on of an industrial process other than one falling within class 4</td> <td>Permitted change to class 4 or up to 235 sq m to class 6</td> </tr> <tr> <td><b>Class 6 - Storage or distribution</b></td> <td>Storage or distribution</td> <td>Permitted change to class 4</td> </tr> </table>	<b>Class 4 - Business</b>	(a) Offices not within class 1A	Permitted change of up to 235 sq m to class 6		(b) Research and development	Permitted change of up to 235 sq m to class 6		(c) Light industry	Permitted change of up to 235 sq m to class 6	<b>Class 5 - General industry</b>	Use for the carrying on of an industrial process other than one falling within class 4	Permitted change to class 4 or up to 235 sq m to class 6	<b>Class 6 - Storage or distribution</b>	Storage or distribution	Permitted change to class 4
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<b>LPP Steering Group Position</b>	We support increased the expansion of business units and employment opportunities with consideration given to parking provision.															

<b>F3</b>	<b>Protect Existing Units and Land at Little Camoquhill Depot as Employment Land</b>
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 26: Business and Industry LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services</p> <p>Policy 29: Rural Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported.</p>
<b>LPP Steering Group Position</b>	We value the contribution of existing business for employment and support the continued use of the site. However, we acknowledge there is limited access which could constrain further business development.

<b>F4</b>	<b>Bike Maintenance and Charging Station</b>
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 1 Tackling the Nature and Climate crisis: gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions.</p> <p>Policy 2 Climate Mitigation and Adaptation</p> <p>Policy 13 Sustainable Transport: will facilitate a transition towards more sustainable, lower emissions travel including active travel and public transport: LDPs should promote a place-based approach to consider how to reduce car-dominance.</p> <p>Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p>
<b>LPP Steering Group Position</b>	We support bike maintenance and charging stations as there is currently no provision in the village which discourages cyclists.

F5	Support applications for alterations to homes in the Conservation Area designed to secure cost-efficient heating and energy efficient homes
Links to LDP, NPF4 and justification where not aligned.	<p>NPF4 Policies</p> <p>Policy 1 – Tackling the Climate and Nature Crisis - LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area. When considering all development proposals significant weight will be given to the global climate and nature crises.</p> <p>Policy 7 Historic Assets and Places - Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.</p> <p>Taking account of the need to fulfill policy 28 of the LDP and Policy 7 of NPF4, we nevertheless advocate that applications for alterations to homes in the Errol Conservation Area (including public facing elevations) designed to secure cost-efficient heating and energy efficient homes (including replacement windows) are supported. This on the basis of the significant weight to be attributed to such developments as per NPF4 Policy 1 Climate, in order to support climate adaptation and net zero goals.</p>
<b>LPP Steering Group Position</b>	Many of the older houses in the conservation area are not energy efficient and would benefit from flexible conservation area policy for incorporating energy efficiency measures whilst maintaining the character of the village.

## Housing

H1	Policy Principles for Housing Development in Balfron.
<b>Planning Commentary</b>	See proposal text itself
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield - Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.</p> <p>Policy 15: Local Living and 20 minute neighbourhoods</p> <p>Policy 16 Quality Homes - Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live.</p> <p>Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p> <p>Relevant LDP2 (2018) policies:</p> <p>LDP2 (2018) p118 states that Balfron is classed as a Rural Village and a Tier 4 settlement within the Settlement Hierarchy. It therefore has potential for modest amounts of new development as shown in the land supply table. The Housing Need and</p>

Demand Assessment has shown there to be high levels of need and high house prices in the Stirling Rural sub area, that includes all the Rural Villages. There is a high ratio of waiting list applicants to lets. Therefore for developments of 4 dwellings or more, a 33% affordable housing contribution will be required.

LDP2 (2018) notes that “Within the Rural Villages Area, new developments which are not served by a fixed route bus service may require to contribute towards the Council’s Demand Responsive Transport (DRT) service. This will help meet the developer’s responsibility of ensuring a choice of access. Further details on this are provided in SG: Developer Contributions.”

Additional relevant guidance:

The recent [Chief Planner’s Letter](#) on Planning for Housing (June 2024) clarifies the following elements of NPF4 Policy 16 in relation to Housing, which are particularly relevant to the proposals in this LPP:

*Statements of Community Benefit:* “NPF4 provides at policy 16 part b) for proposals to explain how they will contribute positively to meeting local housing requirements, to local infrastructure services and facilities, and to residential amenity, using new Statements of Community Benefit.” We support this directive to ensure ease of assessment of community benefit from all new housing in our area.

*Improving affordability and choice:* “Policy 16 part c) supports proposals that improve affordability and choice, and address identified gaps in provision. A list of examples of the types of proposals this policy could support is provided. In relation to ‘identified gaps in provision’, decision makers may wish to consider the extent to which a proposed development of new homes will contribute to addressing recognised priorities of an area. This can be evidenced by a range of information available on local housing matters, such as Local Housing Strategies, local authority housing emergency action plans or planned actions to support emerging economic opportunities.” We encourage the local authority to lay out expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit.

*Beyond minimum affordable housing provision.* “Policy 16 part e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Policy 16 strengthened contributions to affordable housing from market sites to ‘at least 25%, with flexibility to local circumstances’.” We encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing expected with any future housing development proposed for Balfron and surrounds, because of the significant market pressures and affordability issues associated with this location.

Regarding Developer Contributions

See the NPF4 policy 18: Infrastructure First and any future Scottish Government Guidance that is produced

Also the provisions of Policy 3.3 of the Stirling Local Development Plan 2018 (LDP) and the [2023 Developer Contributions Supplementary Guidance](#).

**LPP Steering Group Position**

We continue to support a minimum provision of 33% affordable homes for all new housing development in the Balfron Community Council area, this should include social rented housing. Developers should be mindful of community views.

H2	Housing Site – Land East of Balfron High School/North of White Yetts Brae																																					
<b>Planning Commentary</b>	Housing sites H085 and H086 in LDP2 have been built out between 2018 and 2024																																					
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:            Policy 16 Quality Homes - Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live.            Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p> <p>Relevant LDP2 (2018) policies:             Regarding Developer Contributions            See the NPF4 policy 18: Infrastructure First and any future Scottish Government Guidance that is produced            Also the provisions of Policy 3.3 of the Stirling Local Development Plan 2018 (LDP) and the <a href="#">2023 Developer Contributions Supplementary Guidance</a>.</p>																																					
<b>LPP Steering Group Position</b>	There is current infrastructure that could support new development in this area.																																					
<b>Further Reasoning</b>	<p>Responses regarding perceptions of need for new housing in the Balfron area, as expressed in the (2024) <a href="#">Housing Analysis Report</a> that “will be used to inform the Evidence Report which will be used to inform the establishment of an indicative Local Housing Land Requirement (LHLR)...and help identify potential locations for new homes and key site requirements...to address local housing needs and support the delivery of the final LHLR.”</p> <table border="1" data-bbox="495 938 2163 1198"> <thead> <tr> <th rowspan="2">Place</th> <th rowspan="2">Respondents commenting on housing</th> <th rowspan="2">Respondents generally in favour of new housing development</th> <th colspan="5">Stated preferences for new housing</th> <th rowspan="2">Respondents generally against new housing</th> <th colspan="2">Stated preferences against new housing</th> <th rowspan="2">Respondents neither for nor against new housing</th> <th colspan="2">Stated reasons for indicating a neutral stance on new housing</th> </tr> <tr> <th>More housing (all tenure)</th> <th>More affordable private tenure homes (e.g. smaller homes)</th> <th>More affordable homes (social rented etc.)</th> <th>More homes for disabled / older people</th> <th>More homes from reused buildings / land</th> <th>Less/No new build homes</th> <th>No new homes on greenbelts</th> <th>Happy with current housing</th> <th>Maintain/improve existing Homes</th> </tr> </thead> <tbody> <tr> <td>Balfron**</td> <td>5</td> <td>100%</td> <td>1</td> <td>3</td> <td>3</td> <td>1</td> <td>0</td> <td>0%</td> <td>0</td> <td>0</td> <td>0%</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Place	Respondents commenting on housing	Respondents generally in favour of new housing development	Stated preferences for new housing					Respondents generally against new housing	Stated preferences against new housing		Respondents neither for nor against new housing	Stated reasons for indicating a neutral stance on new housing		More housing (all tenure)	More affordable private tenure homes (e.g. smaller homes)	More affordable homes (social rented etc.)	More homes for disabled / older people	More homes from reused buildings / land	Less/No new build homes	No new homes on greenbelts	Happy with current housing	Maintain/improve existing Homes	Balfron**	5	100%	1	3	3	1	0	0%	0	0	0%	0	0
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H3	Sheltered Housing/Flats for Elderly Residents
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p>Relevant NPF4 policies:            Policy 9: Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.</p> <p>Policy 16 Quality Homes: Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include...homes for older people, including supported accommodation, care homes and sheltered housing.</p> <p>Relevant LDP2 (2018) policies:            Former Parson's Workshop site requires a comprehensive contaminated land investigation according to LDP2.</p> <p>Additional relevant guidance:</p>
<p><b>LPP Steering Group Position</b></p>	<p>We would like this site to be used to support elderly residents in Balfron. It is a resource that has been lost in the village and we would like it to be restored.</p>

## Public Space, Greenspace and Recreation

PS1	To Establish a New Community Allotment and Orchard
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p>Relevant NPF4 policies:            Policy 15: Local Living and 20-minute neighbourhoods            Policy 23: Health and safety - LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments</p> <p>Additional relevant guidance:            A Settlement Opportunity Plan for Balforn is included in the Stirling Open Space Strategy 2012 -2017.            SG: Green Networks and Open Space provides further guidance on the Green Network and open space provision for new development</p> <p>Regarding Developer Contributions            See the NPF4 policy 18: Infrastructure First and any future Scottish Government Guidance that is produced            Also the provisions of Policy 3.3 of the Stirling Local Development Plan 2018 (LDP) and the <a href="#">2023 Developer Contributions Supplementary Guidance</a>.</p>
<p><b>LPP Steering Group Position</b></p>	<p>This could be a potential element to a new housing development at location H2.</p>

PS2	Increased Playpark Provision
<p><b>Links to LDP, NPF4 and justification where not aligned.</b></p>	<p>Relevant NPF4 policies:            Policy 15: Local Living and 20-minute neighbourhoods            Policy 21: Play, recreation and sport</p> <p>LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy.</p> <p>c) Development proposals for temporary or informal play space on unused or underused land will be supported.            d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.            e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.            f) New, replacement or improved play provision will, as far as possible and as appropriate:            i. provide stimulating environments;            ii. provide a range of play experiences including opportunities to connect with nature;</p>

	<ul style="list-style-type: none"> <li>iii. be inclusive;</li> <li>iv. be suitable for different ages of children and young people;</li> <li>v. be easily and safely accessible by children and young people independently, including those with a disability;</li> <li>vi. incorporate trees and/or other forms of greenery;</li> <li>vii. form an integral part of the surrounding neighbourhood;</li> <li>viii. be well overlooked for passive surveillance;</li> <li>ix. be linked directly to other open spaces and play areas.</li> </ul> <p>Additional relevant guidance:  A Settlement Opportunity Plan for Balfron is included in the Stirling Open Space Strategy 2012 -2017.  SG: Green Networks and Open Space provides further guidance on the Green Network and open space provision for new development</p> <p>Regarding Developer Contributions  See the NPF4 policy 18: Infrastructure First and any future Scottish Government Guidance that is produced  Also the provisions of Policy 3.3 of the Stirling Local Development Plan 2018 (LDP) and the <a href="#">2023 Developer Contributions Supplementary Guidance</a>.</p>
<b>LPP Steering Group Position</b>	There is opportunity to incorporate new play provision with a new orchard, particularly at the bottom of the village.

<b>PS3</b>	<b>Infrastructure for public space at the Woodend Motte</b>
<b>Links to LDP, NPF4 and justification where not aligned.</b>	Relevant NPF4 policies: Policy 15 - Local Living and 20-minute neighbourhoods - Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods, including local access to playgrounds and informal play opportunities, parks, green streets and spaces.
<b>LPP Steering Group Position</b>	This is one of Balfron's important historic sites and greater public access would be an opportunity for residents to understand its significance.

<b>PS4</b>	<b>Expansion of Outdoor Recreation Facilities on Land adjacent to Balfron High School</b>
<b>Links to LDP, NPF4 and justification where not aligned.</b>	Relevant NPF4 policies: Policy 15 - Local Living and 20-minute neighbourhoods - Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods, including local access to playgrounds and informal play opportunities, sport and recreation facilities. Policy 23: Health and safety - LDPs should create healthier places for example through opportunities for exercise and healthier lifestyles.

<b>LPP Steering Group Position</b>	We support greater recreation provision for a range of ages, including teenagers.
<b>PS5</b>	<b>Install Public Toilets at Donaldson's Park</b>
<b>Constraints</b>	Connections to sewer
<b>Links to LDP, NPF4 and justification where not aligned.</b>	Relevant NPF4 policies: NPF4 Policy 15 Local Living - Development proposals will contribute to local living, including local access to publicly accessible toilets.
<b>LPP Steering Group Position</b>	The issue has been raised several times during the consultation about a lack of public toilets in the village. The public toilets could be connected to the existing Balfron Rovers building which already has sewage provision. However, maintenance of the facilities would need consideration.
<b>Further Reasoning</b>	Further reading on <a href="#">Planning for Changing Places Toilets</a> . A recent freedom of information request revealed that the number of public toilets nationally has gone down by 21 per cent between 2007 and 2023.

## Moving Around

MA1	EV Charging Points
<b>Constraints</b>	Capacity, technology chosen
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 1 Tackling the Nature and Climate crisis: gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions.</p> <p>Policy 2 Climate Mitigation and Adaptation: will ensure that emissions from new development are minimised as far as possible.</p> <p>Policy 13 Sustainable Transport: will facilitate a transition towards more sustainable, lower emissions travel including active travel and public transport.</p> <p>Additional relevant guidance:</p> <p>The <a href="#">Vision for Scotland's Public Electric Vehicle Charging Network</a> states that "The Scottish Government's draft Energy Strategy and Just Transition Plan sets out the vision that, by 2045, Scotland will have a flourishing, climate friendly energy system that delivers affordable, resilient and clean energy supplies for Scotland's households, communities and businesses."</p>
<b>LPP Steering Group Position</b>	There should be careful consideration to provide electric charging for all residents in Balfron, especially for residents without off-road parking. Balfron has a large proportion of houses without off-road parking.
MA2	Expansion of path network in and around Balfron (Proposals A-M)
<b>Constraints</b>	Land ownership and permissions. Maintenance responsibility. The Endrick Water to the south is a Special Area of Conservation (SAC).
<b>Planning Commentary</b>	It is recognised that constraints and feasibility studies and further dedicated consultation with the community would need to be undertaken for all the proposed routes.
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:</p> <p>Policy 13 Sustainable Transport: LDPs should promote a place-based approach to consider how to reduce car-dominance. The policy states that this could involve a variety of potential measures including but not limited to low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation or minimising space dedicated to car parking.</p> <p>Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p> <p>Policy 15 Local Living: Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p>

	<p>NPF4 National Development Statement of Need No. 8: National Walking, Cycling and Wheeling Network (Annex 3). Longer path proposals to interconnect villages north of the Campsies may be classed as major developments should they be pursued and therefore have their status further upgraded to National developments under NPF4.</p> <p>Relevant LDP2 (2018) policies:</p> <p>Additional relevant guidance:  NTS2: states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> <li>• Ensure sustainable, public and active travel access to employment, education and training.</li> <li>• Reduce emissions generated by the transport system to mitigate climate change and improve air quality.</li> <li>• Support management of demand to encourage more sustainable transport choices.</li> <li>• Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods.</li> <li>• Provide a transport system that promotes and facilitates active travel choices which help to improve people's health and wellbeing</li> </ul>
<b>LPP Steering Group Position</b>	<p>The consultation responses showed that there is a lack of safe and attractive walking and cycle routes around the village. Several paths end on roads and are not linked so there is no connectivity with neighbouring settlements or links to a wider footpath network. The proposal seeks to address the lack of provision, establish links and networks.</p>

<b>MA3</b>	<b>Install Wayfinding Signage around Balfron</b>
<b>Constraints</b>	
<b>Planning Commentary</b>	<p>The signage in and of itself may not require planning consent or assessment for inclusion in LDP3 but this proposal should be taken together as integral to proposal 5. Wayfinding signage within and outwith the village on walking and cycling routes crucial to encouraging the benefits of active travel use in terms of the environment, health and tourism.</p>
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant NPF4 policies:  Policy 15 Local Living: Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p>
<b>LPP Steering Group Position</b>	<p>We think there is a need for additional, integrated signage of an appropriate scale at suitable locations.</p>

MA4	New Car Park (Land East of Highland Fuels/Morrisons store)
<b>Constraints</b>	Landownership
<b>Links to LDP, NPF4 and justification where not aligned.</b>	<p>Relevant LDP (2018) policies:  Policy 2.6: Supporting Town Centres  (a) Town centres, including the city centre and local centres, will be the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and other public buildings such as libraries and education and healthcare facilities where such uses support the vitality and viability of such centres and are consistent with their role, function and scale.</p>
<b>LPP Steering Group Position</b>	The need for additional parking due to a loss of parking at the new Highland Fuels/Morrisons development.
<b>Further Reasoning</b>	Parking in the High-street is limited. Formalised parking areas will ease congestion in the High Street and help contribute to a pedestrian friendly environment and make the High Street more attractive for retail opportunities.